

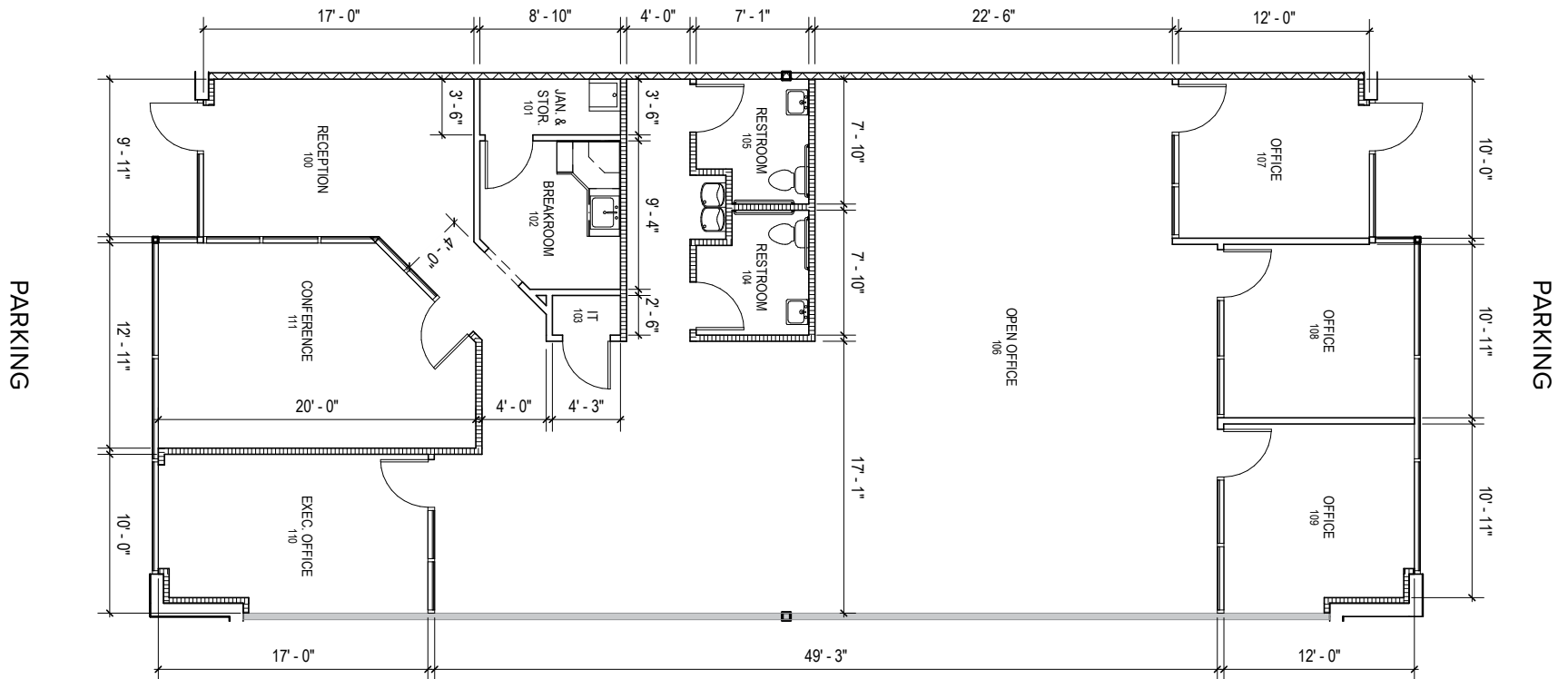
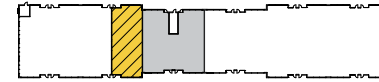
**Beltway West**  
4297 South 2700 West | Taylorsville, UT 84129  
Single-Story Office



**Total SF Available:**  
2,720 SF

*Newly built open office space with private offices (3), executive office, private restrooms (3), conference room, and breakroom*

**KEY PLAN**  
NOT TO SCALE



## About Beltway West

Beltway West is a 19-acre business community located at Interstate 215 and 2700 West in Salt Lake County, Utah just minutes from downtown Salt Lake City and Salt Lake International Airport.

The unified architecture of St. John Properties' five buildings, totaling nearly 273,000 square feet of office space, provides Beltway West a campus-like business environment. Tenant sizes are available up to 154,190 square feet of space and offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.

### Single-Story Office Buildings

Building I	28,560 SF
4237-4261 South 2700 West	30,842 SF
Building III	28,560 SF
4289-4313 South 2700 West	30,842 SF

### Single-Story Office Specifications

LEED	Designed
Suite Sizes	Up to 30,842 SF
Ceiling Height	10-14 ft. clear minimum
Offices	Built to suit
Parking	5 per 1,000 SF

### Six-Story Office Building

Building V	154,190 SF
------------	------------

### Six-Story Office Specifications

LEED	Designed
Suite Sizes	Up to 154,190 SF
Ceiling Height	10-13 ft. clear minimum
Offices	Built to suit
Parking	5 per 1,000 SF

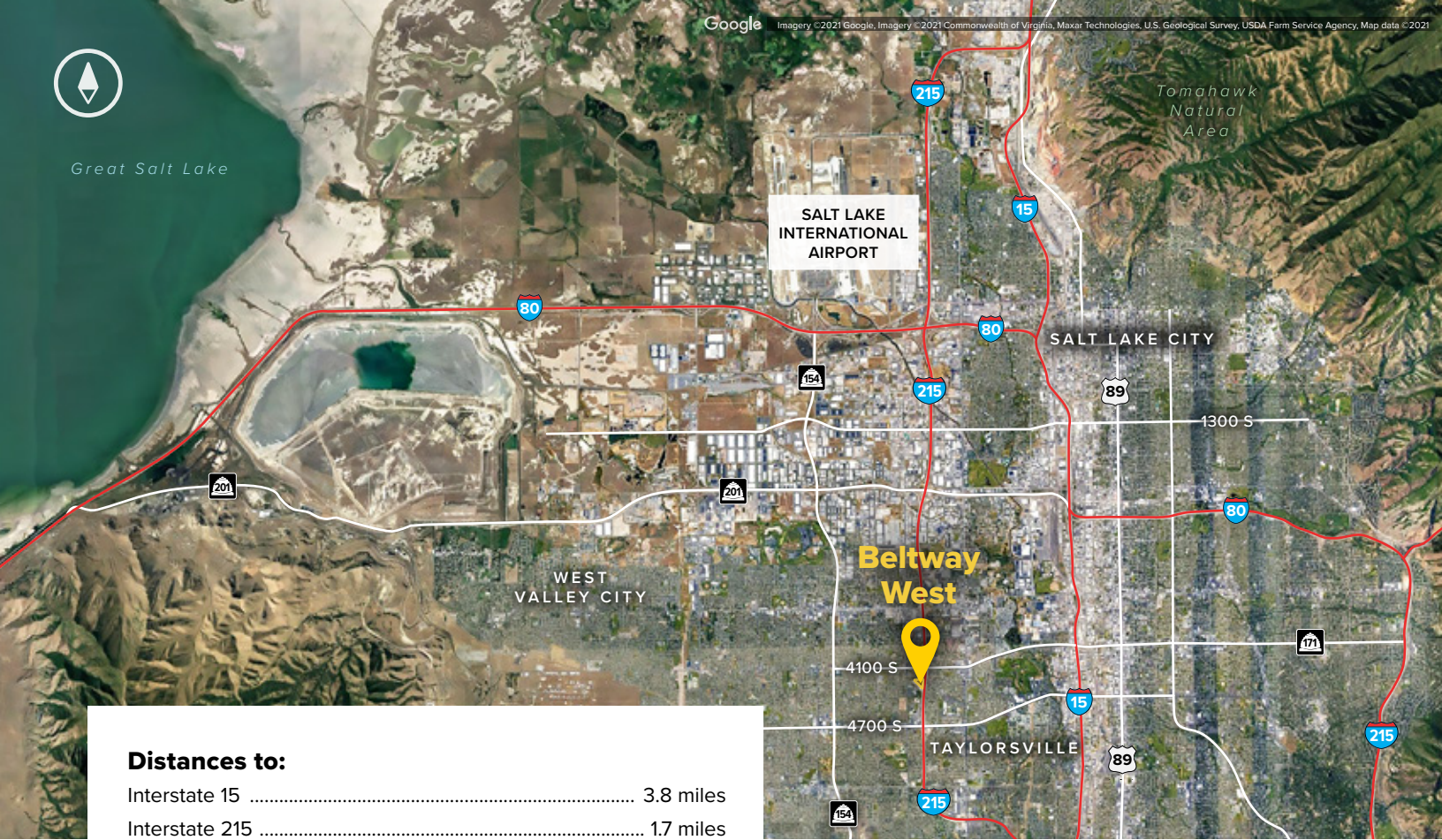


For more information on Beltway West, visit: [sjpi.com/beltwaywestutah](http://sjpi.com/beltwaywestutah)





Great Salt Lake



**Distances to:**

- Interstate 15 ..... 3.8 miles
- Interstate 215 ..... 1.7 miles
- Provo, UT (Downtown) ..... 40 miles
- Salt Lake City, UT (Downtown) ..... 9 miles
- Salt Lake City International Airport ..... 9 miles
- Spanish Fork, UT ..... 48 miles



*Scan with your mobile device to take a virtual tour, download floor plans and more!*

# Contact Us

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

**Scott Gifford**  
 Director of Leasing  
 sgifford@sjpi.com  
 801.899.7991

**Daniel Thomas**  
 Regional Partner, Utah  
 dthomas@sjpi.com  
 801.899.7991

**Utah Office:**  
 1064 S North County Boulevard | Suite 190  
 Pleasant Grove, Utah 84062

**801.899.7991 | SJPI.COM/UTAH**



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/23*

**About St. John Properties**

St. John Properties Utah owns and is developing more than 1.9 million square feet of commercial space across four business communities in Salt Lake, Weber, and Utah Counties.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop

