



VALLEY GROVE III

NEW LEED DESIGNED 5-STORY CLASS A OFFICE

1333 S VALLEY GROVE WAY
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 —





VALLEY GROVE

An iconic business community, Valley Grove is a 130-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 \$1 billion Valley Grove development will contain over 1.5 million square feet of Class 'A' office, flex/R&D, retail, restaurants, and a hotel.

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



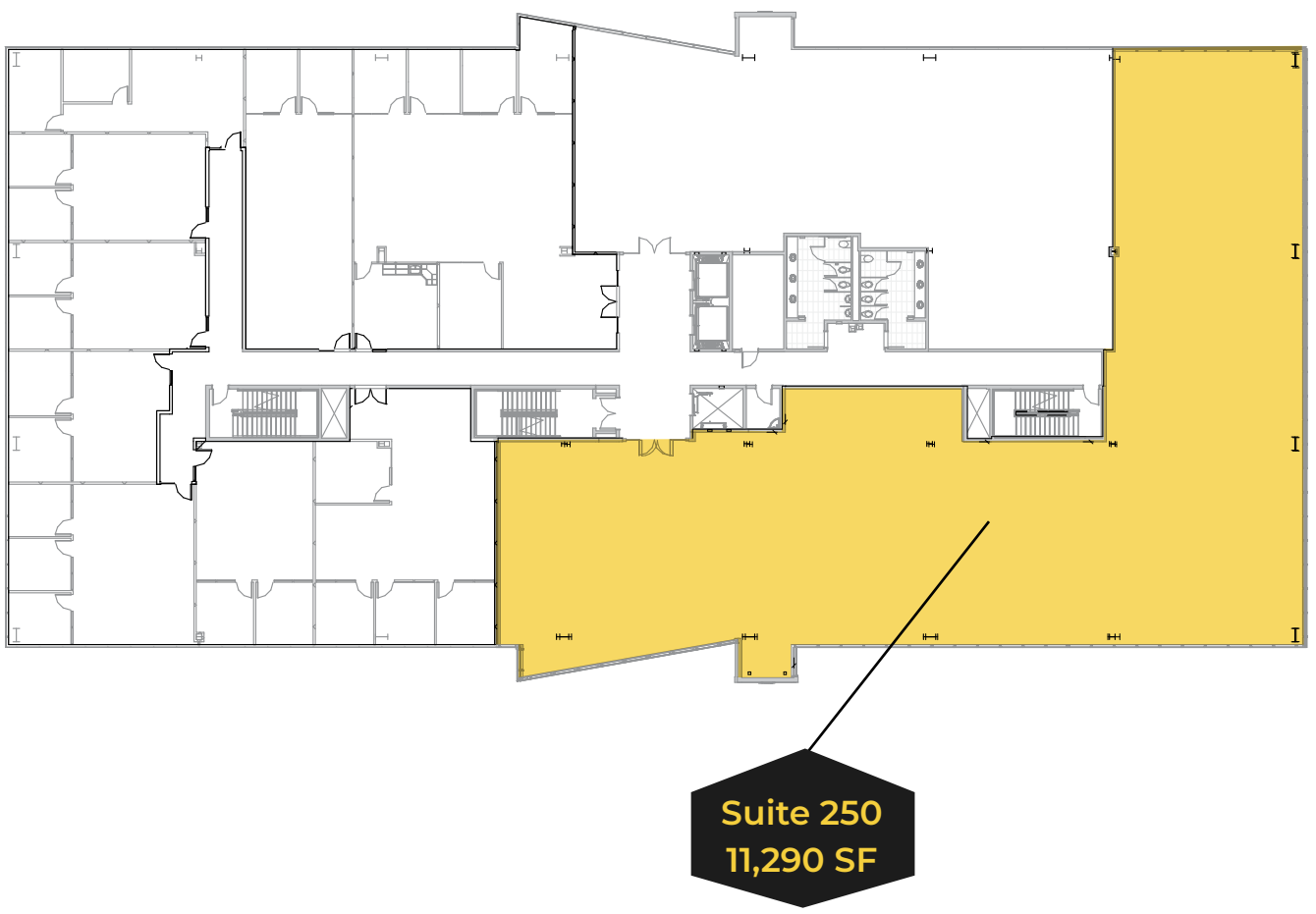
/ HIGHLIGHTS

- 5,342- 87,790 Square Feet
- Lease rate starting: \$33.00 per square foot, Full Service
- 5 Story mid-rise Class A building
- Crown signage facing I-15
- Generous build-out allowance
- Unobstructed, panoramic mountain and lake views
- I-15 visibility
- Heart of Utah County
- Designed for LEED Certification
- Abundant Parking

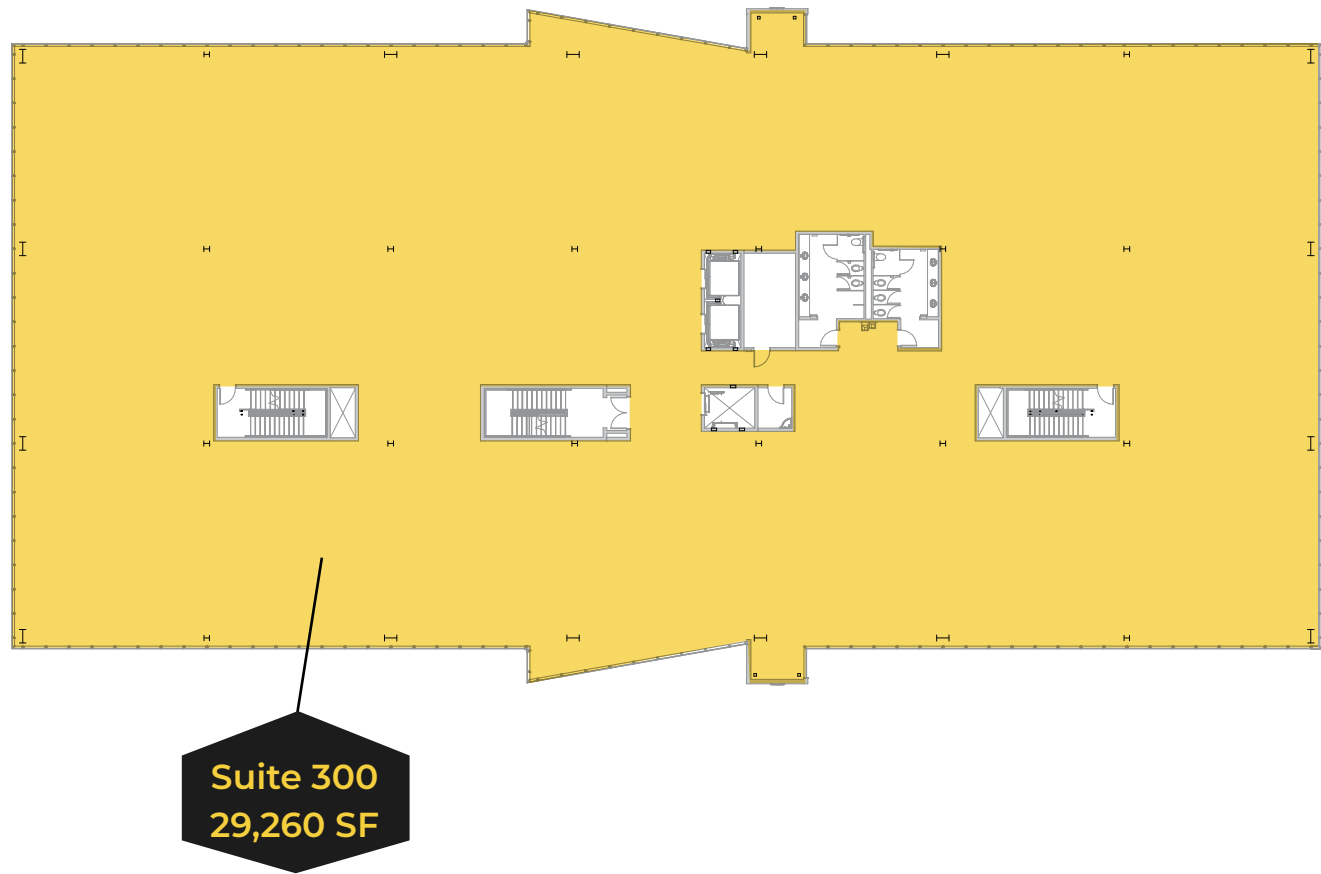
/ FIRST FLOOR



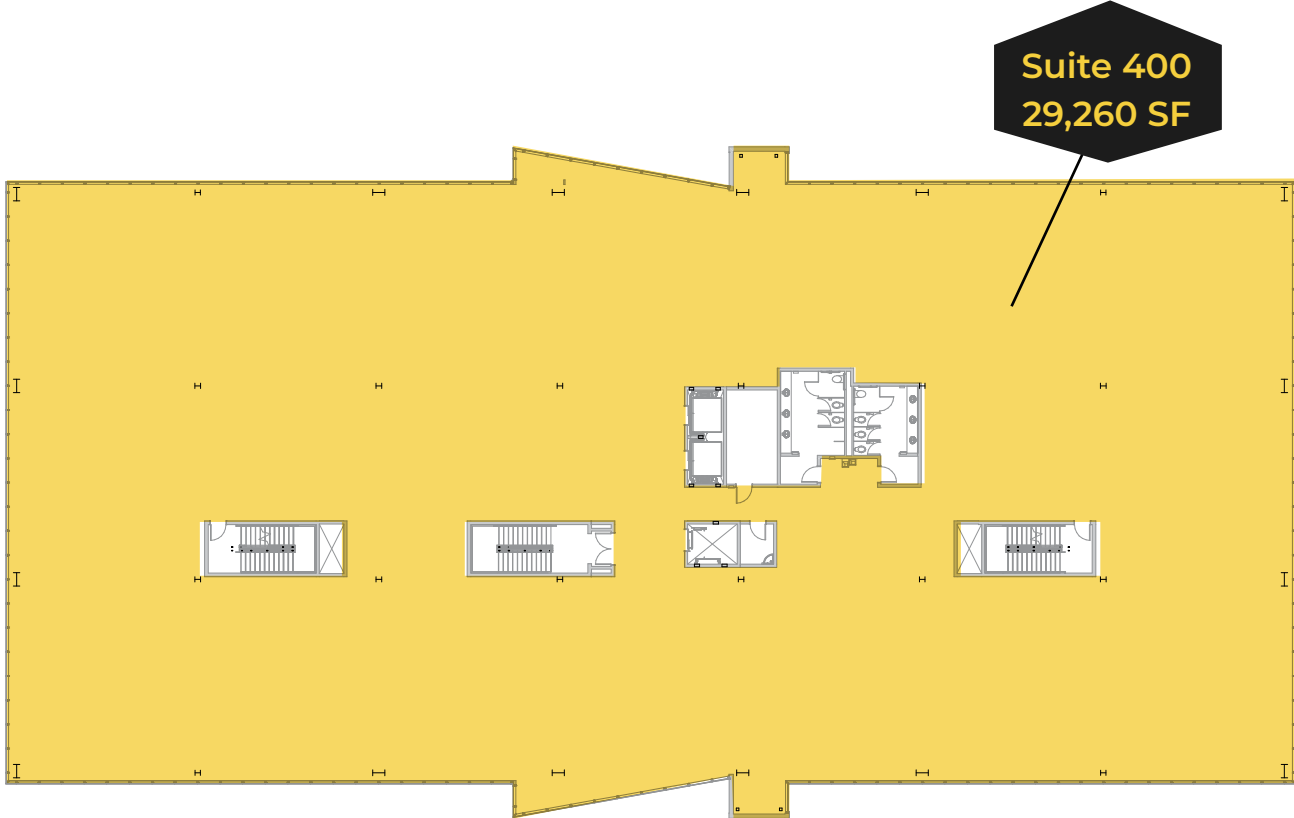
/ SECOND FLOOR



/ THIRD FLOOR



/ FOURTH FLOOR



/ VALLEY GROVE AMENITIES





VALLEY GROVE






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