



Spring Heights

Redwood Road at Hardman Way
Saratoga Springs, UT 84045



NAIOP
COMMERCIAL REAL ESTATE
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OF THE YEAR
— 2018 —

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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 | 51,120 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 | 12,750 SF |
| 2467 N Redwood Road | 12,750 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 |

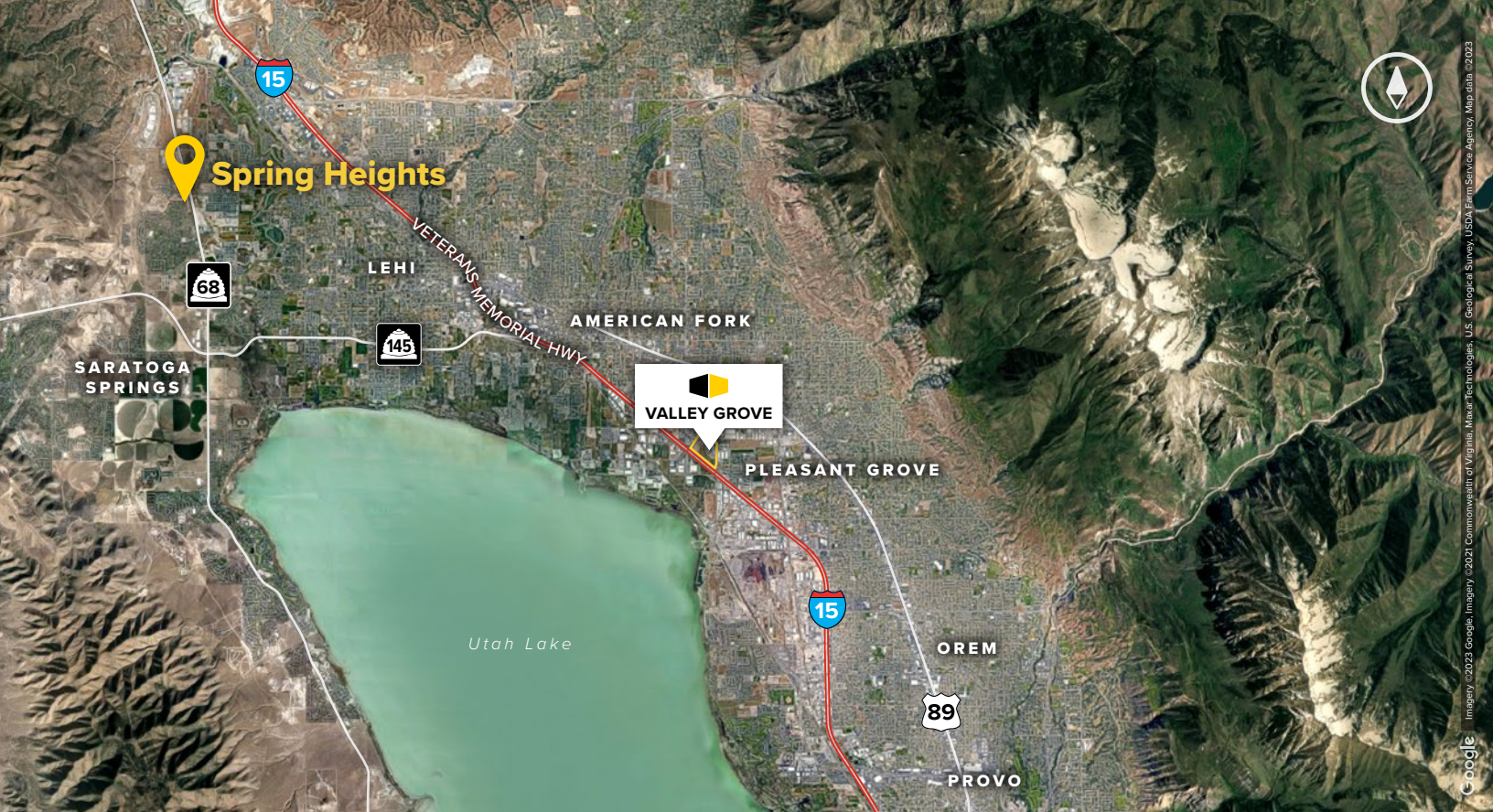
Traffic Counts

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



Spring Heights | Site Plan





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 |

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