

FLEX SPACE FOR LEASE

# VALLEY GROVE FLEX

---



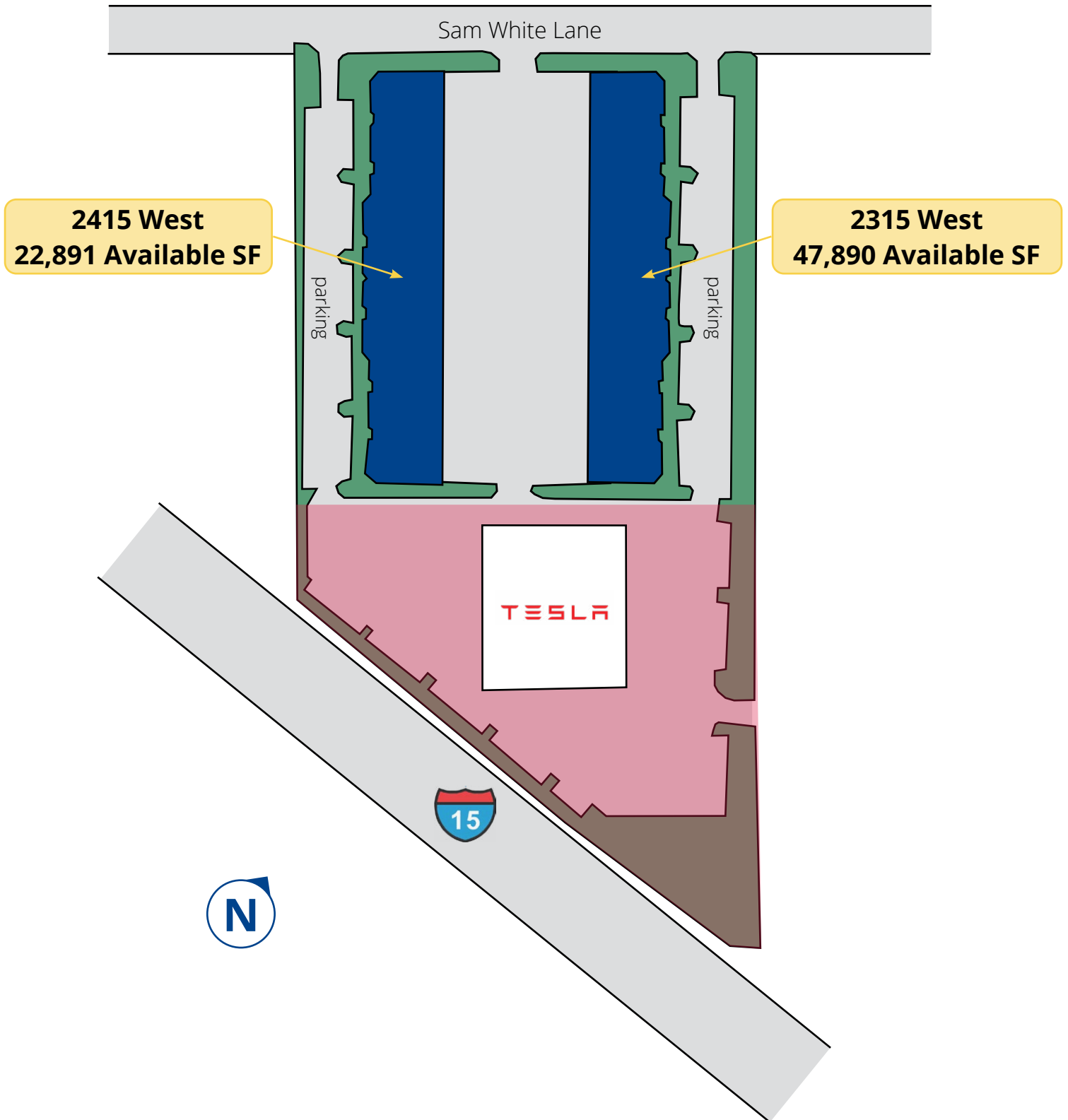
2315 & 2415 West Sam White Lane | Pleasant Grove, UT 84062

Colliers



# VALLEY GROVE FLEX

## Site Plan

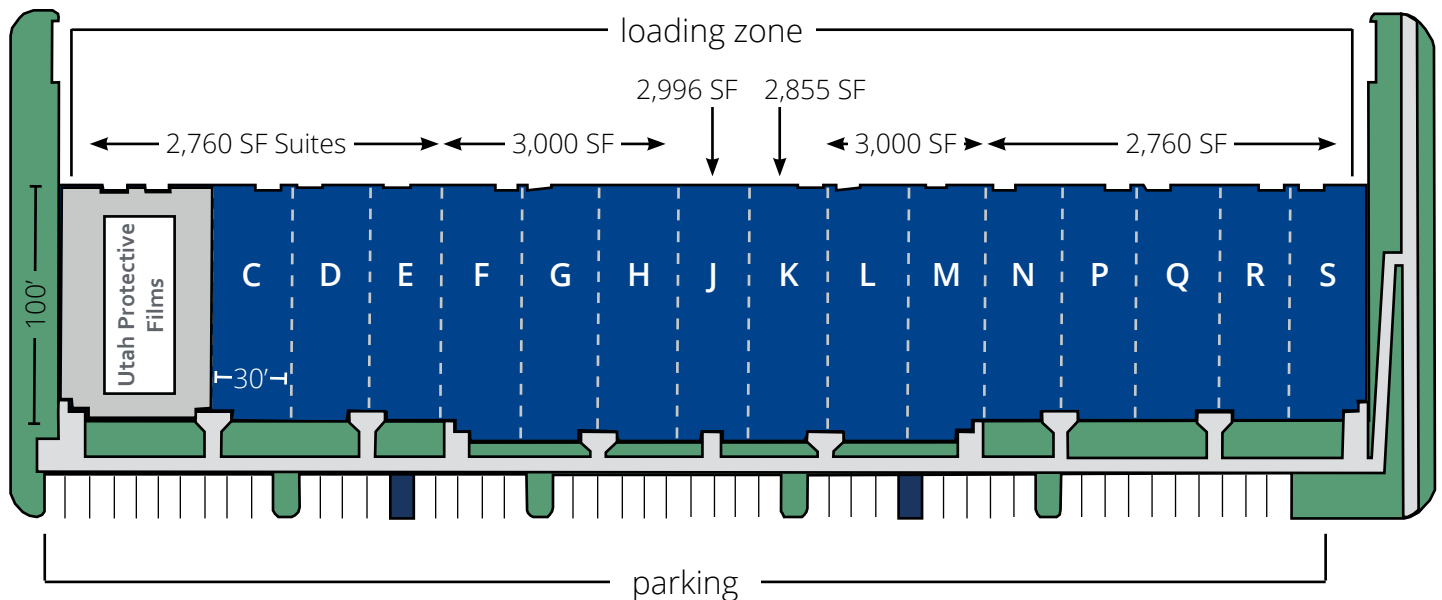


# VALLEY GROVE FLEX

## 2315 West Building

### 47,890 Total SF

- > Direct-entry flexible space
- > LEED designed
- > 18' minimum clear height
- > Up to 6/1,000 parking ratio





# VALLEY GROVE FLEX

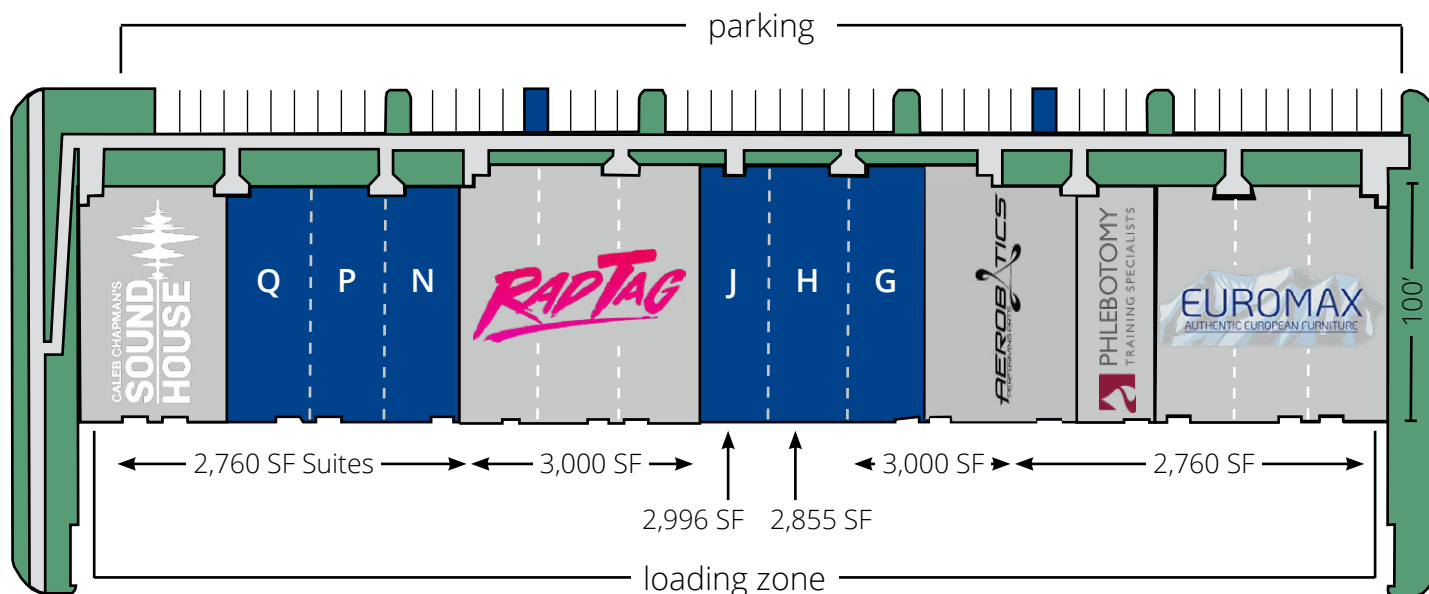
## 2415 West Building

### 22,891 Available SF

- > Direct-entry flexible space
- > LEED designed
- > 18' minimum clear height
- > Up to 6/1,000 parking ratio

Available

Leased



# VALLEY GROVE FLEX

## Location





# VALLEY GROVE FLEX

## Valley Grove Overview



Valley Grove is a 100-acre mixed-use destination rising in the heart of Utah County. With unmatched access to I-15 and North County Boulevard, Valley Grove provides people more time to eat, sleep, play and work instead of waiting in traffic. Upon completion, the \$500 million Valley Grove development will contain over one million square feet of Class A office, retail and restaurants as well as a hotel.



► [visit website](#)



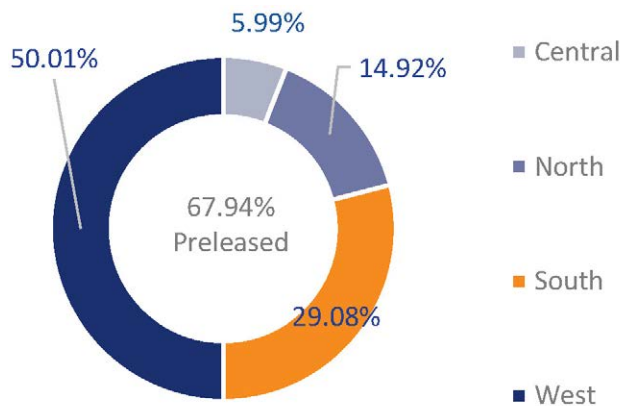
# VALLEY GROVE FLEX

## Market Statistics

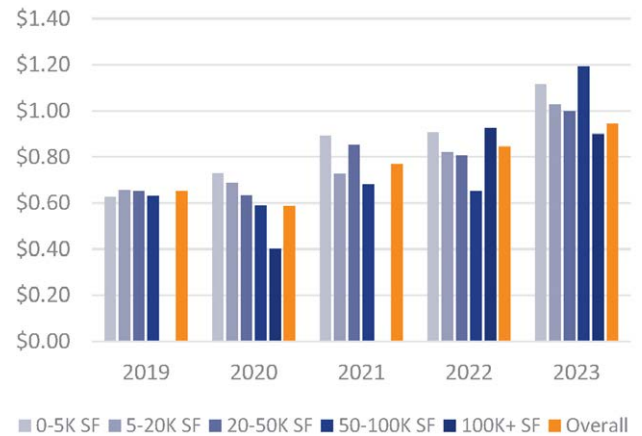
Utah County Industrial | Q2 2023

Market Indicators	YTD Absorption	Under Construction	Direct Vacancy Rate	Lease Rate (NNN)
	<b>+482K SF</b>	<b>4.4M SF</b>	<b>3.01%</b>	<b>\$0.94/SF</b>

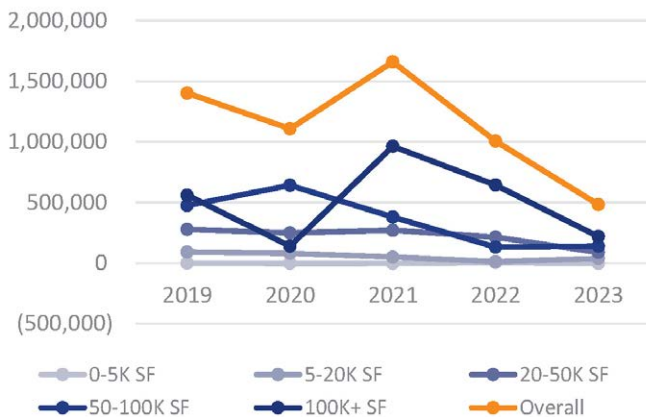
### Construction



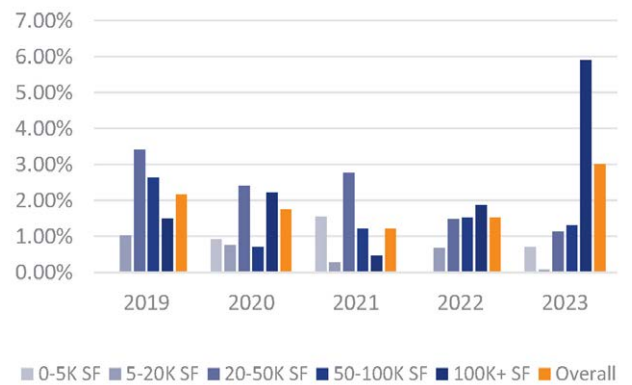
### Ave. Asking Lease Rates



### Absorption



### Vacancy



### Overall Market Totals

Existing Properties		Direct Vacancy		Sublease Availability		Total Vacancy	Absorption Square Footage		Avg Asking Rate
Building Size	Total Inventory SF	SF	Rate	SF	Rate	Rate	Current Period	YTD	Rate (NNN)
Quarterly Totals									
0-5,000	332,258	2,310	0.70%	8,473	2.55%	3.25%	0	(2,310)	\$1.12
5,001-20,000	6,127,329	3,741	0.06%	1,068	0.02%	0.08%	25,997	37,890	\$1.03
20,001-50,000	11,427,007	129,196	1.13%	52,959	0.46%	1.59%	39,386	87,957	\$1.00
50,001-100,000	8,634,830	112,469	1.30%	38,548	0.45%	1.75%	26,786	139,190	\$1.19
100,001+	19,145,161	1,127,387	5.89%	85,589	0.45%	6.34%	69,313	219,435	\$0.90
TOTAL	45,666,585	1,375,103	3.01%	186,637	0.41%	3.42%	161,482	482,162	\$0.94

# VALLEY GROVE FLEX

## Why Utah?

Utah is a  
**Young & High-Growth**  
State

Utah experienced a  
**20.7%**  
population increase  
2010–2020 and is one  
of the fastest-growing  
states in the U.S.  
(ESRI BAO)

The median age is  
**30.9**  
making Utah the  
youngest state in the  
U.S. by median age.  
(ESRI BAO)

There are more than  
**571,000**  
more people in Utah  
than in 2010.  
(ESRI BAO)

Utah's  
**Economic Conditions**  
are Great

Utah was ranked the  
**2nd**  
best state for overall  
economy in the U.S.  
(U.S. News: Best  
States Ranking)

Utah was named the  
**#2**  
best state for business  
in 2018.  
(Forbes)

Utah was ranked the  
**4th**  
best state for  
venture capital.  
(U.S. News: Best  
States Ranking)

There's an  
**Educated & Skilled**  
Workforce

There are more than  
**35**  
higher education  
institutions in Utah.  
(National Database  
of Scholarships)

Almost  
**50%**  
of Utahns  
have obtained  
postsecondary  
certificates or degrees.  
(Utah.gov)

Over  
**79,000**  
degrees were awarded  
in 2017.  
(datausa.io)

Opportunities for  
**Jobs & Careers**  
are Plentiful

Utah experienced  
**3.6%**  
job growth July 2018–  
July 2019, making it  
among the top states in  
the U.S. for growth.  
(U.S. Bureau of Labor Statistics)

Utah is experiencing  
overwhelming job  
growth in the  
**construction,  
finance, health,  
and technology**  
sectors.  
(Utah.gov)

About  
**54,500**  
jobs were added to the  
economy from July  
2018 to July 2019.  
(U.S. Bureau of Labor  
Statistics)

Utah has a  
**Multilingual**  
Population

There are over  
**120**  
languages spoken in  
Utah.  
(Deseret News)

About  
**15%**  
of Utah residents speak  
a language other than  
English at home.  
(The Salt Lake Tribune)

There are more than  
**246,000**  
Spanish speakers  
in Utah.  
(U.S. Census Bureau)



# VALLEY GROVE FLEX

---



**Jarrod Hunt**  
+1 801 787 8940  
[jarrod.hunt@colliers.com](mailto:jarrod.hunt@colliers.com)

**Lana Howell**  
+1 801 453 6857  
[lane.howell@colliers.com](mailto:lane.howell@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.