



# 12th Street Exchange

1200 South at S 1900 West  
Marriott-Slaterville, UT 84404



[SJPI.COM/UTAH](http://SJPI.COM/UTAH) | 801.899.7991

# 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 54,440 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	10,068 SF
Retail Building B	10,068 SF

## Pad Site

Pad A	1.62 Acres
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For more information on 12th Street Exchange, visit: [sjpi.com/12thstreet](http://sjpi.com/12thstreet)



# 12th Street Exchange | Site Plan



S 1700 WEST

**Flex/R&D Building C**  
48,920 SF

**Flex/R&D Building B**  
51,680 SF

**1786 W 12th Street**  
54,406 SF

**Pad A**  
1.62 Acres

**Retail B**  
10,068 SF

**Retail A**  
10,068 SF

S 1900 WEST

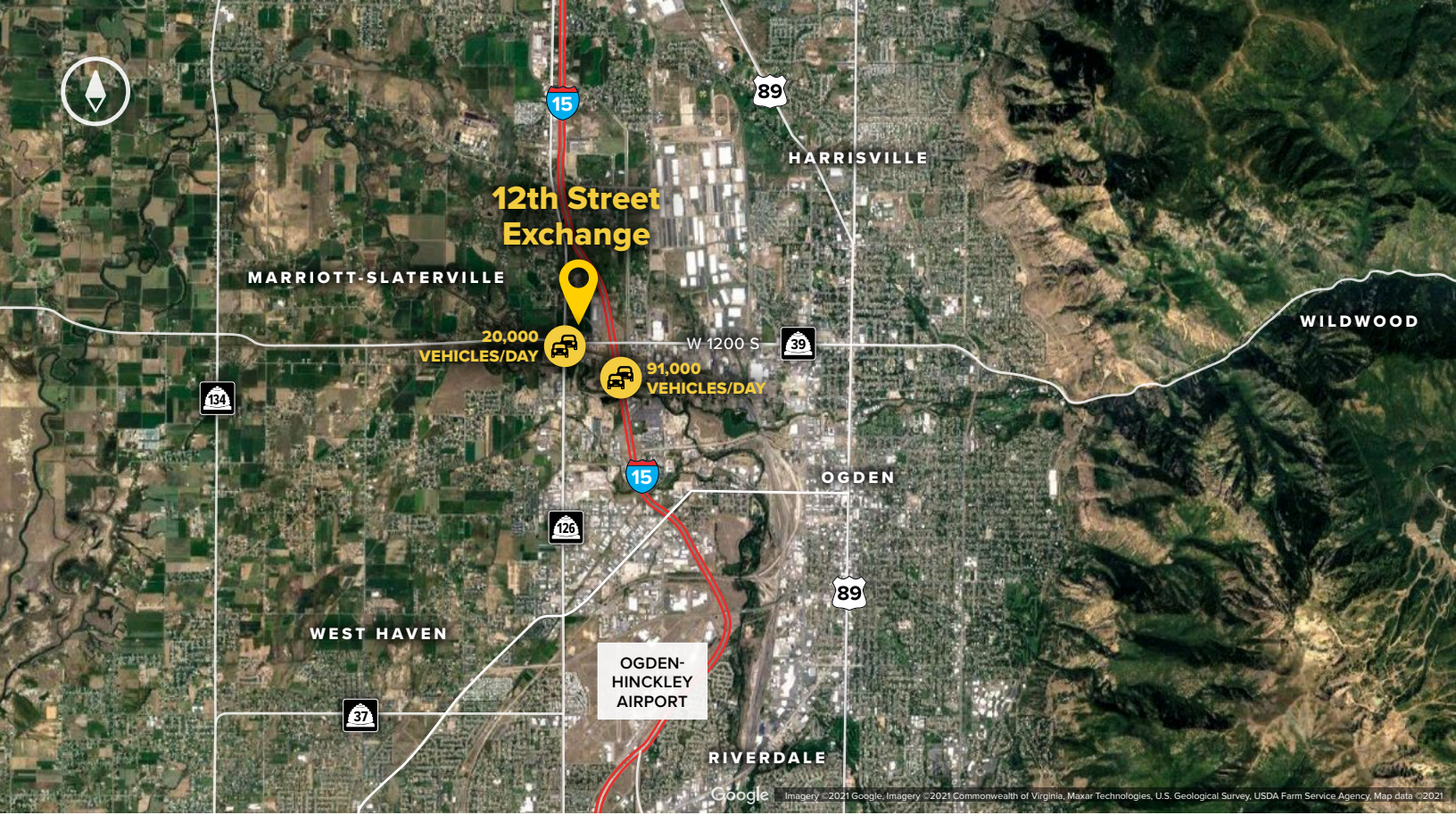
10,000 VEHICLES/DAY



20,000 VEHICLES/DAY

W 1200 SOUTH





**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

# Contact Us

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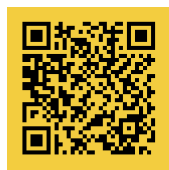
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**About St. John Properties**

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 multifamily space nationwide.

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