

FOR LEASE

NOW AVAILABLE



PROPERTY DETAILS

1200 S 1900 W, Marriott-Slaterville, UT 84404

- Available Now
- High End Office/Flex/R&D
- Existing Space (Available Now): 3,000 SF–24,000 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

2025 DEMOS



EST. POPULATION

1 MILE » 3,999
3 MILE » 31,111
5 MILE » 159,408



EST. HOUSEHOLDS

1 MILE » 1,304
3 MILE » 11,056
5 MILE » 57,843



EST. AVERAGE HH INCOME

1 MILE » \$122,694
3 MILE » \$106,368
5 MILE » \$101,460

NEWMARK



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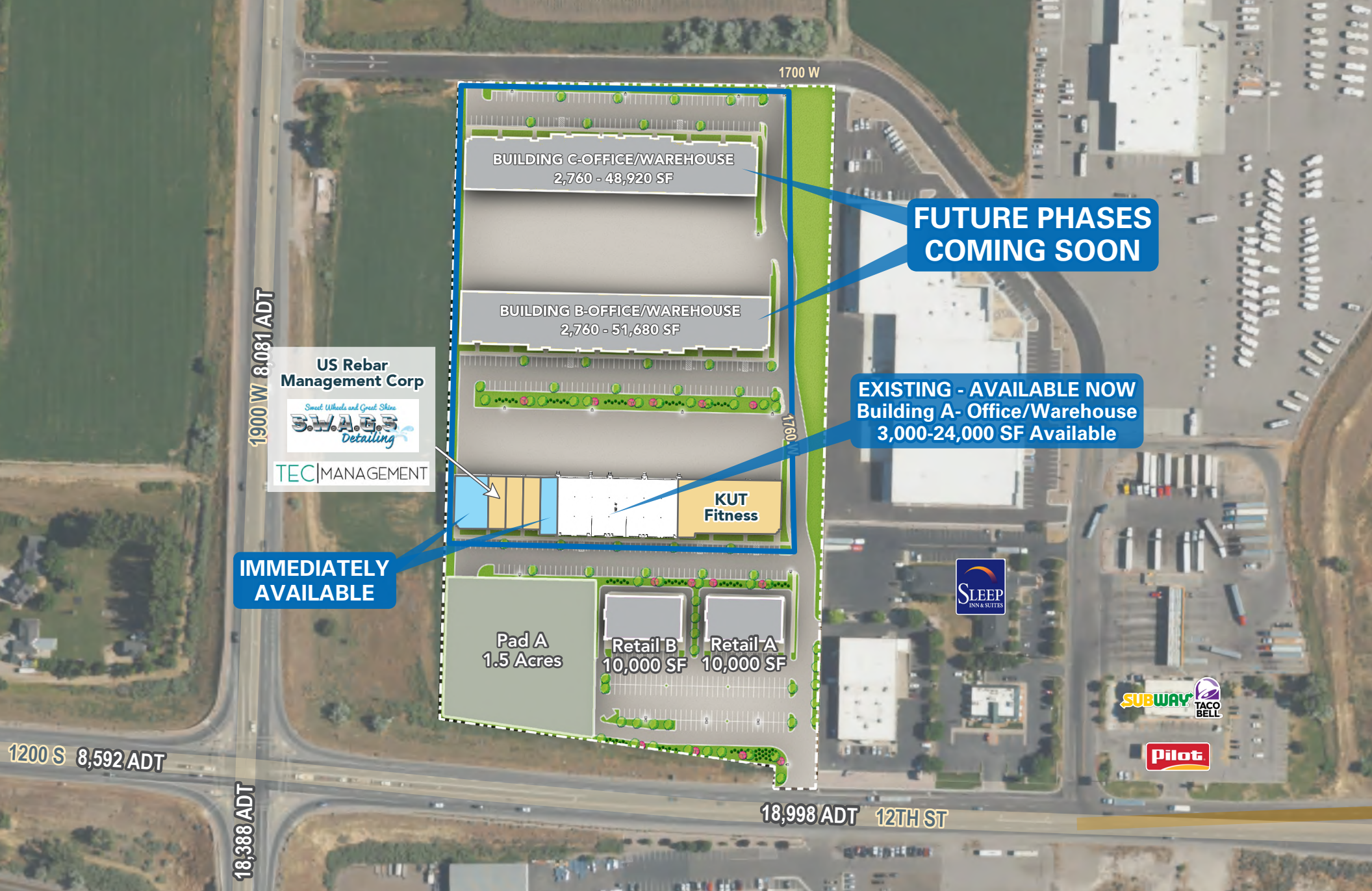
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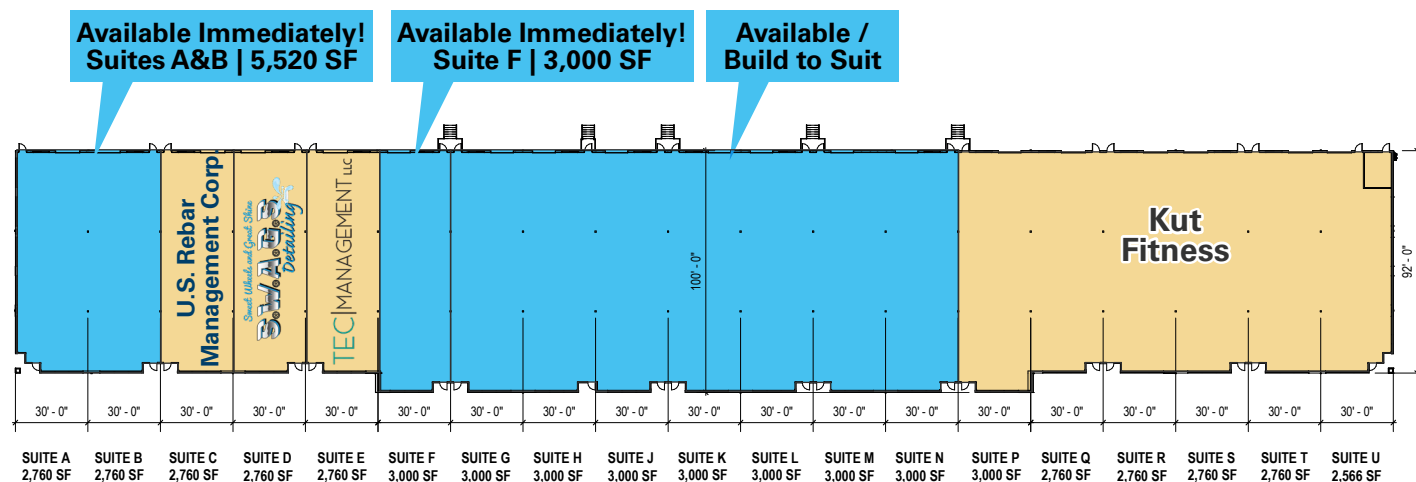
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SITE PLAN



OFFICE/FLEX BUILDINGS

Building A	2,760 SF- 39,000 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 W 12TH ST

AVAILABLE NOW!

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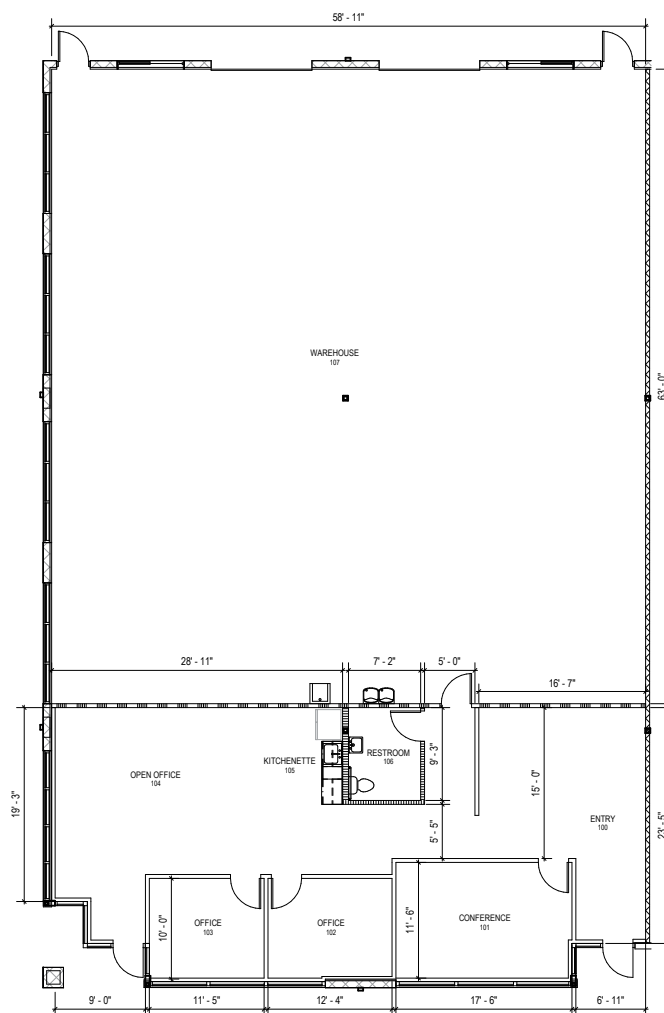
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Total Size:	5,520 SF
Office (30%)	1,678 SF
Warehouse (70%)	3,842 SF
Features:	Private Offices (2), Conference Room & Kitchenette
Rent (PSF/Month):	\$1.57
Operating Expenses (PSF/Month):	\$0.23
Type:	NNN
Escalations (Annual):	3.0%
Term:	5 Years
Landlord Delivery:	Turnkey
Delivery Date:	Available Now



PARKING

LOADING

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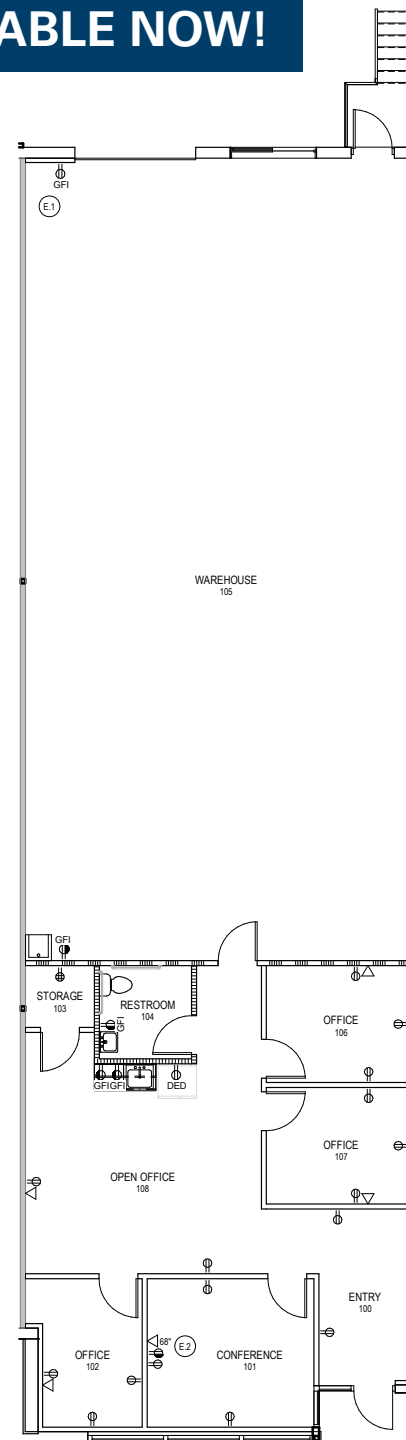
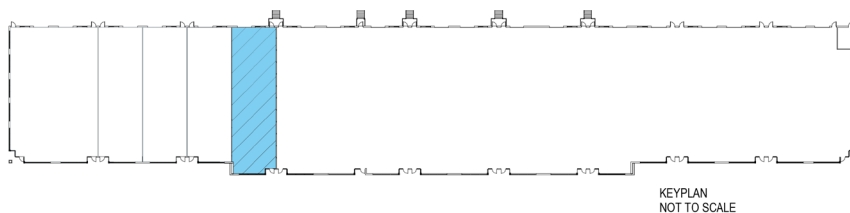
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SUITE F | 1786 W 12TH ST

AVAILABLE NOW!

Total Size:	3,000 SF
Office (37%)	1,110 SF
Warehouse (63%)	1,890 SF
Features:	Private Offices (3), Conference Room & Kitchenette
Rent (PSF/Month):	\$1.85
Operating Expenses (PSF/Month):	\$0.23
Type:	NNN
Escalations (Annual):	3.0%
Term:	5 Years
Landlord Delivery:	Turnkey
Delivery Date:	November 1, 2024



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12TH STREET EXCHANGE - OFFICE/FLEX



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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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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