



Spring Pointe Exchange

W 550 N at N 2250 W

Springville, UT 84663



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 225,000 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 42,600 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 high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

For more information on
Spring Pointe Exchange, visit:
sjpl.com/springpointe



Flex/R&D Space

Flex/R&D Buildings

Building A	42,600 SF
Building B	42,600 SF
Building C	39,760 SF
Building D	19,800 SF
Building E	39,120 SF
Building F	41,400 SF

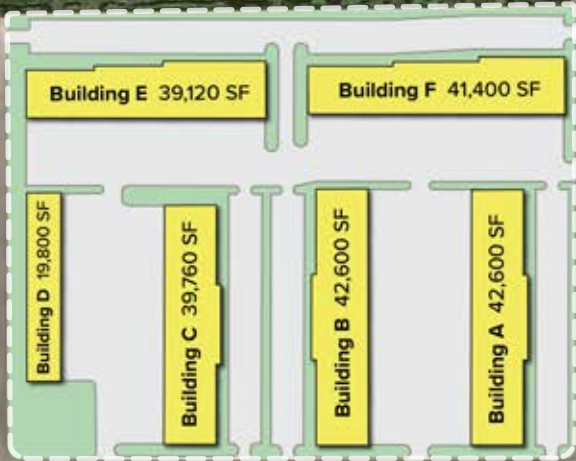
Flex/R&D Specifications

LEED	Designed
Suite Sizes	1,800 SF up to 42,600 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





Spring Pointe Exchange



N 2250 W

W 800 N

W 550 N

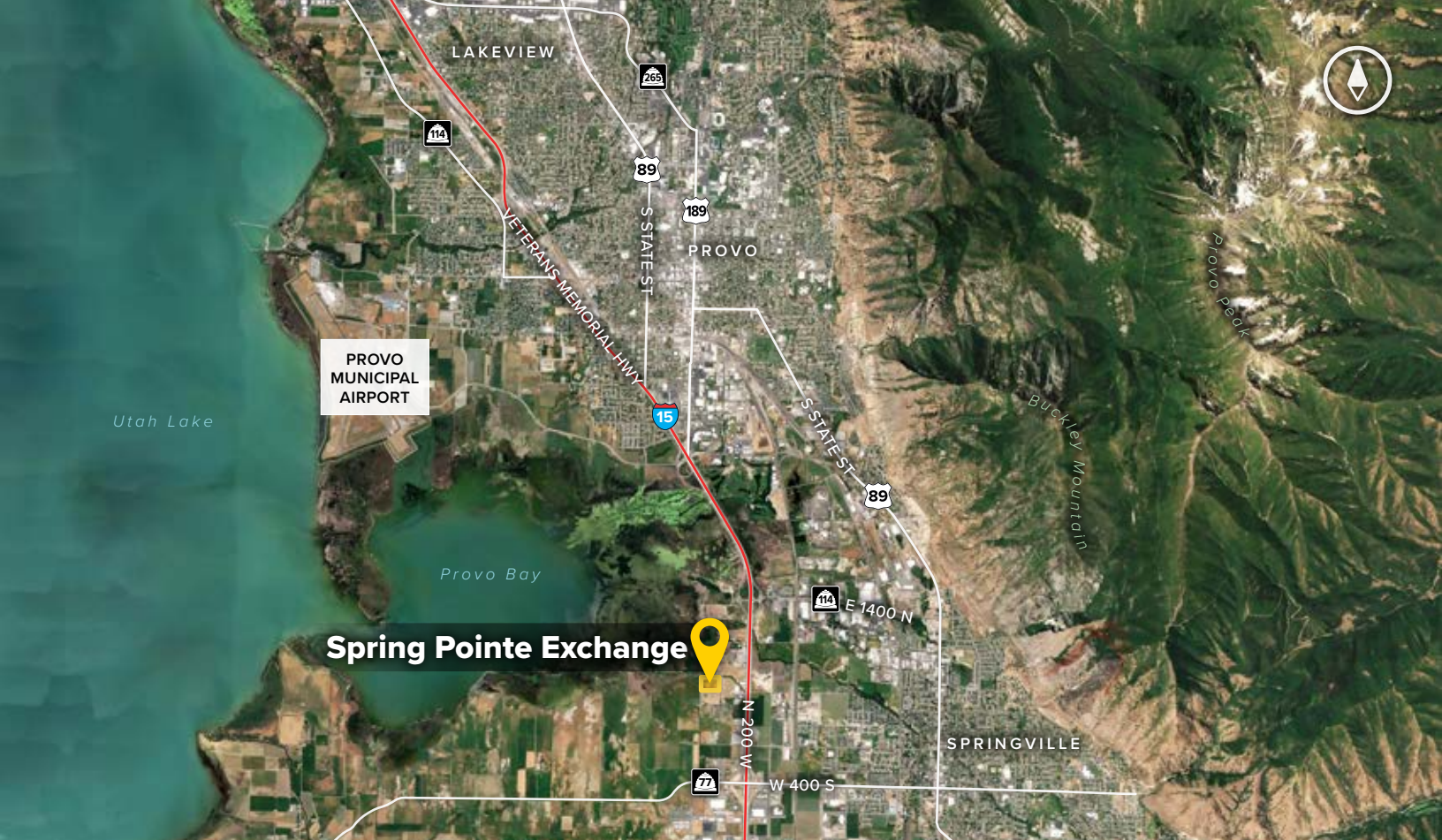
N 2000 W

VETERANS MEMORIAL HIGHWAY



89,410 AADT





Spring Pointe Exchange

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

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



1982 W Pleasant Grove Boulevard | Suite D
Pleasant Grove, UT 84062

801.899.7991 | SJPI.COM/UTAH

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**For additional leasing information
or to schedule a tour, contact:**

Scott Gifford

Leasing Representative

801.899.7991 | sgifford@sjpiutah.com

Daniel Thomas

Regional Partner, Utah

801.899.7991 | dthomas@sjpiutah.com

Connect with us **@stjohnprop**    



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