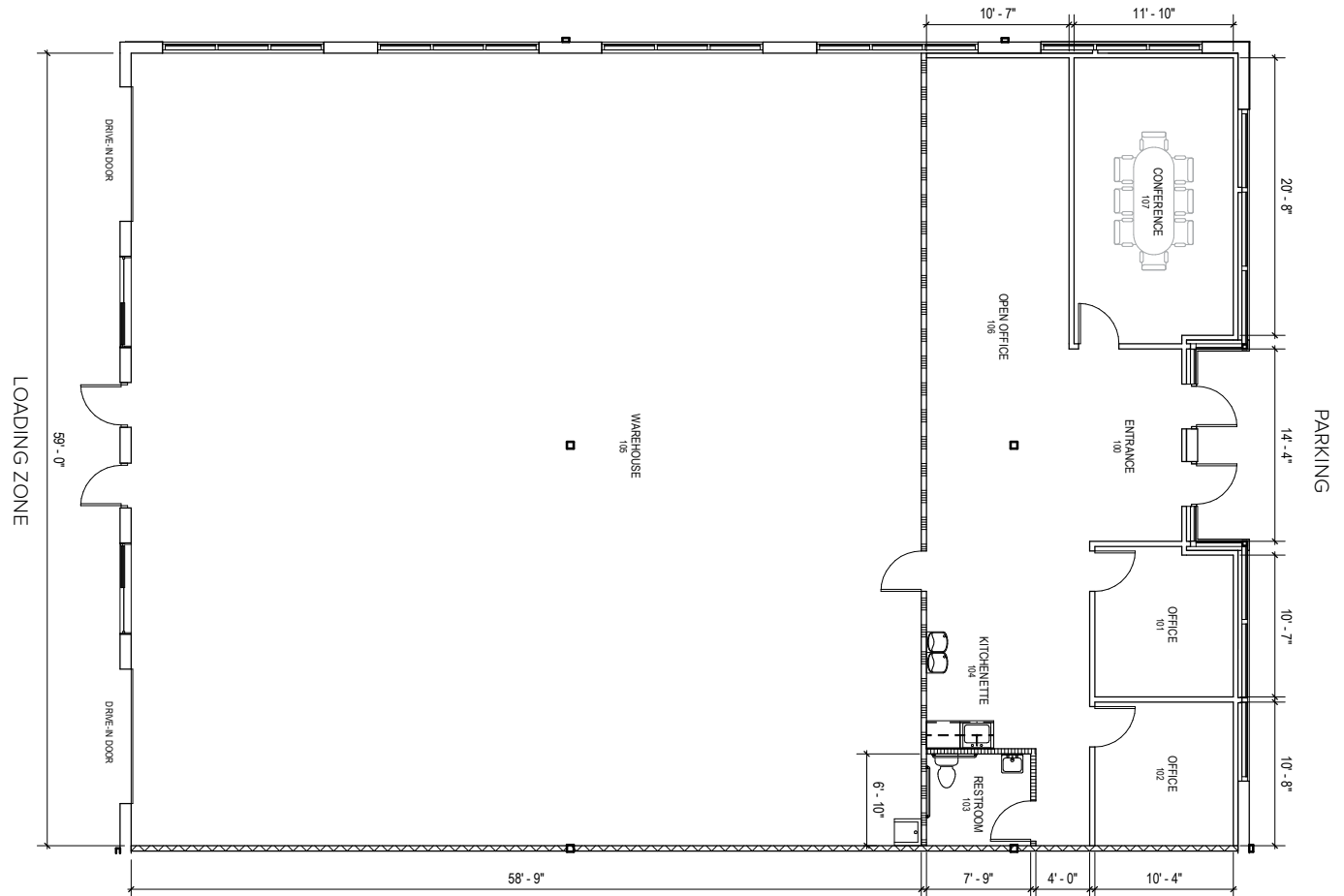
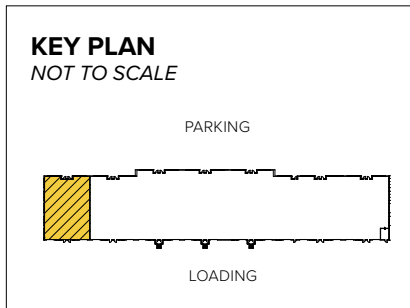


**Spring Pointe Exchange**  
683 North 2250 West | Springville, UT 84663  
Suites P-Q



**Total SF Available:**  
5,040 SF

*New flex/R&D space, 1,452 sq. ft.  
office, 3,588 sq. ft. warehouse with  
drive-in doors (2)*



## 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

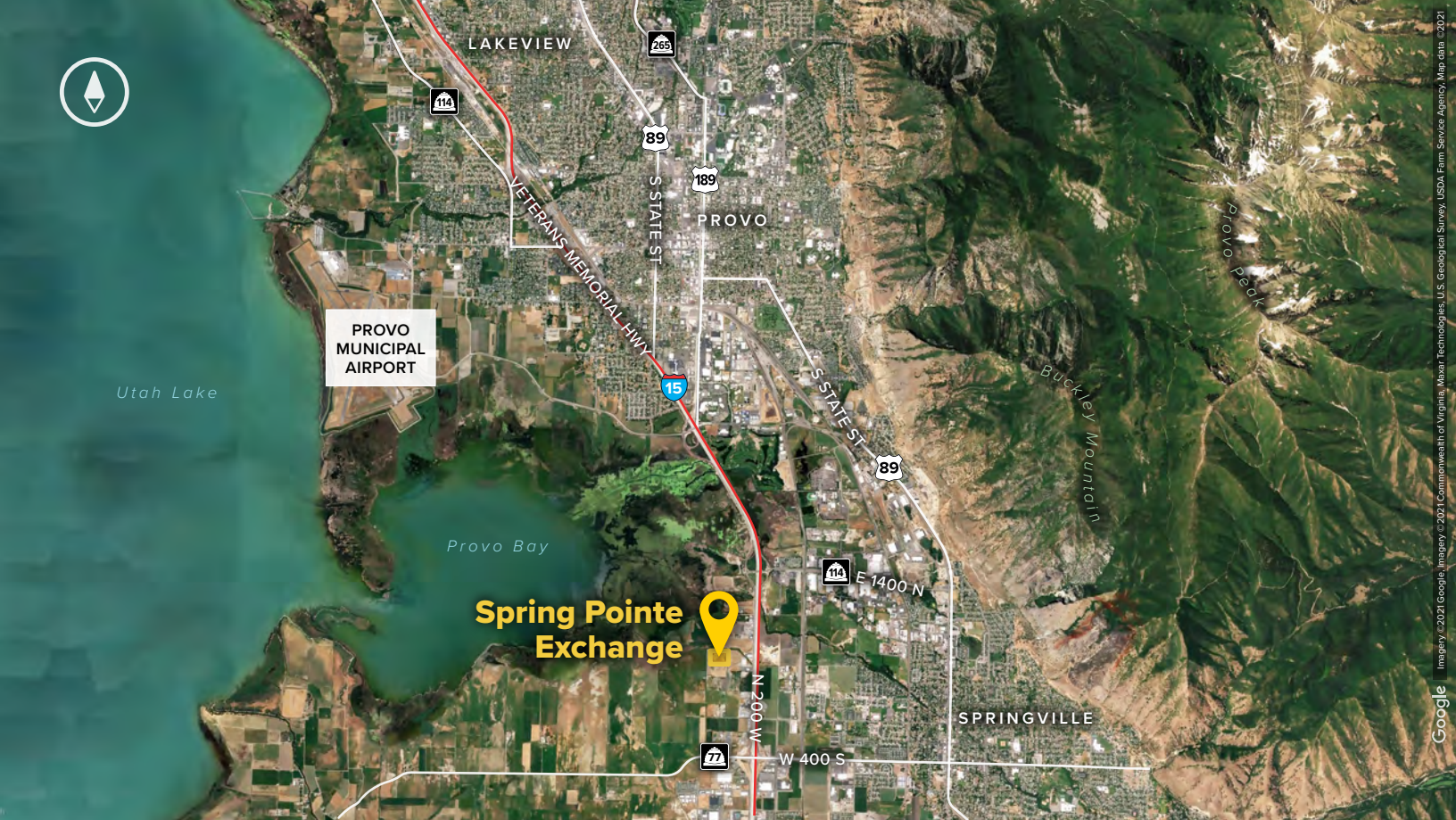
683 N 2250 West	39,056 SF
2322 W 500 North	42,046 SF
2388 W 500 North	42,046 SF
2424 W 500 North	39,897 SF
Building D	19,800 SF
Building E	39,120 SF

### 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](http://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



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**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**



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