

# VALLEY GROVE I

FOR SUBLEASE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

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## PROPERTY DETAILS

**SUITE 300 – 1064 SOUTH NORTH COUNTY BOULEVARD, PLEASANT GROVE, UTAH 84062**

No other development offers companies of nearly any size and type to stage expansion like Valley Grove. Grow your business confidently with a Real Estate partner who owns more than nineteen million square feet of office, retail and flexspace nationwide. Located adjacent to the new retail and office developments with easy access to I-15, Valley Grove 1 features the following:

- Available:
  - Third Floor Suite 300: 5,843 SF
- Sublease Rate \$27.50/SF Full Service
- Sublease Expires February 28, 2027
- Crown Signage Facing I-15
- Parking 5/1,000 Ratio
- Fiber Optic Connectivity
- Adjacent to over 80 Acres of Prime Future Retail and Hospitality Amenities
- Incredible Views
- 165,000 SF Building
- 6 Story Class 'A' Building
- Floor to Ceiling Glass
- 10' or Higher Minimum Finished Ceiling Height
- Open Ceiling Options
- Generous Buildout Allowance

An iconic business community, Valley Grove is a 60-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 \$300 million Valley Grove development will contain over one million square feet of Class 'A' office, retail, restaurants and a hotel.

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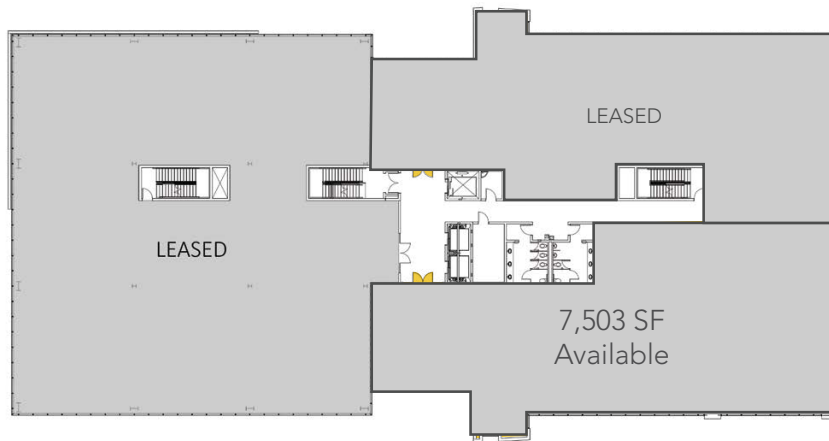
# VALLEY GROVE I

## SITE PLAN

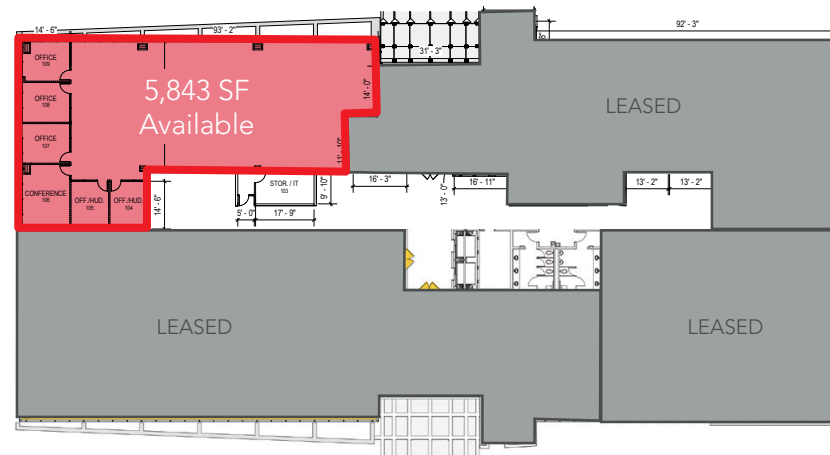
### 1ST FLOOR



### 2ND FLOOR



### 3RD FLOOR



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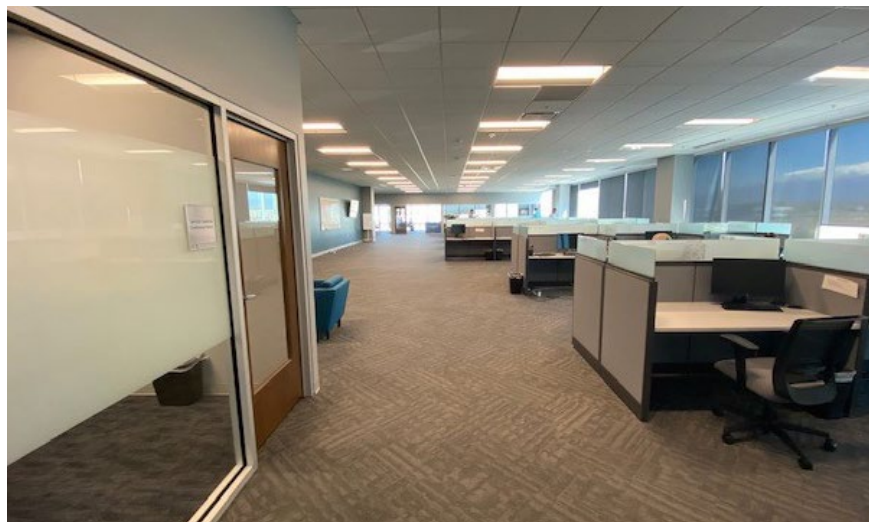
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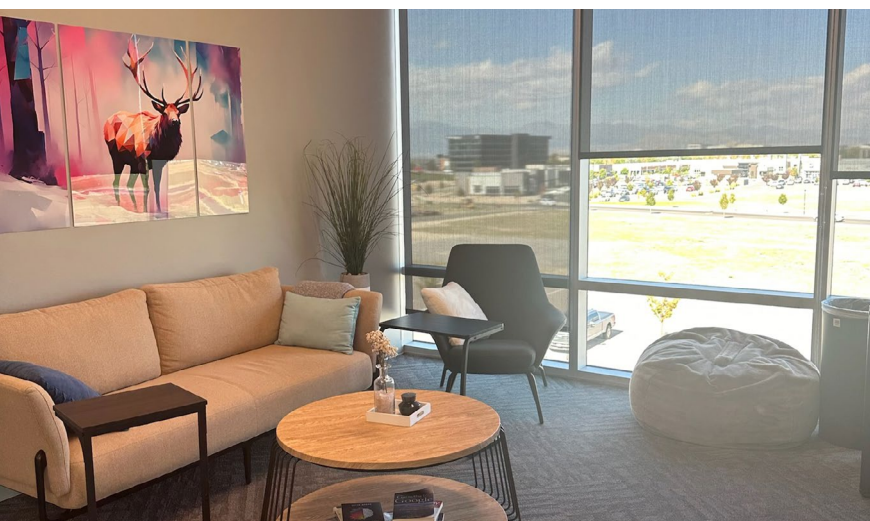


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# SITE PLAN

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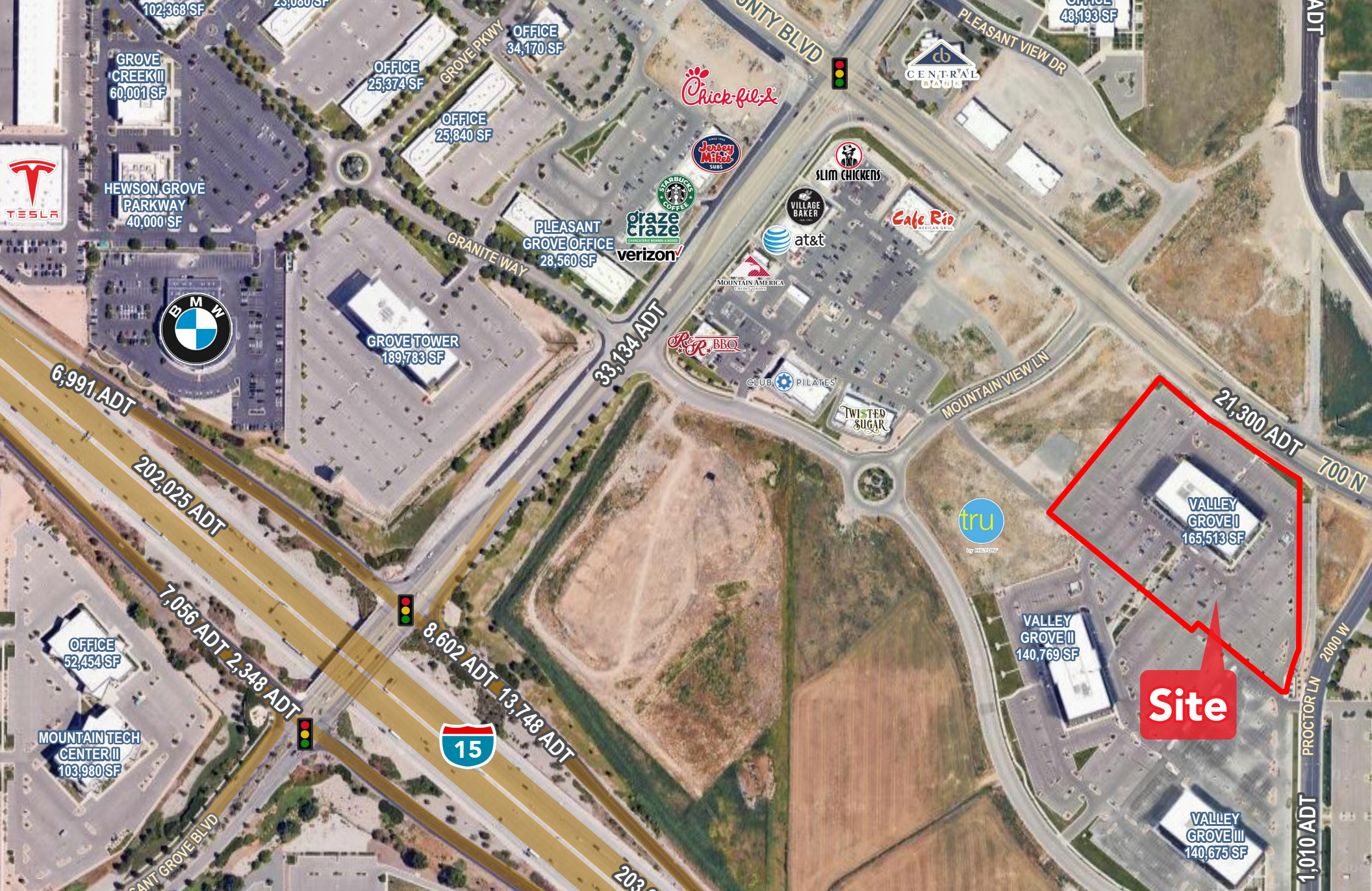
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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