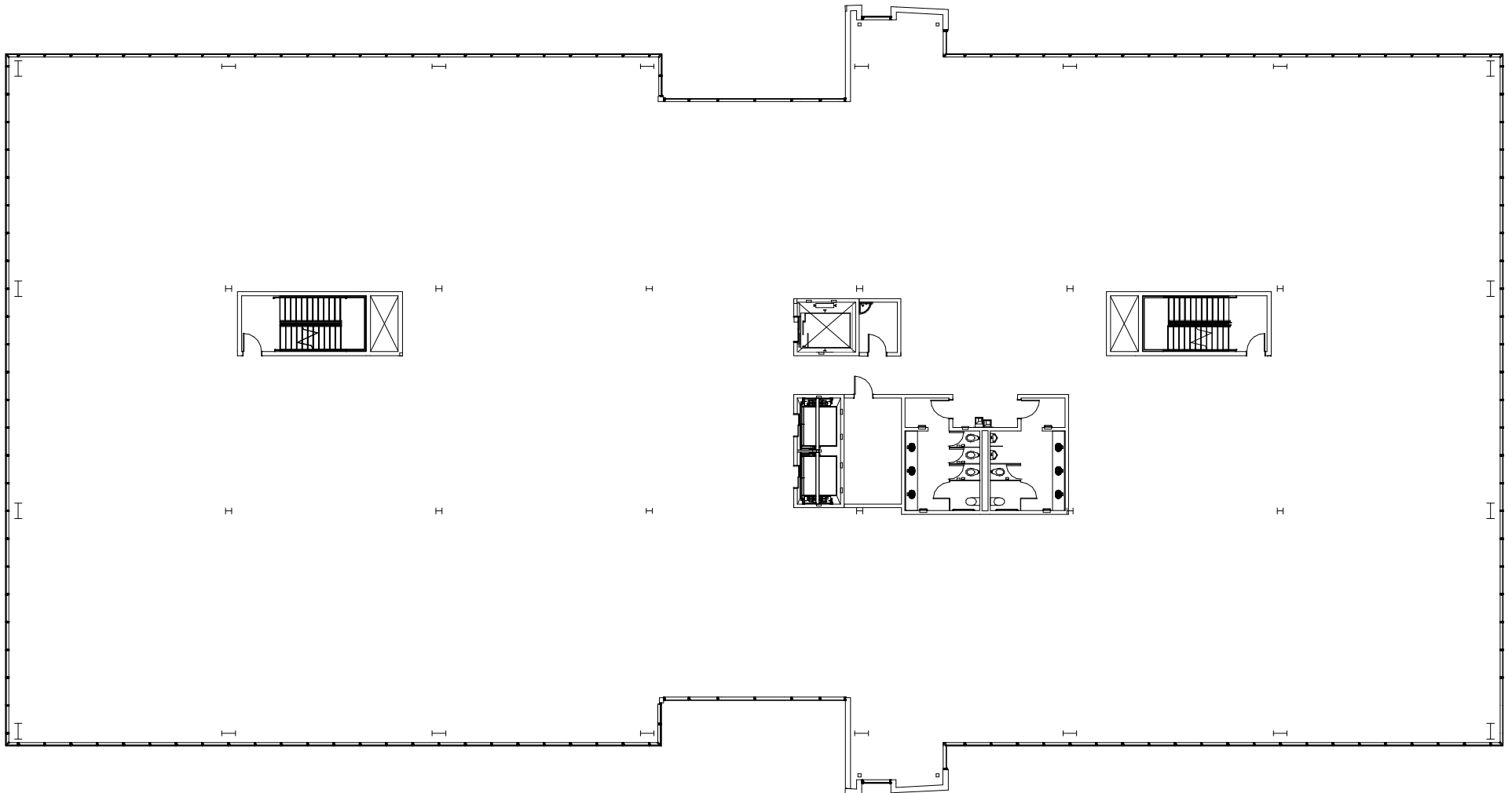


**VALLEY GROVE**

1064 S. North County Boulevard | Pleasant Grove, UT 84062  
Fifth Floor

**TOTAL SF AVAILABLE:**

Up to 28,466 SF





**MID-RISE OFFICE SPACE**

**MID-RISE OFFICE BUILDINGS**

Valley Grove I	165,493 SF	FUTURE
Valley Grove II	143,000 SF	FUTURE
Valley Grove III	114,000 SF	FUTURE

**MID-RISE OFFICE SPECIFICATIONS**

LEED	Designed
Suite Sizes	2,500 up to 425,000 SF
Ceiling Height	10 - 13 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF

*Mountain views & floor-to-ceiling glass*



**GROVE TOWER**

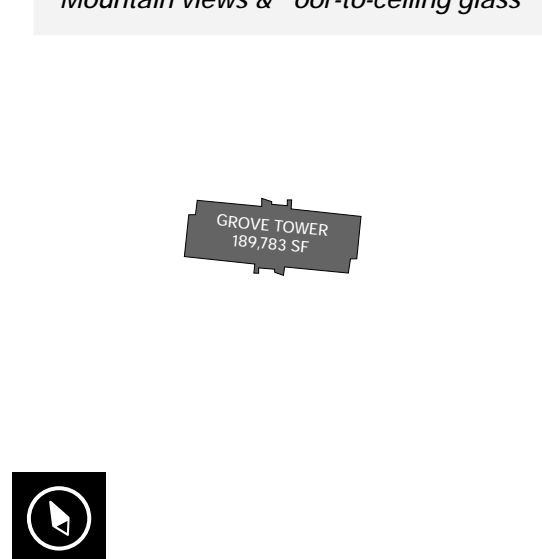
**SIX-STORY OFFICE BUILDING**

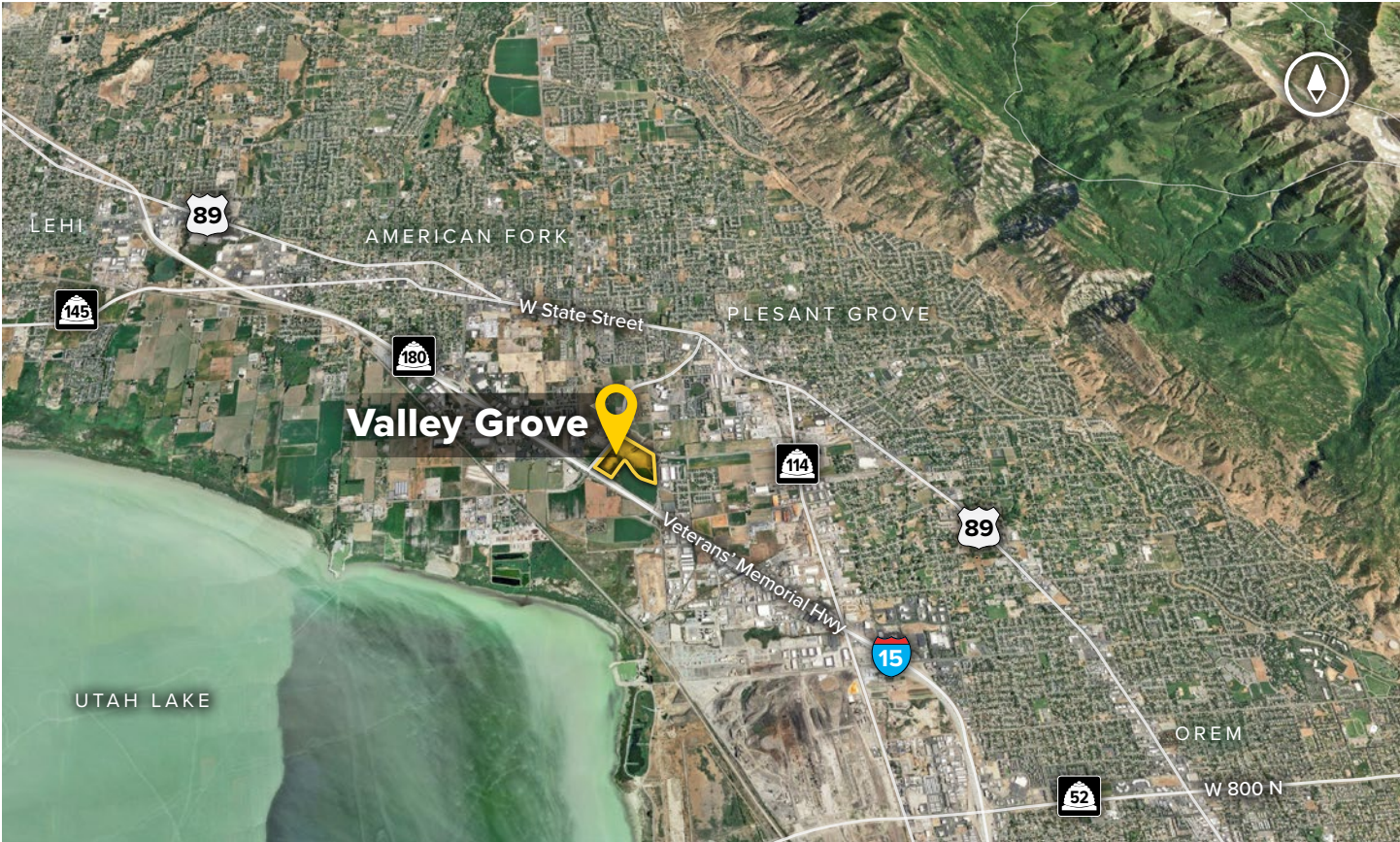
2100 Pleasant Grove Blvd.	189,783 SF
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**SIX-STORY OFFICE SPECIFICATIONS**

LEED	Designed
Suite Sizes	2,500 up to 189,783 SF
Ceiling Height	10 - 13 ft. clear minimum
Offices	Built to suit
Parking	5.5 spaces per 1,000 SF

*Mountain views & floor-to-ceiling glass*





**Distances to:**

- I-15 ..... .25 mile
- I-215 ..... 25 miles
- Provo, UT ..... 12 miles
- Salt Lake City, UT ..... 34.5 miles
- Salt Lake City International Airport ..... 38 miles

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

**Daniel Thomas** *Regional Partner*  
801.899.7991 | dthomas@sjiutah.com

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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