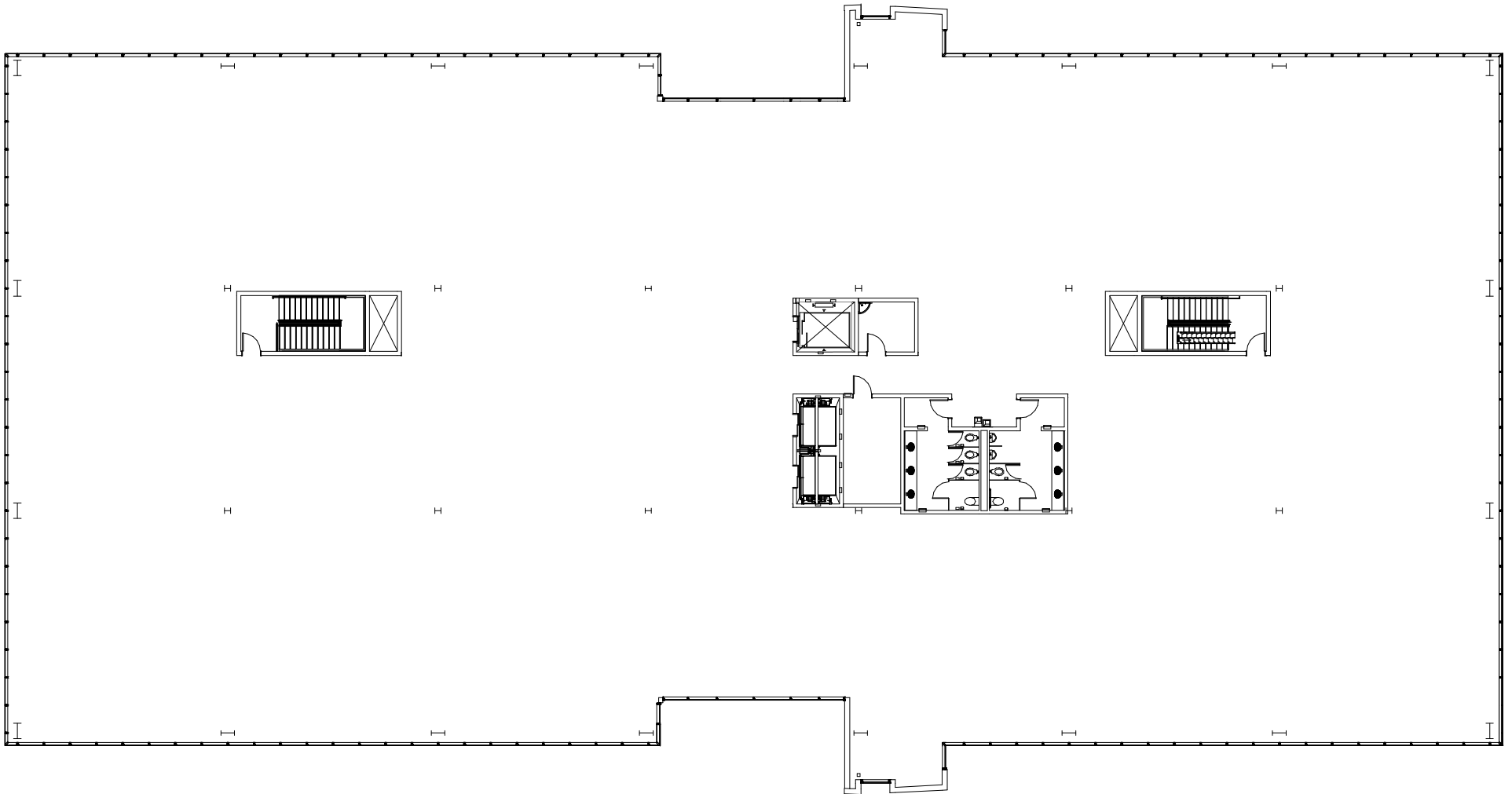


VALLEY GROVE

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

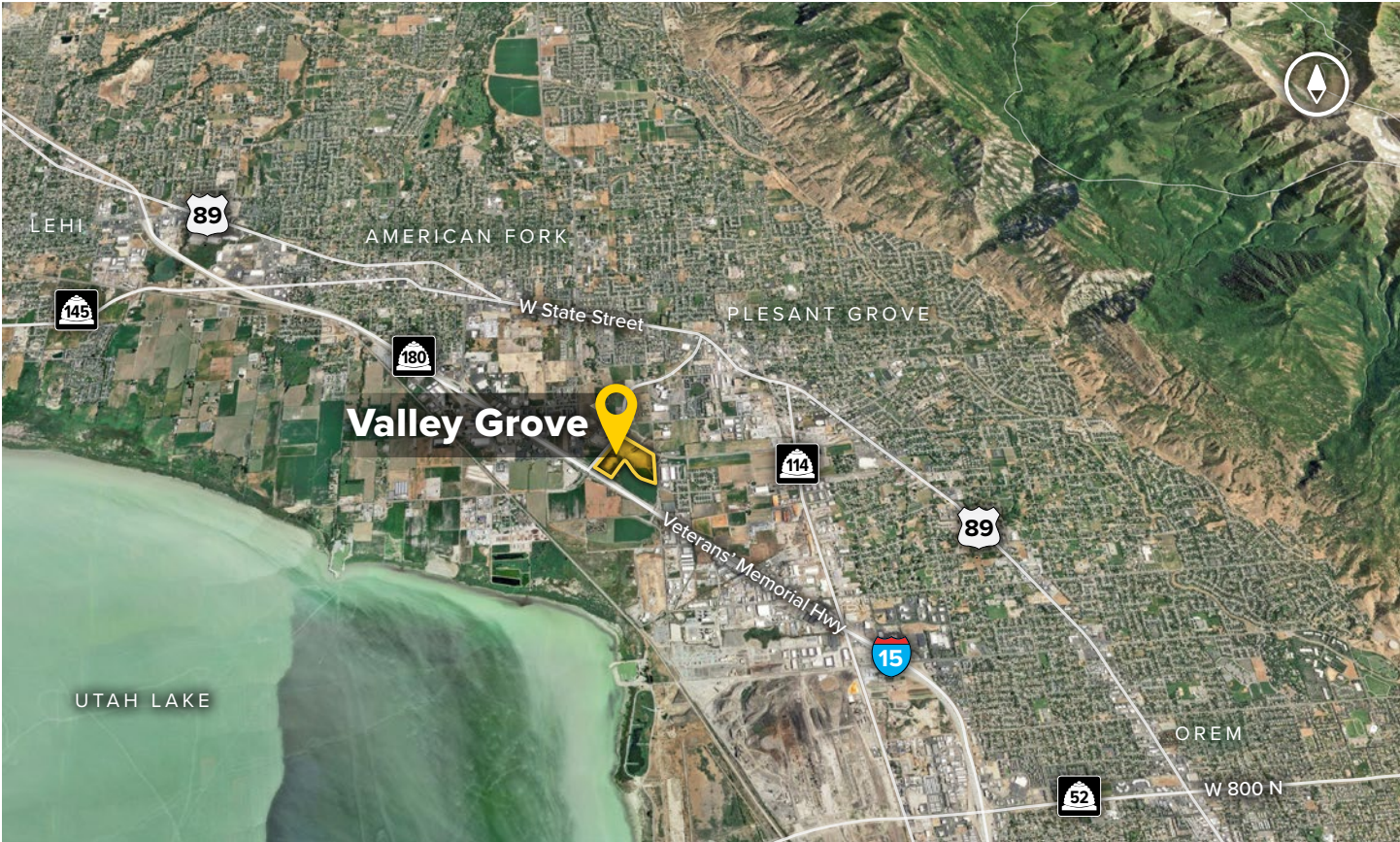
2100 Pleasant Grove Blvd.	189,783 SF
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SIX-STORY OFFICE SPECIFICATIONS

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-1525 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@sjpiutah.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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