

# 12TH STREET EXCHANGE - OFFICE/FLEX

FOR LEASE

NOW AVAILABLE



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

**MIKE MEDINA**  
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## PROPERTY DETAILS

1200 S 1900 W, MARRIOTT-SLATERVILLE, UT 84404  
(OGDEN-CLEARFIELD MSA)

- Available Now
- High End Office/Flex/R&D
- Existing Space (Available Now): 2,760 SF - 40,606 SF
- Future Phases (To Be Built): 2,760 SF - 54,406 SF
- Delivery: Build to Suit
  - Typical Office: 20 - 40% (±) of GLA
  - Typical R&D: 60% - 80% (±) of GLA
- Loading: Dock High & Drive In
- Clear Height: 18'
- Parking: 4 / 1,000 SF
- Building Depth: 100'
- Immediate Access to I-15 & Highway 89
- Power: 1600-Amp Service, 3 Phase, 208 Volt with the Potential to Convert to 360 Volt and 480 Volt

## 2024 DEMOS

### EST. POPULATION

1 MILE » 1,054  
3 MILE » 36,966  
5 MILE » 158,265

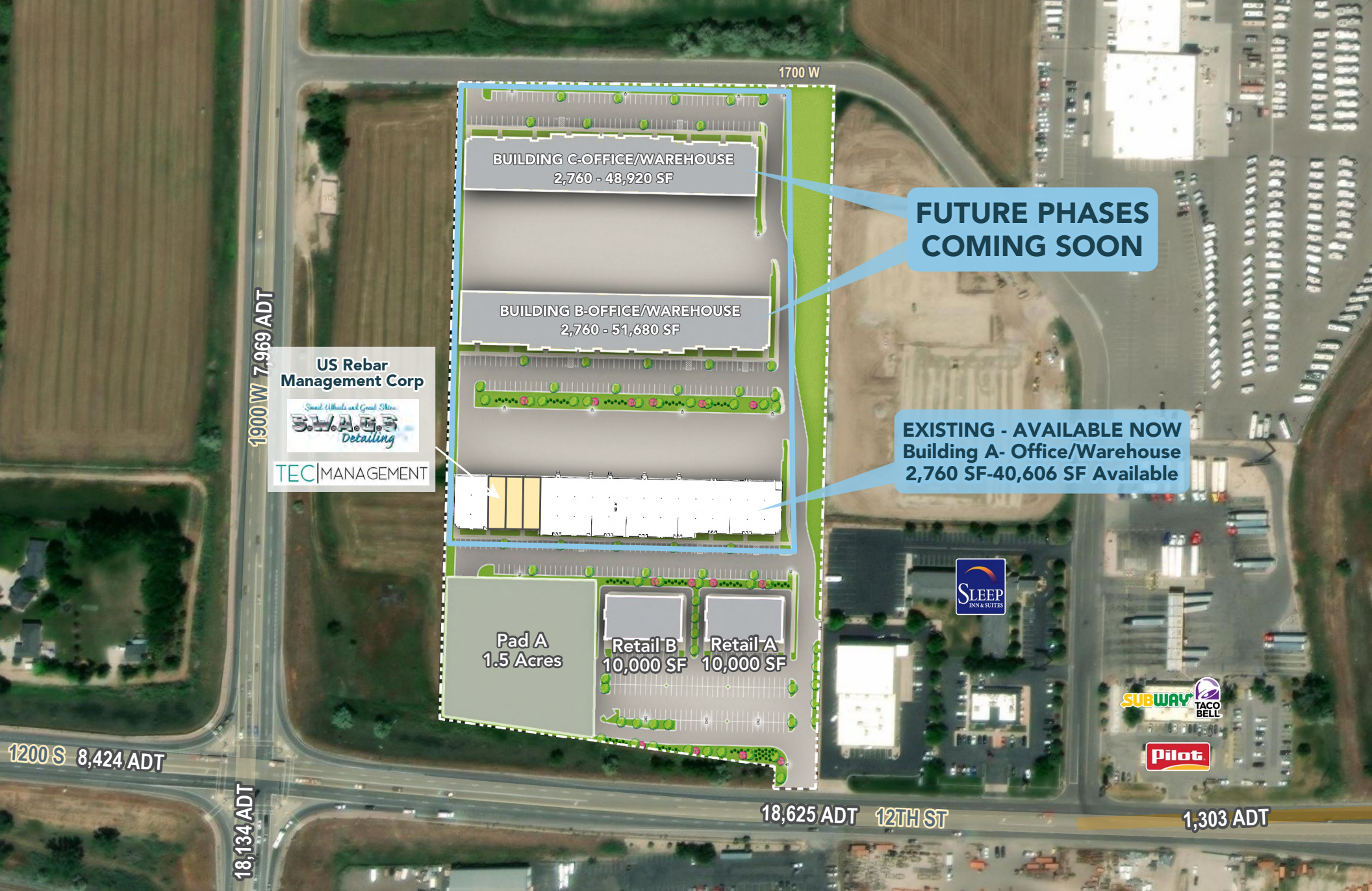
### EST. HOUSEHOLDS

1 MILE » 295  
3 MILE » 13,901  
5 MILE » 58,093

### EST. AVERAGE HH INCOME

1 MILE » \$93,492  
3 MILE » \$81,776  
5 MILE » \$91,611

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**FUTURE PHASES  
COMING SOON**

**EXISTING - AVAILABLE NOW  
Building A- Office/Warehouse  
2,760 SF-40,606 SF Available**

**US Rebar  
Management Corp**  
*Small. Unique. and Great. Shirts.*  
**SWAB'S  
Detailing**  
**TEC | MANAGEMENT**

**SLEEP  
INN & SUITES**

**SUBWAY TACO  
BELL**

**Pilot**



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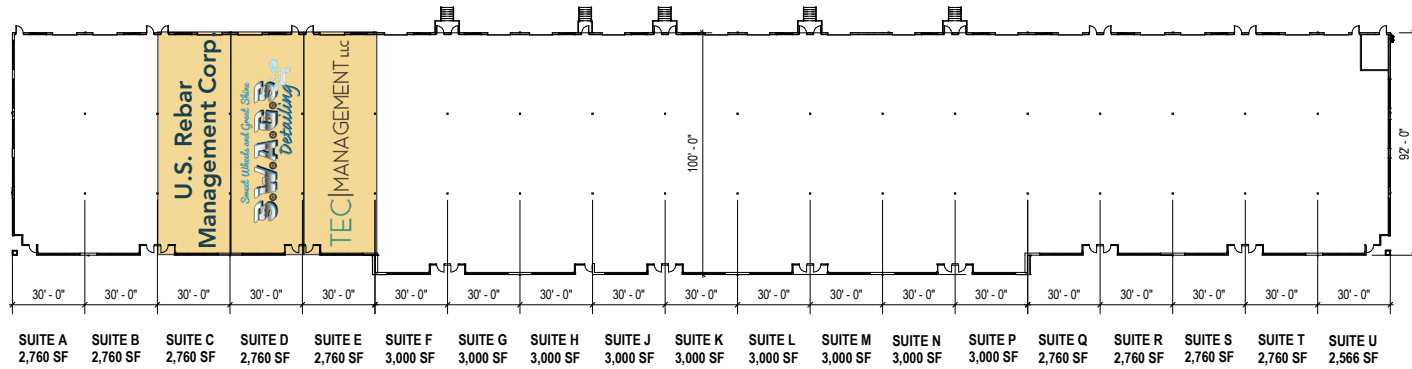
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# 12TH STREET EXCHANGE - OFFICE/FLEX

## SITE PLAN



OFFICE/FLEX BUILDINGS		
Building A	2,760 SF - 40,606 SF	Available
Building B	2,760 SF - 51,680 SF	Phase 2
Building C	2,760 SF - 48,920 SF	Phase 3
OFFICE/FLEX SPECIFICATIONS		
LEED	Designed	
Suite Sizes	2,760 SF up to 54,406 SF Available	
Ceiling Height	18 ft. clear minimum	
Loading	Dock and drive-in	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Heat	Gas	



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## SUITES A-B | 1786 WEST 12TH STREET

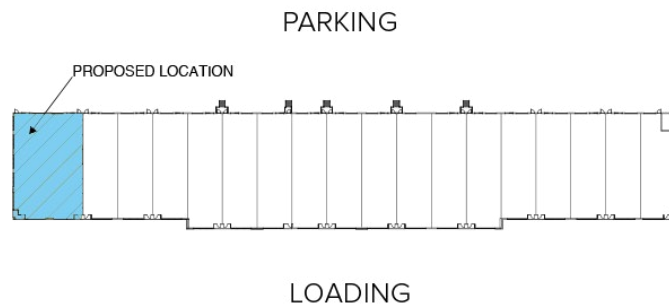
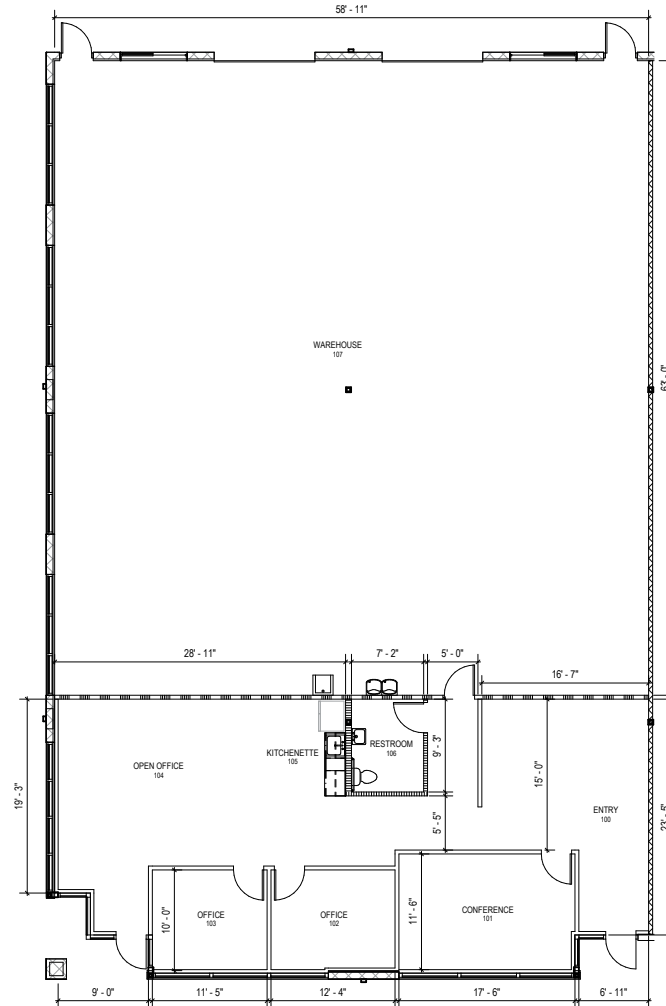


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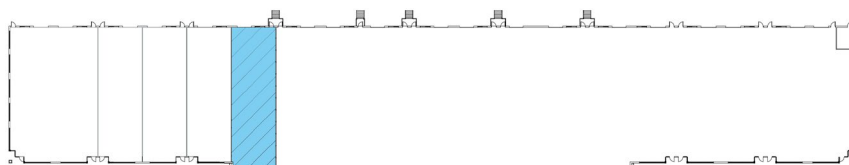
<b>Total Size:</b>	<b>5,520 SF</b>
Office (30%)	1,678 SF
Warehouse (70%)	3,842 SF
Features:	Private Offices (2), Conference Room & Kitchenette
Rent (PSF/Month):	\$1.60
Operating Expenses (PSF/Month):	\$0.23
Type:	NNN
Escalations (Annual):	3.0%
Term:	5 Years
Landlord Delivery:	Turnkey
Delivery Date:	Available Now



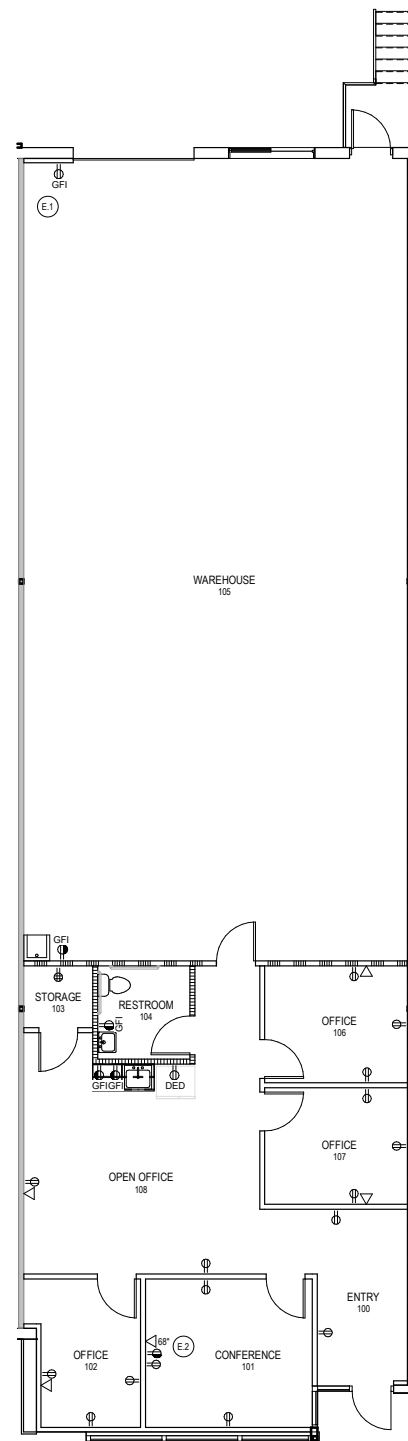
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## SUITE F | 1786 WEST 12TH STREET

<b>Total Size:</b>	<b>3,000 SF</b>
Office (37%)	1,110 SF
Warehouse (63%)	1,890 SF
Features:	Private Offices (3), Conference Room & Kitchenette
Rent (PSF/Month):	\$2.02
Operating Expenses (PSF/Month):	\$0.23
Type:	NNN
Escalations (Annual):	3.0%
Term:	5 Years
Landlord Delivery:	Turnkey
Delivery Date:	November 1, 2024



KEYPLAN  
NOT TO SCALE



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PHOTOS



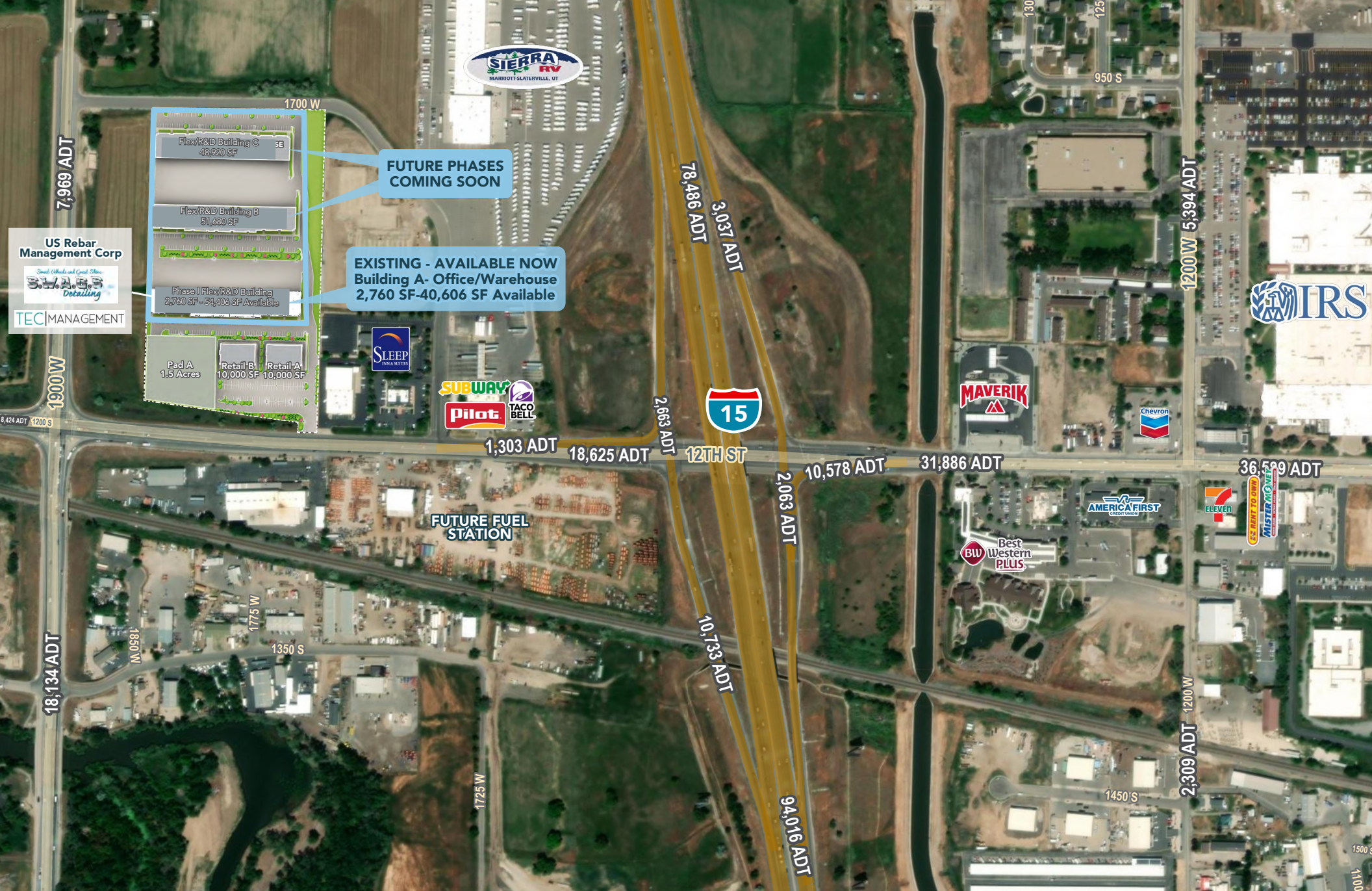
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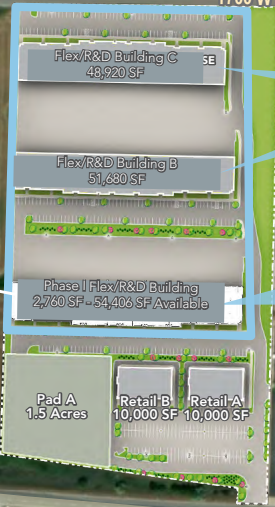
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US Rebar Management Corp  
 S.W.A.G. Detailing  
 TEC MANAGEMENT



**FUTURE PHASES COMING SOON**

**EXISTING - AVAILABLE NOW**  
 Building A - Office/Warehouse  
 2,760 SF-40,606 SF Available

**FUTURE FUEL STATION**



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**Site**

DISTANCES TO:	
American Fork, UT .....	68 miles
Interstate 15 .....	0.3 miles
Interstate 84 .....	4.3 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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