



GROVE TOWER

CLASS A 6 STORY OFFICE TOWER ON I-15

2100 W PLEASANT GROVE BLVD
PLEASANT GROVE, UTAH



ST. JOHN
PROPERTIES

MD • CO • LA • NC • NV • PA • TX • UT • VA • WI

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
**NATIONAL
DEVELOPER
OF THE YEAR**
— 2018 —





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Grove Tower is ideally situated on I-15 in central Utah County. The striking 6 story, Class A office destination combines modern architecture and sophistication matched with the finest Class A finishes in the market.

With prominent lobby entrances, floor to ceiling glass and expansive video wall, the building presents an unequaled sense of arrival and prominence.

Located in the heart of North Utah County, Grove Tower is at the center of a vibrant economic center and growth, with numerous restaurants and service amenities within a 2 minute radius.

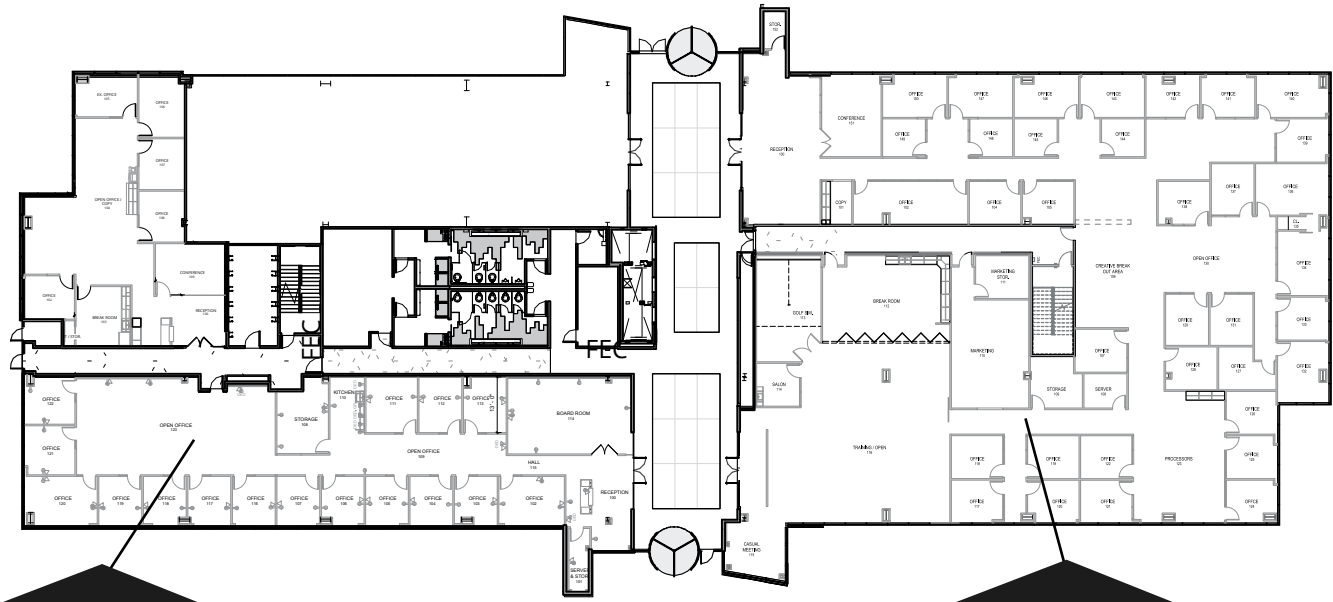
National developer St. John Properties brings decades of experience and unmatched attention to detail to this development, with several buildings recently completed.



/ HIGHLIGHTS

- **Suite 100 - 14,731 square feet**
- **Suite 160 - 5,478 square feet**
- **Suite 340 - 3,485 square feet**
- Lease rate: \$30.50 per square foot, Full Service
- Private offices, training/conference rooms, designated reception areas.
- Unobstructed, panoramic mountain and lake views
- I-15 visibility
- Modern Glass Tower
- Heart of Utah County
- Onsite Fitness Facility with Lockers and Showers
- Abundant Parking

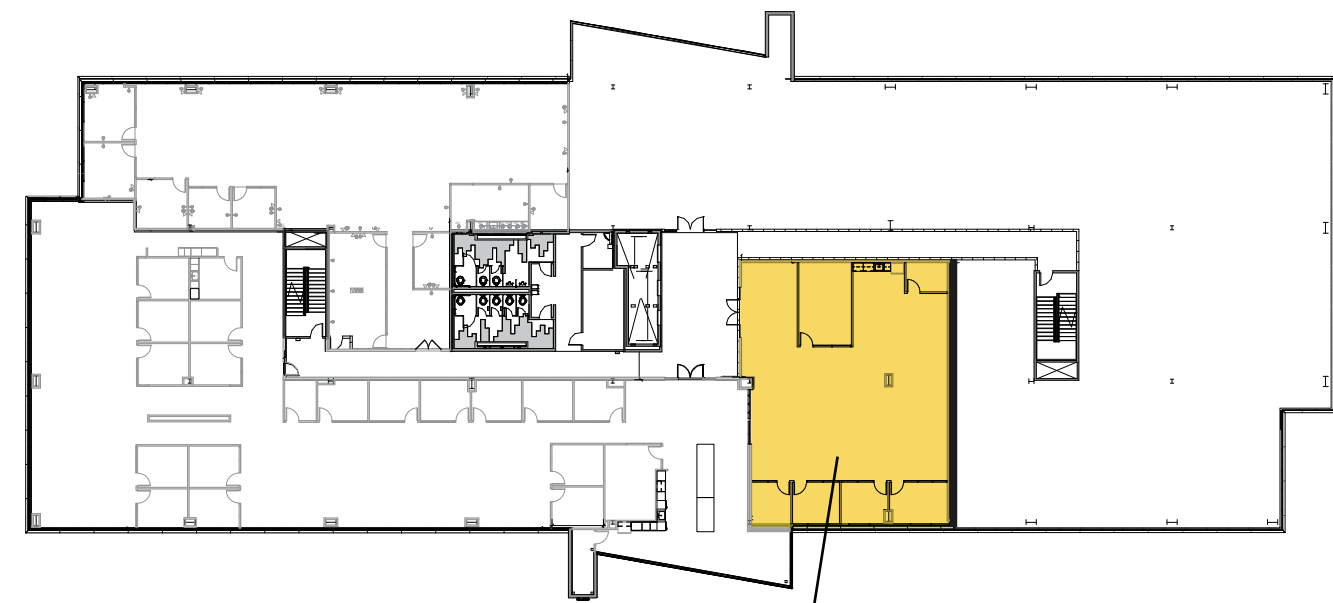
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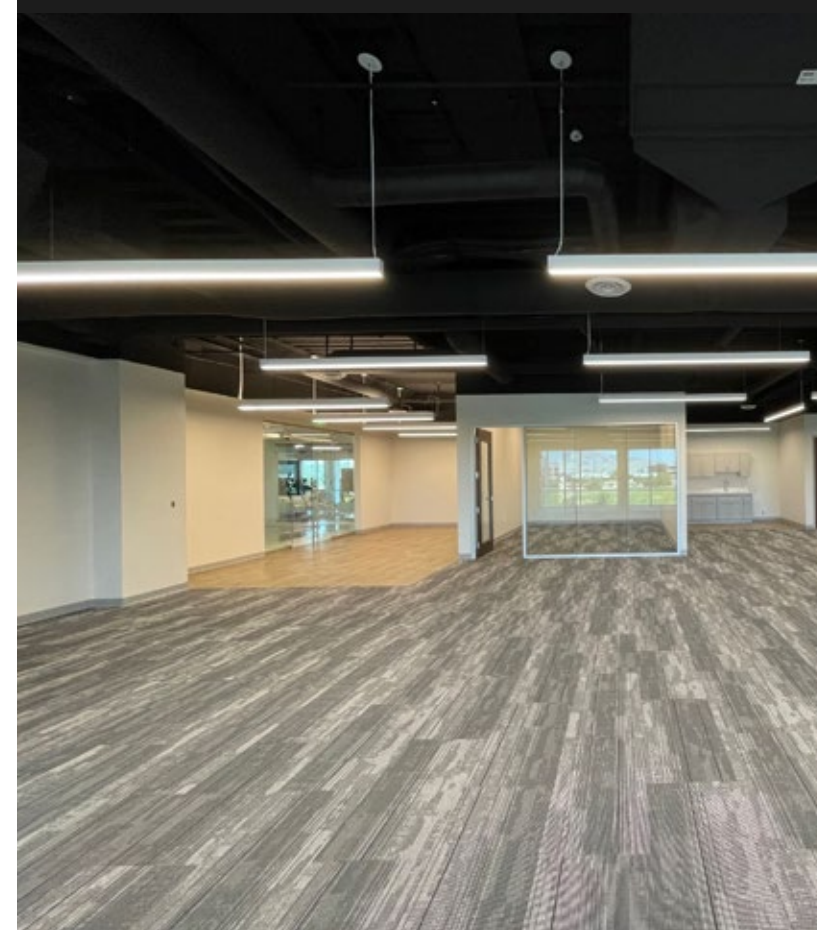
Suite 160
5,478 SF

Suite 100
14,731 SF

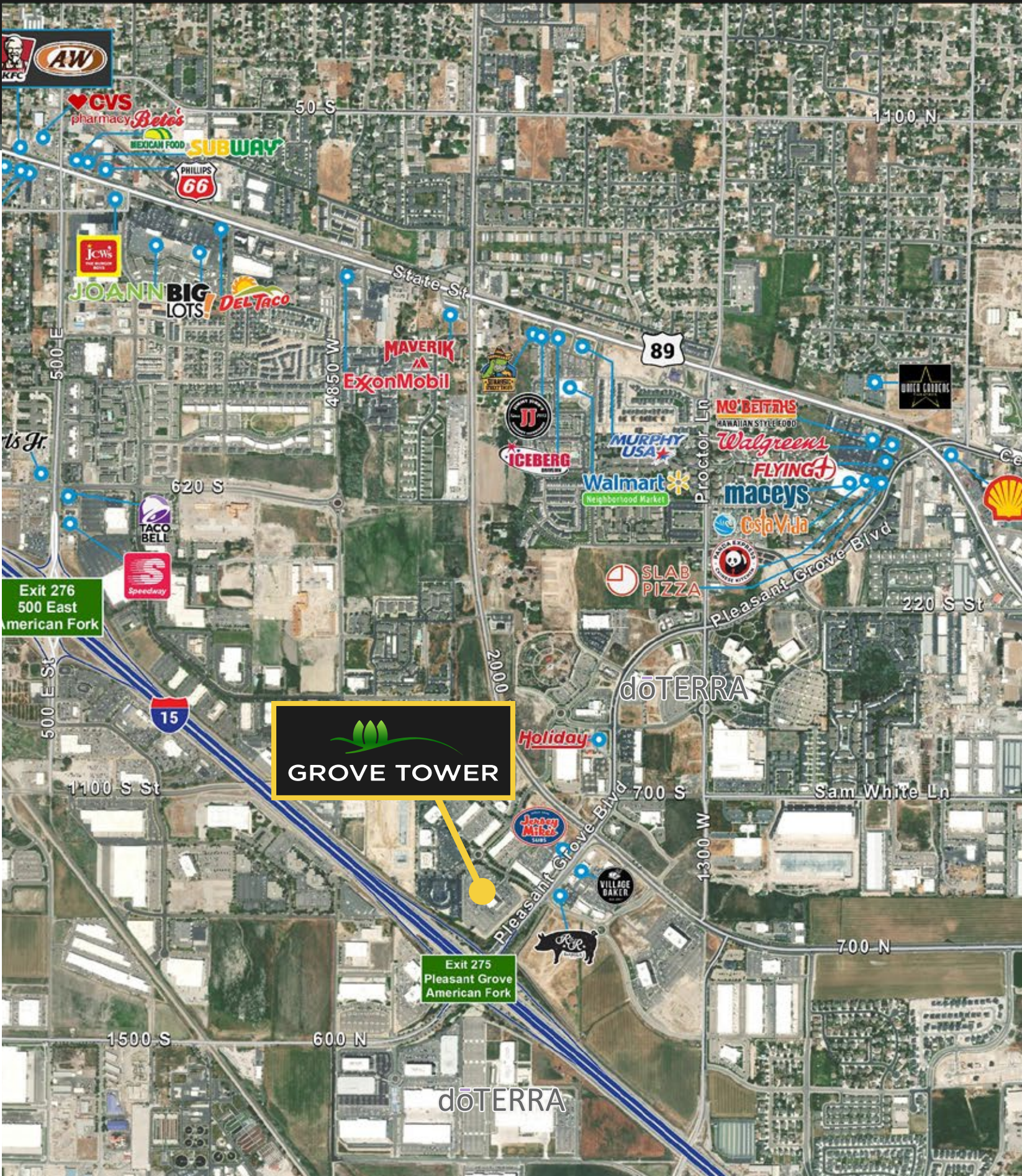
/ THIRD FLOOR



Suite 340
3,485 SF



/ VALLEY GROVE AMENITIES





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