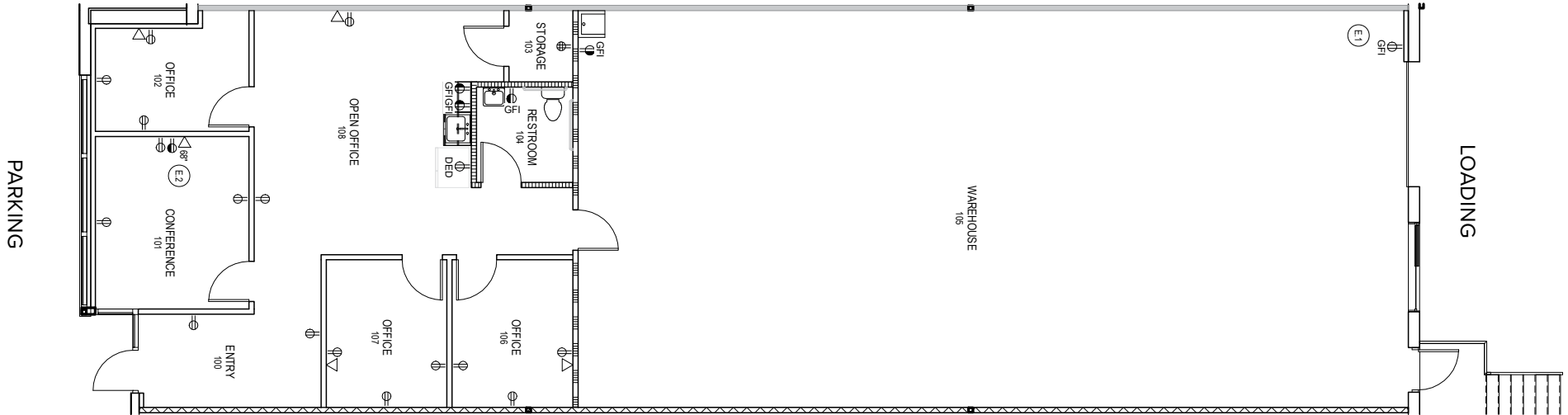
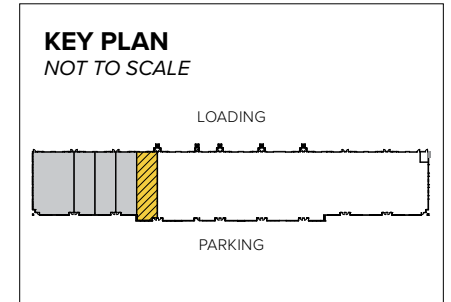


Total SF Available:
3,000 SF

1,110 sq. ft. office, 1,890 sq. ft. warehouse with
one open office space, private offices (3),
conference room, and storage



About 12th Street Exchange

12th Street Exchange is a 19-acre business community located at the intersection of 1200 South and S 1900 West in Marriott-Slaterville, Utah.

The unified architecture of St. John Properties' five buildings, comprising over 175,000 square feet of flex/R&D and retail space, provides 12th Street Exchange a campus-like business environment. Tenant sizes from 2,566 square feet up to 54,406 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 for maximum flexibility. Free, generous parking is available adjacent to the buildings.

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,010	28,253	151,697
Avg. Household Income	\$100,275	\$73,278	\$73,908

Traffic Counts

W 1200 South: 20,000 vehicles/day

S 1900 West: 10,000+ vehicles/day

Flex/R&D Buildings

1786 W 12th Street	54,406 SF
Building B	51,680 SF
Building C	48,920 SF

Flex/R&D Specifications

Suite Sizes	2,566 SF up to 54,406 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

Retail Buildings

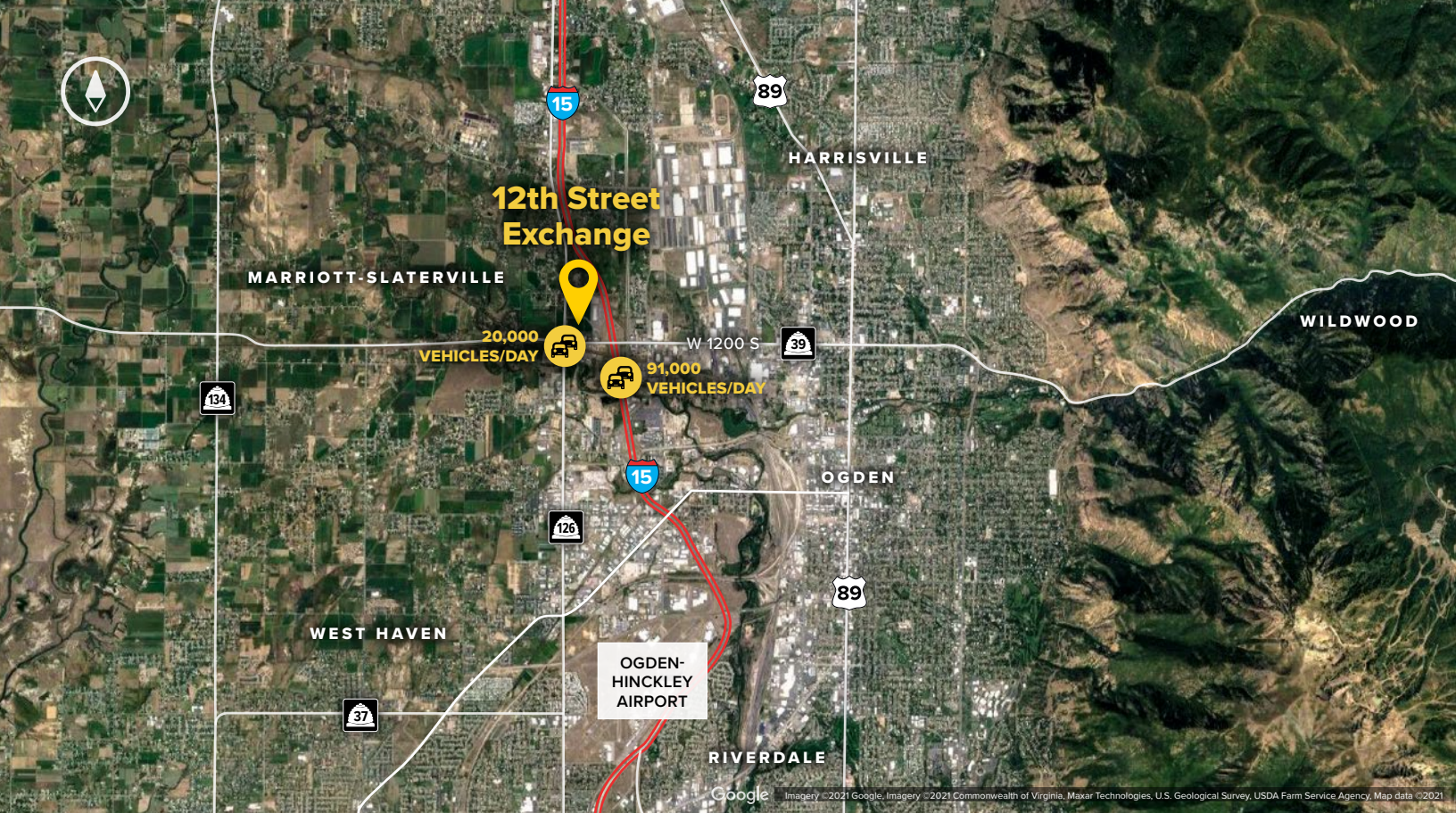
Retail Building A	10,000 SF
Retail Building B	10,000 SF

Pad Site

Pad A	1.5 Acres
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For more information on 12th Street Exchange, visit: sjpi.com/12thstreet



Distances to:

- American Fork, UT 68 miles
- Interstate 15 1.5 miles
- Provo, UT (Downtown) 81 miles
- Salt Lake City, UT (Downtown) 38 miles
- Salt Lake City International Airport 42 miles
- Spanish Fork, UT 88 miles

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About St. John Properties

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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