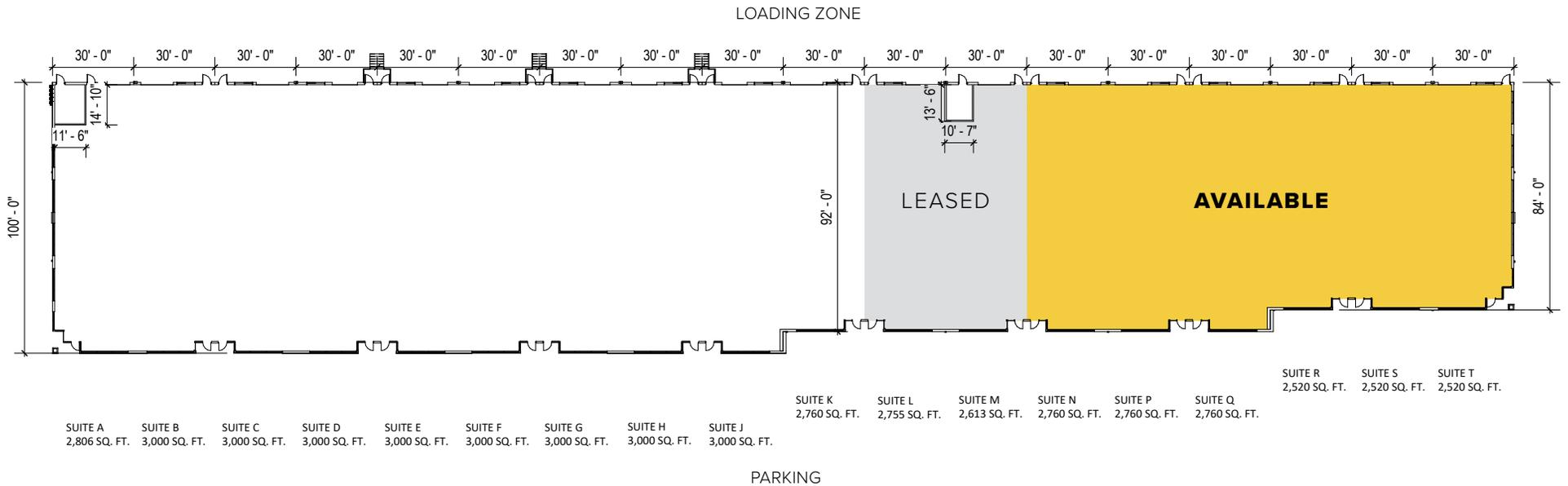




Total SF Available:
2,520 - 15,840 SF

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



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Spring Heights

Spring Heights is a 17-acre mixed-use business community located at the intersection of Redwood Road (UT 68) and Hardman Way (1990 N) in Saratoga Springs, Utah.

Upon completion, Spring Heights will be comprised of more than 149,000 square feet of flex/R&D and retail space, providing a campus-like business environment. Tenant sizes from 2,760 square feet up to 53,640 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.

For more information on Spring Heights, visit: sjpi.com/springheights



Flex/R&D Buildings

2433 N Redwood Road	50,774 SF
2559 N Redwood Road	53,640 SF

Flex/R&D Specifications

Suite Sizes	2,760 SF up to 53,640 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

2409 N Redwood Road	12,703 SF
2467 N Redwood Road	12,703 SF
Retail C	9,750 SF
Retail D	9,750 SF

Pad Sites

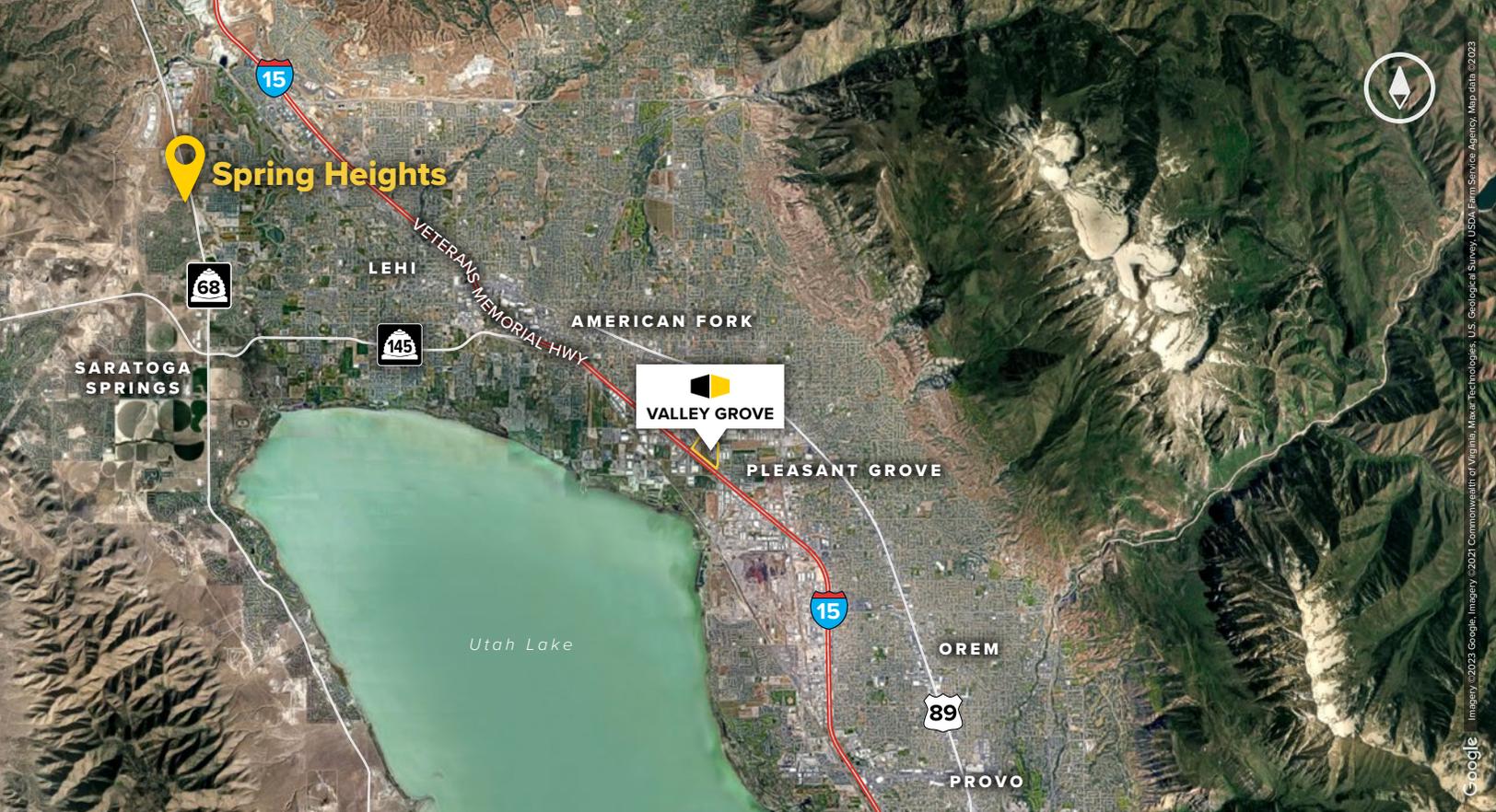
Pad	1.655 AC
-----	----------

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,143	53,299	148,582
Avg. Household Income	\$142,835	\$130,556	\$127,249

Traffic Counts

Redwood Road (UT 68): 24,000+ vehicles/day



Distances to:

Interstate 15	3 miles
American Fork, UT	8 miles
Provo, UT (Downtown)	21 miles
Provo Municipal Airport	23 miles
Spanish Fork, UT	29 miles
Salt Lake City, UT (Downtown)	30 miles
Salt Lake City International Airport	34 miles



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

Contact Us

Scott Gifford

Vice President of Leasing
 SGifford@sjpi.com | 801.899.7991

Daniel Thomas

Regional Partner
 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, 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 multifamily space nationwide.

Connect with us @stjohnprop



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 02/26