

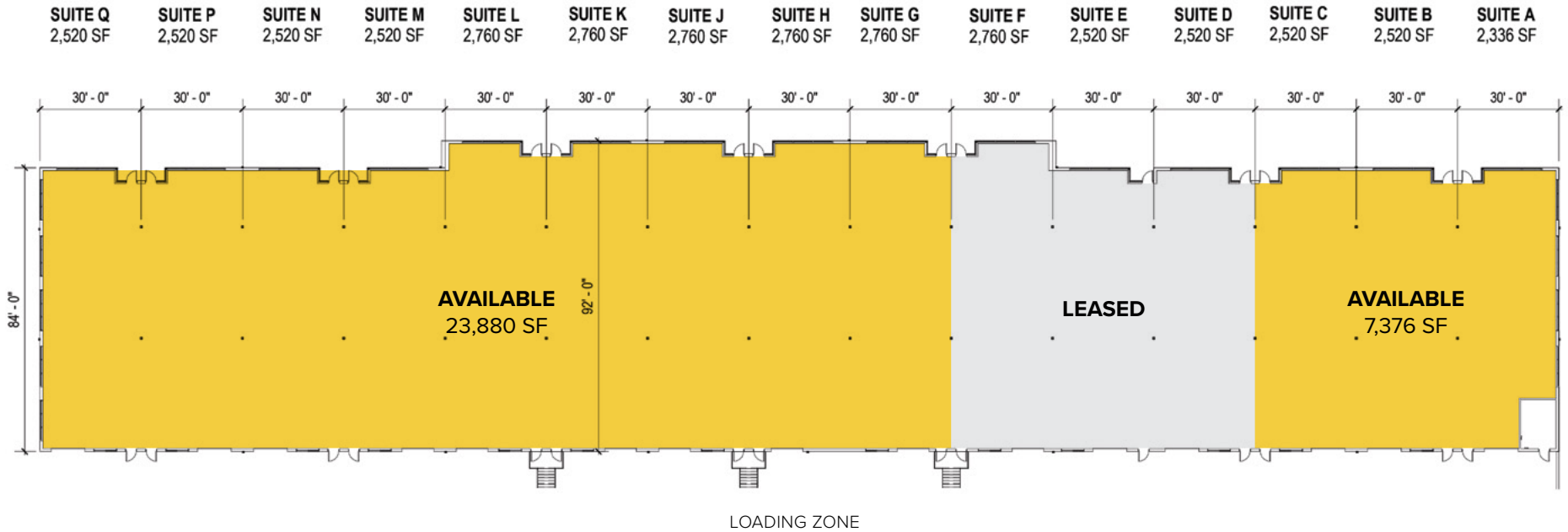
Spring Pointe Exchange
683 North 2250 West | Springville, UT 84663
Suites A–Q



Total SF Available:
2,336 up to 31,256 SF

New flex/R&D with dock and drive-in loading

PARKING



About Spring Pointe Exchange

Spring Pointe Exchange is a 17-acre flex/R&D community located at the intersection of W 550 N and N 2250 W in Springville, Utah.

The unified architecture of St. John Properties' six buildings, comprising over 221,900 square feet of flex/R&D space, provides Spring Pointe Exchange a campus-like business environment. Tenant sizes from 1,800 square feet up to 42,046 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 18-foot ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

Flex/R&D Buildings

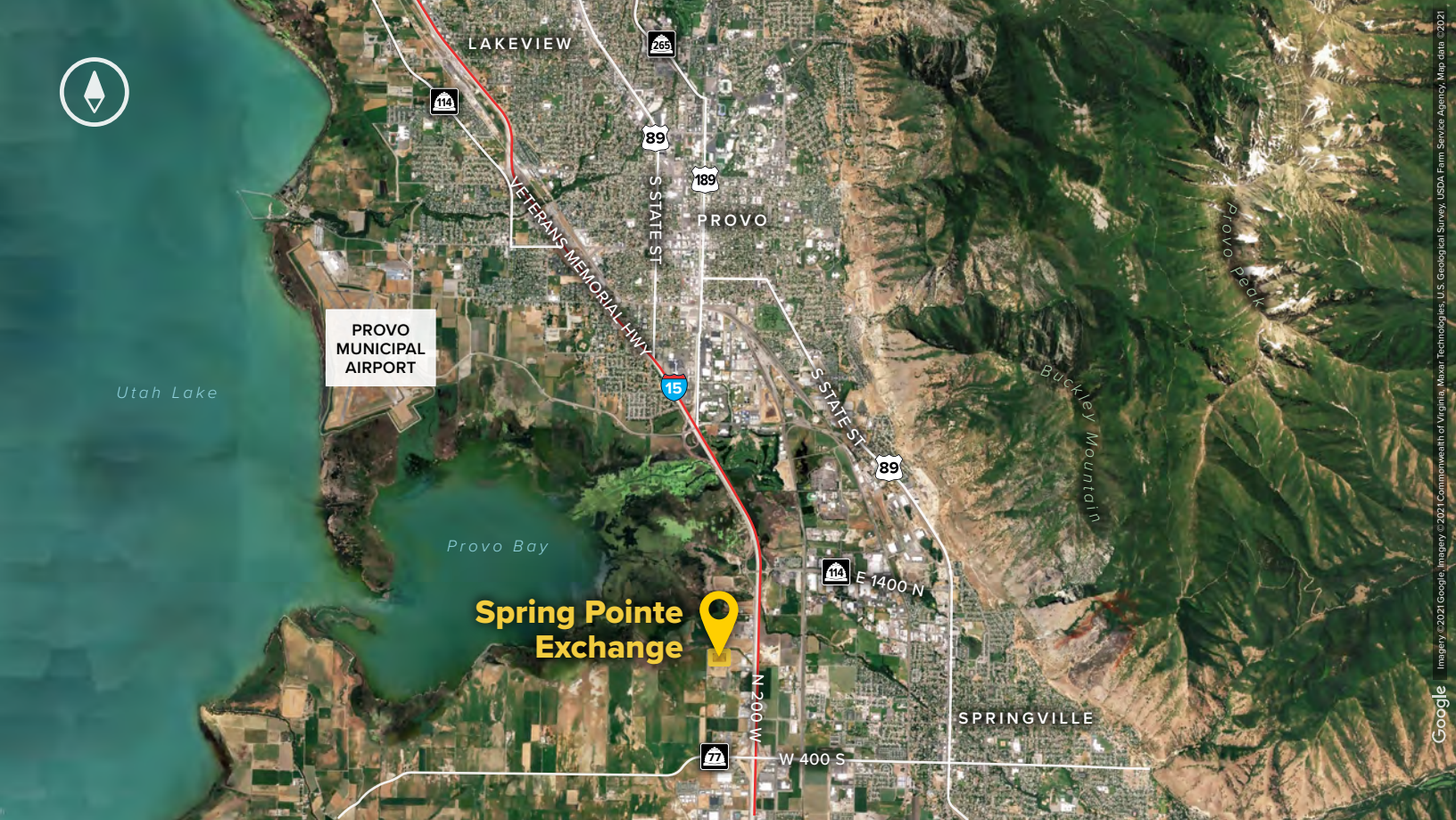
683 N 2250 West	39,056 SF
2322 W 500 North	42,046 SF
2388 W 500 North	42,046 SF
2424 W 500 North	39,897 SF
Building D	19,800 SF
Building E	39,120 SF

Flex/R&D Specifications

Suite Sizes	1,800 SF up to 42,046 SF
Ceiling Height	18 ft. clear minimum
Loading	Dock and drive-in
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas

For more information on Spring Pointe Exchange, visit: sjpi.com/springpointe





Distances to:

American Fork, UT	17.5 miles
Interstate 15	1.5 miles
Provo Municipal Airport	6 miles
Provo, UT (Downtown)	5 miles
Salt Lake City, UT (Downtown)	48 miles
Salt Lake City International Airport	53 miles
Spanish Fork, UT	5 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

Scott Gifford

Director of Leasing

sgifford@sjpi.com

801.899.7991

Daniel Thomas

Regional Partner, Utah

dthomas@sjpi.com

801.899.7991

Utah Office:

1064 S North County Boulevard | Suite 190
Pleasant Grove, Utah 84062

801.899.7991 | SJPI.COM/UTAH

About St. John Properties

St. John Properties Utah owns and is developing more than 1.9 million square feet of commercial space across four business communities in Salt Lake, Weber, and Utah Counties.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us **@stjohnprop**



MD • CO • FL • LA • NC • NV • PA • TX • UT • VA • WI



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 09/23