

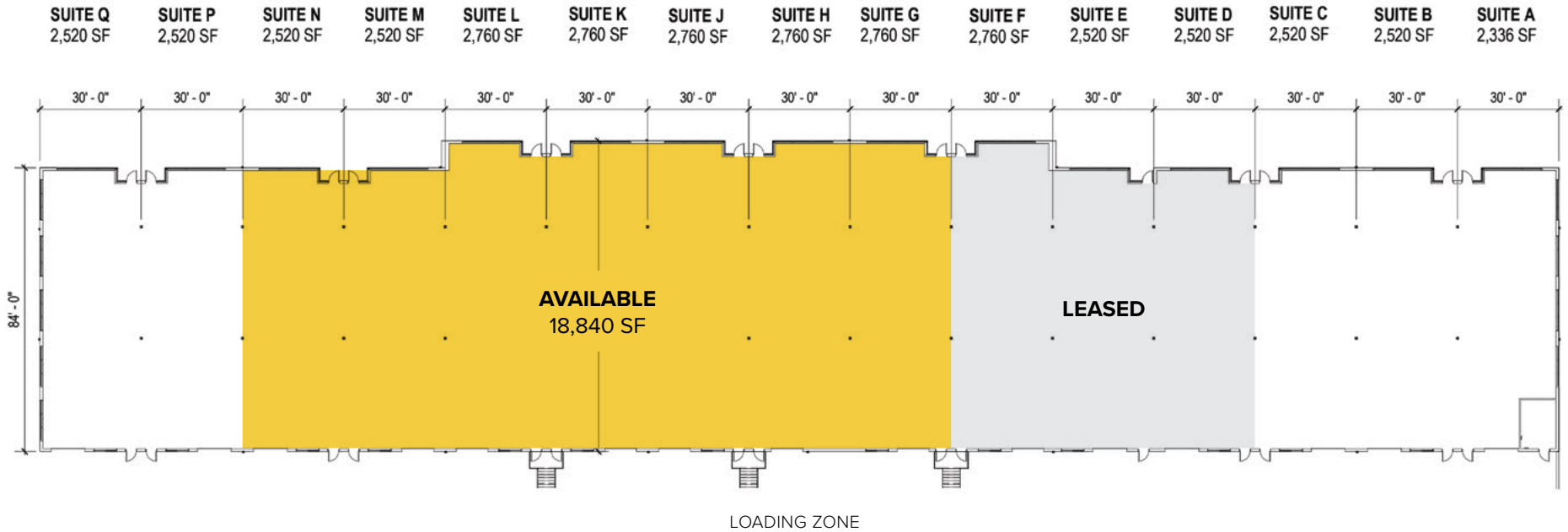
**Spring Pointe Exchange**  
683 North 2250 West | Springville, UT 84663  
Suites G–N



**Total SF Available:**  
2,520 up to 18,840 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

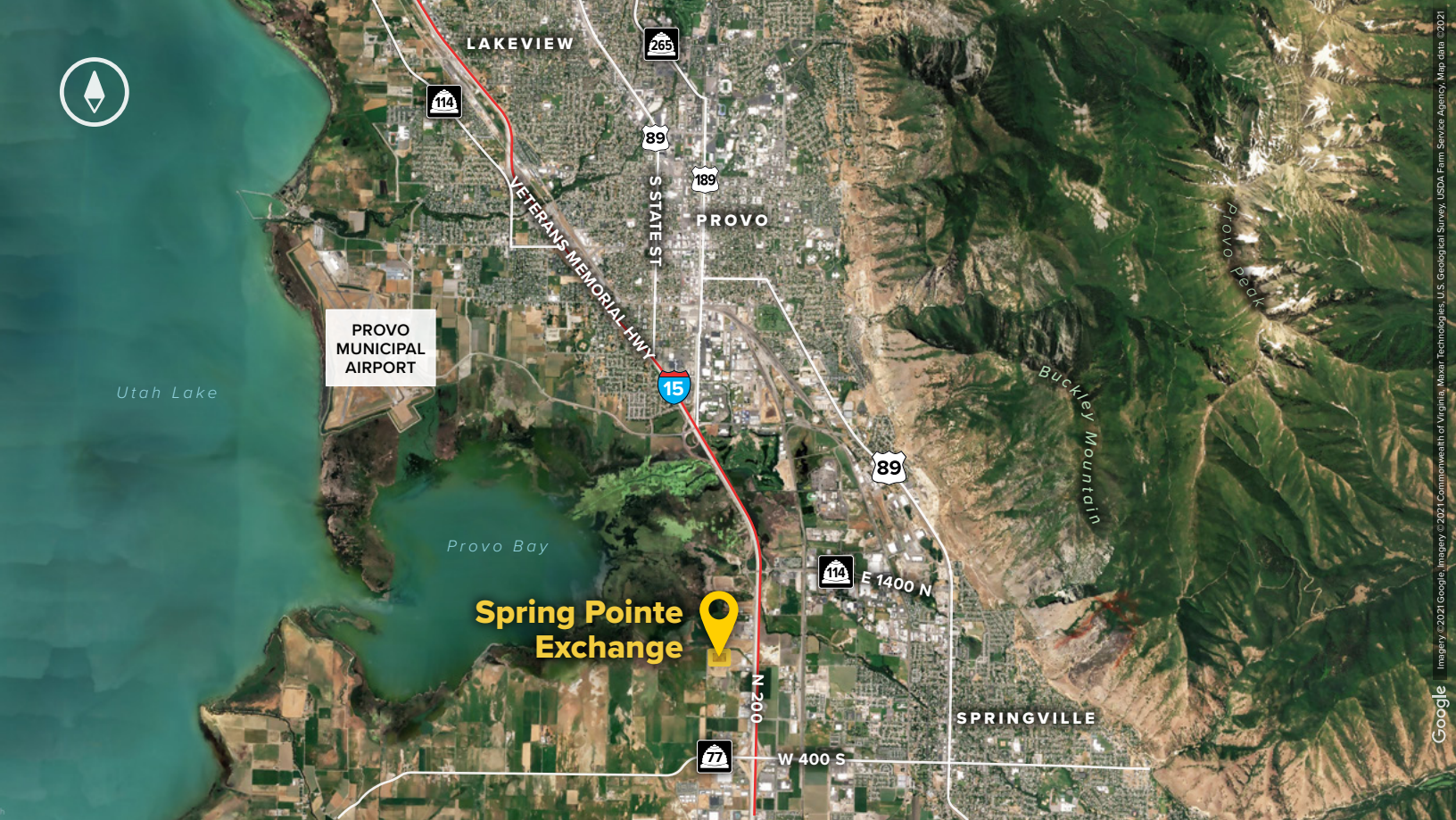
683 N 2250 West	39,056 SF
2322 W 500 North	42,046 SF
2388 W 500 North	42,046 SF
2424 W 500 North	39,897 SF
Building D	19,800 SF
Building E	39,120 SF

### 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](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, 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.

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