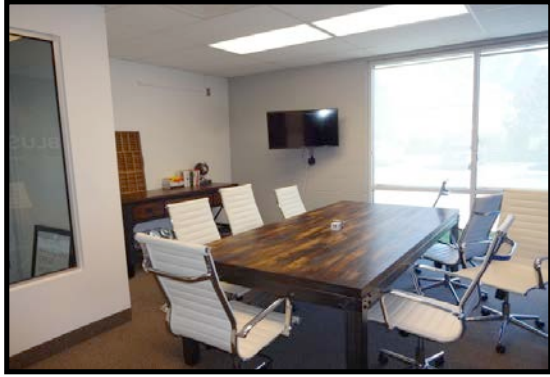


Springville GARDEN PARK Offices



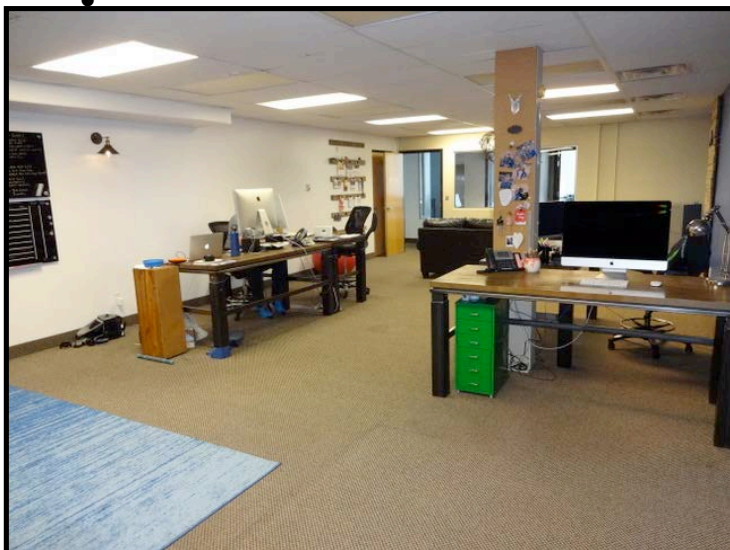
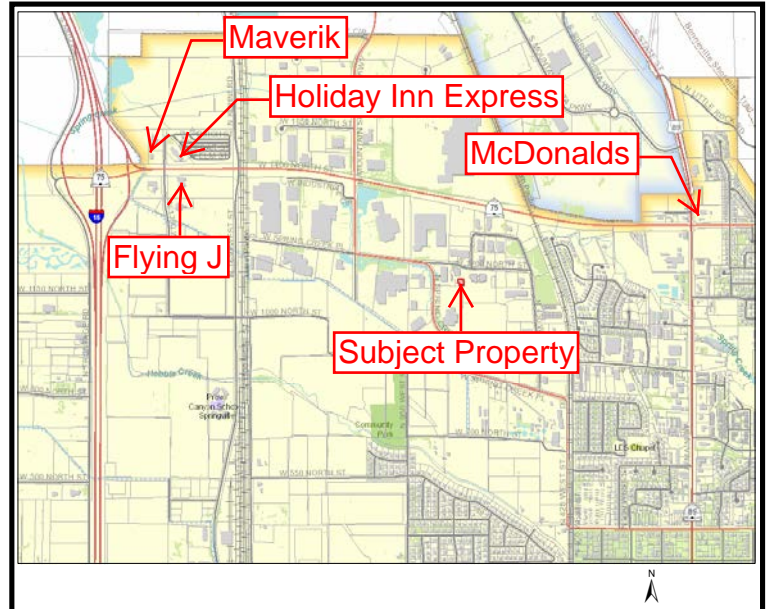
761 W 1200 N
Springville, UT 84663

MOUNTAIN VIEWS
\$0.63 psf NNN



- 2,500, 6,000 or 8,500 SF AVAIL
- JUST 2-Minutes to I-15 Freeway
- HIGH OPEN CEILINGS
- UPGRADED Interior Finishes
- OPEN FLOOR Plan w/Offices
- PRIVATE RESTROOMS
- MEZZANINE Open to Below
- LARGE Open Finished Areas
- Lots of Windows/Natural Light

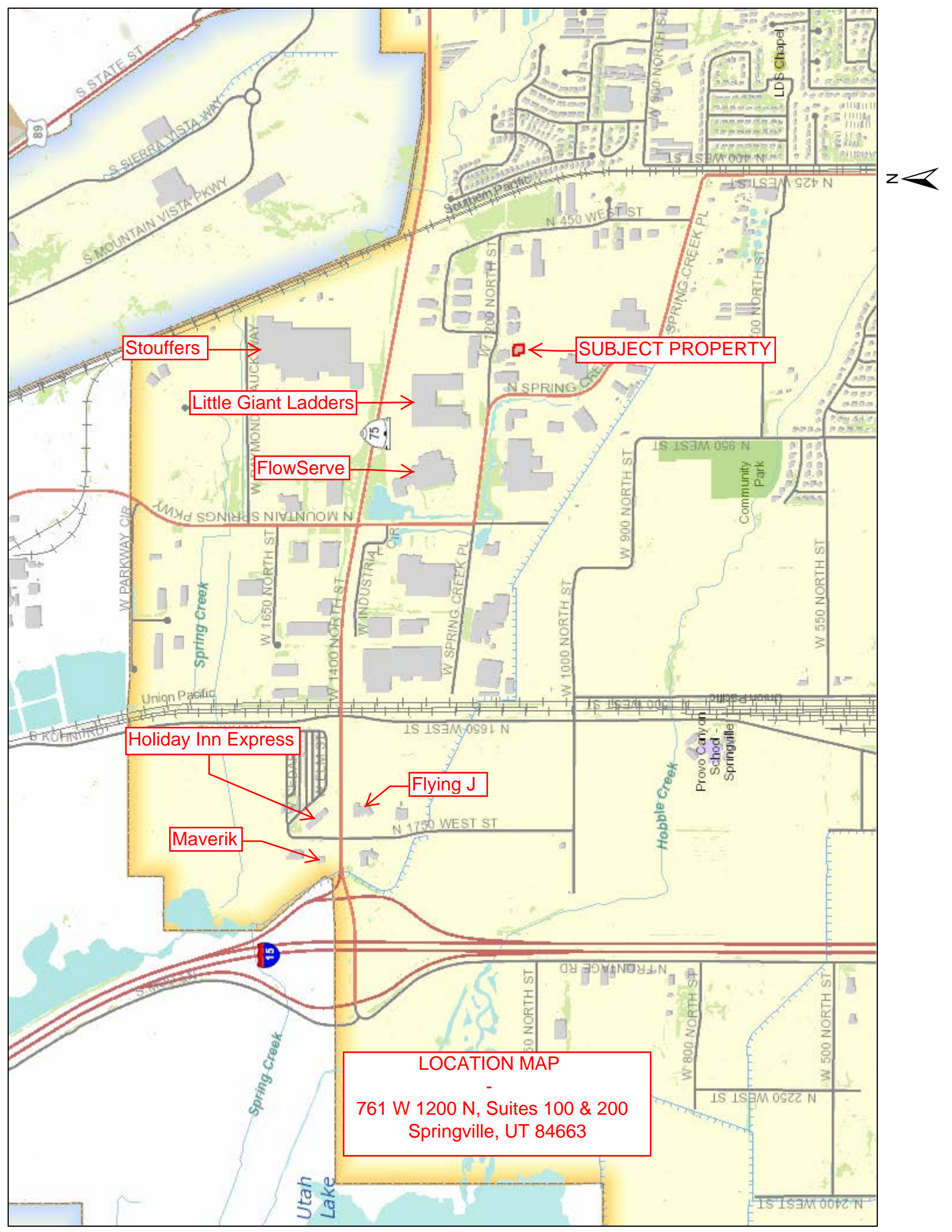
- SOME WAREHOUSE SPACE
- 200 Amps POWER PER UNIT
- BACKUP Generator Available
- AMPLE OPEN PARKING
- QUIET Office Park Location
- ZONED "BP" Business Park



CONTACT:

Real Property Brokers
Bailey Butters (801) 798-1112 Ofc.
(801) 360-1146 Cell

All Information Deemed Reliable, But Not Guaranteed.
Square Footage Provided as a Courtesy Estimate Only.
Buyer/Broker/Agent to Verify All Information.



Stouffers

Little Giant Ladders

FlowServe

Holiday Inn Express

Maverik

Flying J

SUBJECT PROPERTY

LOCATION MAP
761 W 1200 N, Suites 100 & 200
Springville, UT 84663



761 W 1200 N
Springville, UT

AERIAL MAP

761 W 1200 N, Suites 100 & 200
Springville, UT 84663



N 750 WEST ST

W 1200 NORTH ST

Ste
200

Suite 100

761 W 1200 N
Springville, UT

PARCEL MAP

761 W 1200 N, Suites 100 & 200
Springville, UT 84663

DSD CITY PROJECT
STA. 44+80.00

LOT 1

761 W 1200 N
Springville, UT

Suite
100

Suite
200

SPRING CREEK WAY

SPRING CREEK DRIVE

NOTES:

SEE DRAWING AND PROVIDED TO BE DONE BY OTHER CONTRACTOR. VERIFY FROM LOCAL ELECTRICAL CODES FOR THE PLAN. PROVIDE CABLES AND BUNDLING STRAP SYSTEMS AND LABELING AS SHOWN. CONSULT SOils REPORT FOR APPROPRIATE CLOSING AND DAMAGE INFORMATION. FULLY COMPLY WITH ALL REGULATIONS OF SOILS REPORT. REBAR VERIFY ALL CORROSION RESISTANT. REBAR IS A FINAL DEVELOPMENT. THE SET OF CONSTRUCTION OCCUPANTS IS FOR SALE. SEE FINISH SET OF PLANS FOR MORE INFORMATION. PROJECT BEING THE DESIGN BY THE ARCHITECT.

FOR VERIFY ALL LOCALITY LOCATIONS BEFORE BEGINNING CONSTRUCTION. UNDERSTAND TO BE DONE BY OTHER CONTRACTOR. FULLY COMPLY WITH ALL CITY REGULATIONS AND HAVE COMMENTS. SEE FINISH SET OF PLANS FOR MORE INFORMATION. REBAR VERIFY ALL CORROSION RESISTANT. REBAR IS A FINAL DEVELOPMENT. THE SET OF CONSTRUCTION OCCUPANTS IS FOR SALE. SEE FINISH SET OF PLANS FOR MORE INFORMATION. PROJECT BEING THE DESIGN BY THE ARCHITECT.

SITE PLAN

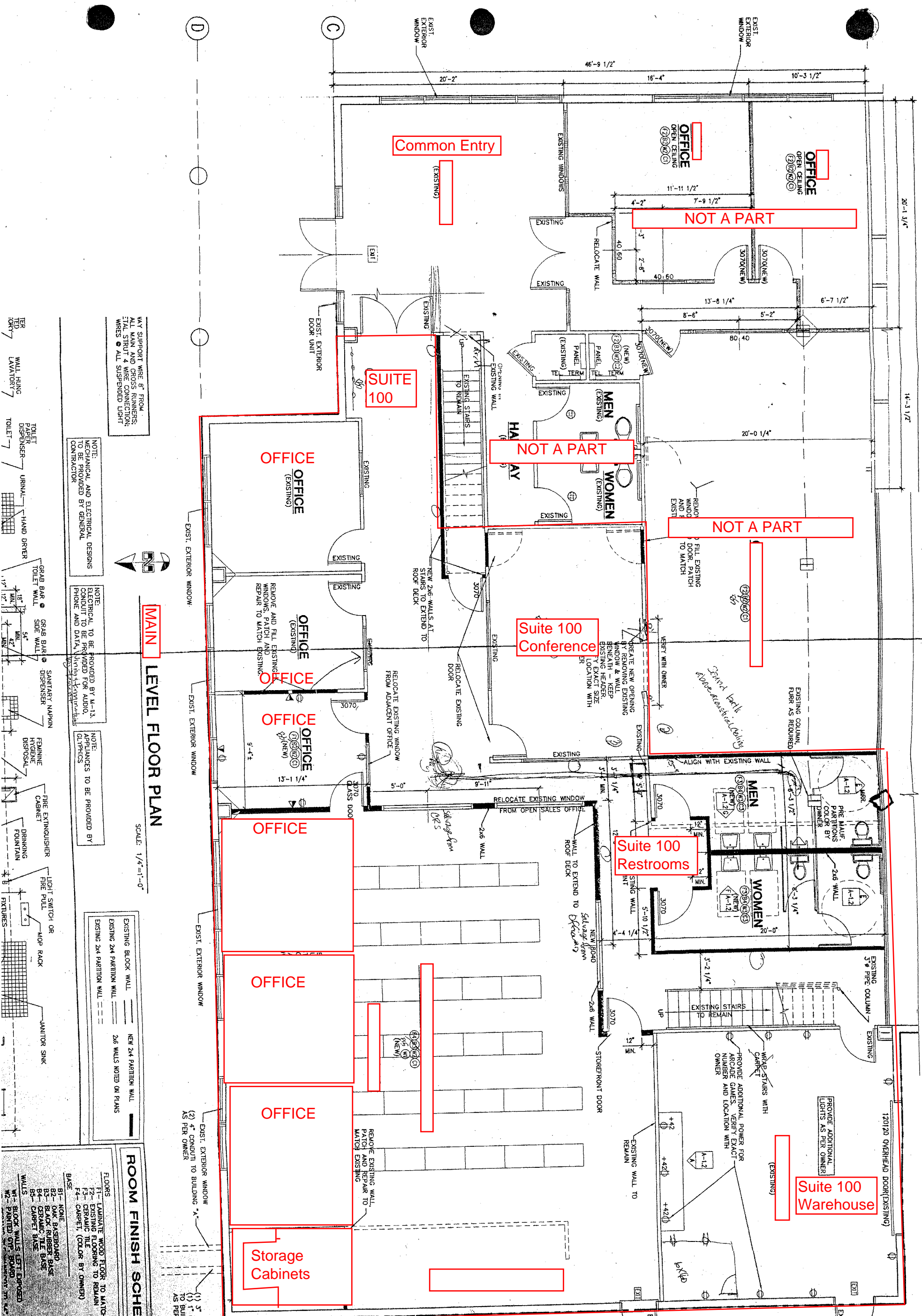
761 W 1200 N, Suites 100 & 200
Springville, UT 84663

+ ASSOCIATES
PLANNING • INTERIOR DESIGN

47, SPRINGVILLE, UT 84603
801.488.6289



30'-0"
15/99
SPRINGCREEK TECHNOLOGICAL CENTER
SPRINGVILLE, UT
SITE PLAN
BUILDINGS U, BUILDING V



MAY SUPPORT WIRE & FROM MAIN AND CROSS RUNNERS. ETL STRUT & WIRE CONNECTION. WRES. ALL SUSPENDED LIGHT.

NOTE: MECHANICAL AND ELECTRICAL DESIGNS TO BE PROVIDED BY GENERAL CONTRACTOR.

NOTE: ELECTRICAL TO BE PROVIDED BY M-13. CONDUIT TO BE PROVIDED FOR AUDIO, PHONE AND DATA.

NOTE: APPLIANCES TO BE PROVIDED BY CLIPPHICS.

SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE:

FLOORS: LAMINATE WOOD FLOOR TO MATCH EXISTING

F1- LAMINATE WOOD FLOOR TO MATCH EXISTING

F2- CERAMIC TILE

F3- CERAMIC TILE

F4- CARPET. (COLOR BY OWNER)

BASE:

B1- NONE

B2- OAK BASEBOARD

B3- BLACK RUBBER BASE

B4- CERAMIC TILE BASE

B5- CARPET BASE

WALLS:

W1- BLOCK WALLS LEFT EXPOSED

W2- PAINTED GYP BOARD

EXISTING BLOCK WALL

EXISTING 2x4 PARTITION WALL

EXISTING 2x4 PARTITION WALL

NEW 2x4 PARTITION WALL

2x6 WALLS NOTED ON PLANS

TOILET

PAPER DISPENSER

URINAL

HAND DRYER

GRAB BAR

TOILET WALL

GRAB BAR

SANITARY NAPKIN DISPENSER

FEMINE HYGIENE DISPOSAL CABINET

FIRE EXTINGUISHER

DRINKING FOUNTAIN

JANITOR SINK

LIGHT SWITCH OR MOP RACK

FIXTURES

SPRINGCREEK ... BUILDING

SPRINGVILLE, UT

GLYPHICS TENANT IMPROVEMENT MAIN LEVEL FLOOR PLAN

SUNDIAL OFFICE PARK (Main Level Floor Plan)

761 W 1200 N, Suite 100

Springville, UT 84663

(Page 1 of 2)

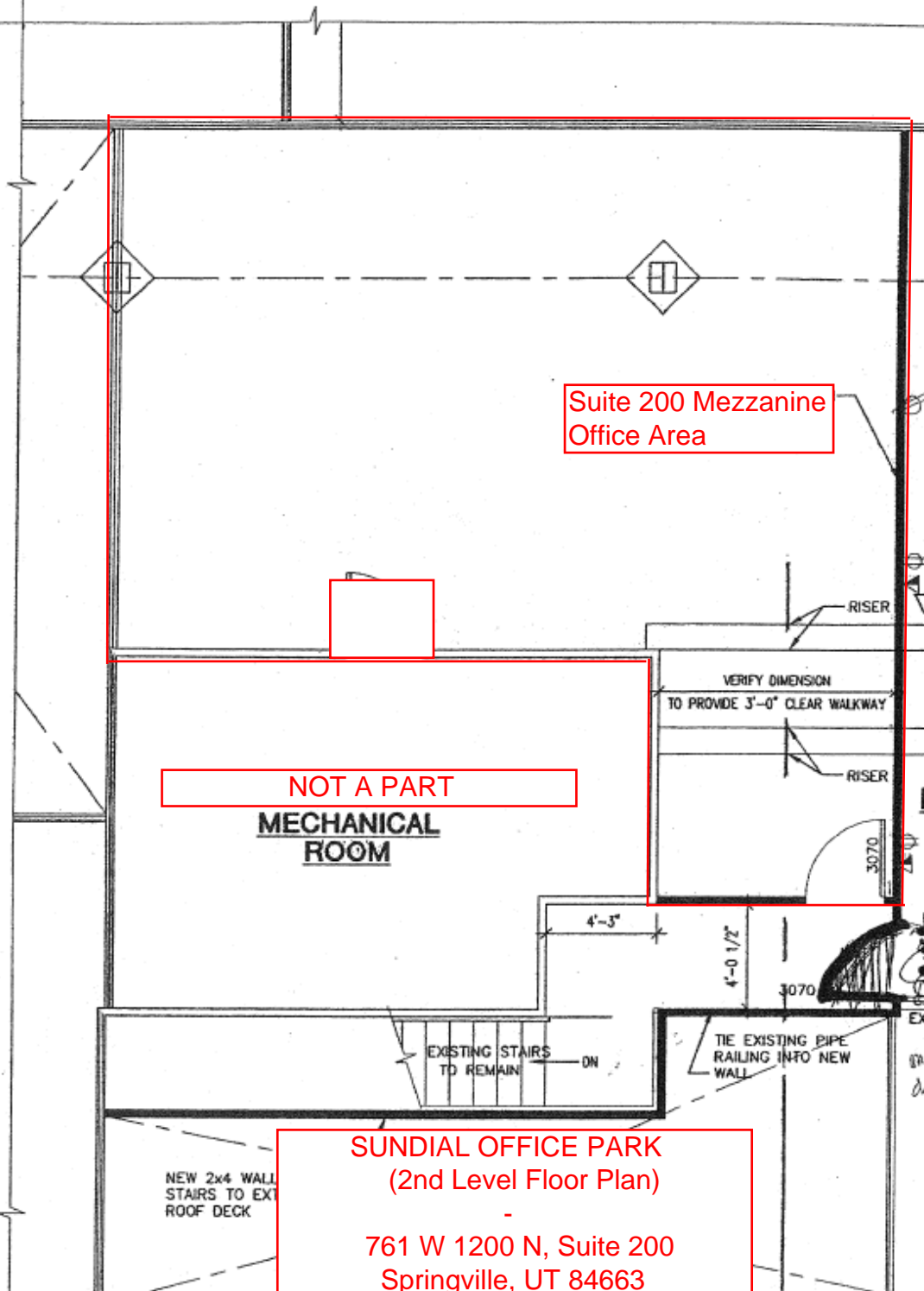
+ ASSOCIATES

PLANNING • INTERIOR DESIGN

647, SPRINGVILLE, UTAH 84663

FAX: 801.489.6268 E-MAIL: kcachoizeo@aol.com

Remnant



Suite 200 Mezzanine Office Area

NOT A PART
MECHANICAL ROOM

SUNDIAL OFFICE PARK
(2nd Level Floor Plan)
-
761 W 1200 N, Suite 200
Springville, UT 84663
-
(Page 2 of 2)

NEW 2x4 WALL
STAIRS TO EXT
ROOF DECK

EXISTING STAIRS
TO REMAIN

TIE EXISTING PIPE
RAILING INTO NEW
WALL

EXISTING
METAL
DECK

MEZZANINE
F4 B3 W2 C1
(EXISTING MEZZANINE
WITH NEW FINISH)

VERIFY DIMENSION
TO PROVIDE 3'-0" CLEAR WALKWAY

PLATFORM ABOVE
MECH. DUCT

RISER

RISER

3070

3070

4'-0 1/2"

4'-3"