

# **Valley Grove II** 1221 S Valley Grove Way

Pleasant Grove, Utah 84062

Valley Grove II is a 140,769 square foot five-story Class 'A' Office building located in Valley Grove, a 64-acre mixed-use destination rising in the heart of Utah County. Designed for LEED Certification, Valley Grove II is adjacent to over 80 acres of prime future retail and hospitality amenities.



Valley Grove II	
1221 S Valley Grove Way	140,769 SF
Mid-Rise Office Specifications	
LEED	Designed
Suite Sizes	2,500 up to 140,769 SF
Ceiling Height	10-13 ft. clear minimum
Offices	Built to suit
Parking	5.5 spaces per 1,000 SF

### For more information on Valley Grove II, visit:

The Valley Grove.com





#### **Distances to:**

Interstate 15	
Interstate 215	25 miles
Provo, UT	12 miles
Salt Lake City, UT	34.5 miles
Salt Lake City International Airport	38 miles

## **Contact Us**

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

#### **Scott Gifford**

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#### **Daniel Thomas**

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#### **Utah Office:**

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#### **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 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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