



VALLEY GROVE

PLEASANT GROVE, UTAH



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

SJPI.COM/UTAH | 801.899.7991



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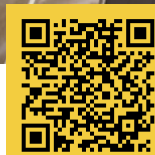
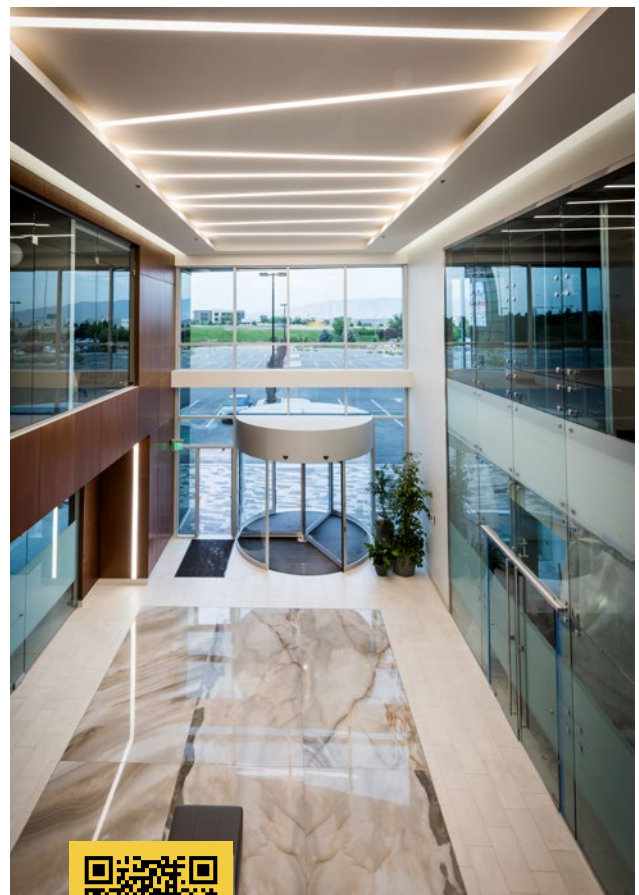


About Valley Grove

An iconic business community, Valley Grove is a 130-acre mixed-use destination rising in the heart of Utah County.

With unmatched access to Interstate 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 one million square feet of Class 'A' office, flex/R&D, and retail. Future development plans include luxury residential and hospitality .

Visit sjpi.com/valleygrove to learn more.



Scan now to take a virtual tour, download floor plans and more!



Valley Grove Features:

- ▶ Crown signage facing Interstate 15 with visibility to over 187,000 vehicles per day
- ▶ Extraordinary parking at a ratio of 5.5 spaces per 1,000 SF
- ▶ Fiber optic connectivity
- ▶ 24/7 direct suite access and control for ease and comfort
- ▶ Adjacent to over 80-acres of prime future retail and hospitality amenities



About St. John Properties

Placing Our Clients' Needs First Since 1971

- ▶ Owns and manages more than 24 million square feet of commercial real estate nationwide, including office, flex/R&D, retail, warehouse and residential.
- ▶ Real estate investments valued at more than \$5+ billion.
- ▶ Named Top 5 National LEED Developer by U.S. Green Building Council.
- ▶ Proudly serving more than 2,600 satisfied clients nationwide.
- ▶ Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisitions.

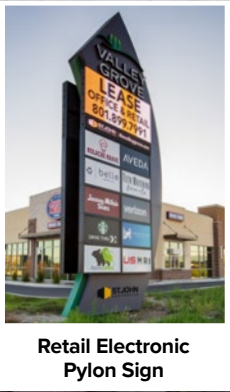
Visit sjpi.com/about to learn more.



VALLEY GROVE

PRODUCT LEGEND

- Multi-Story Office
- Single-Story Office
- Flex/R&D
- Pad Sites
- Retail
- Hotel



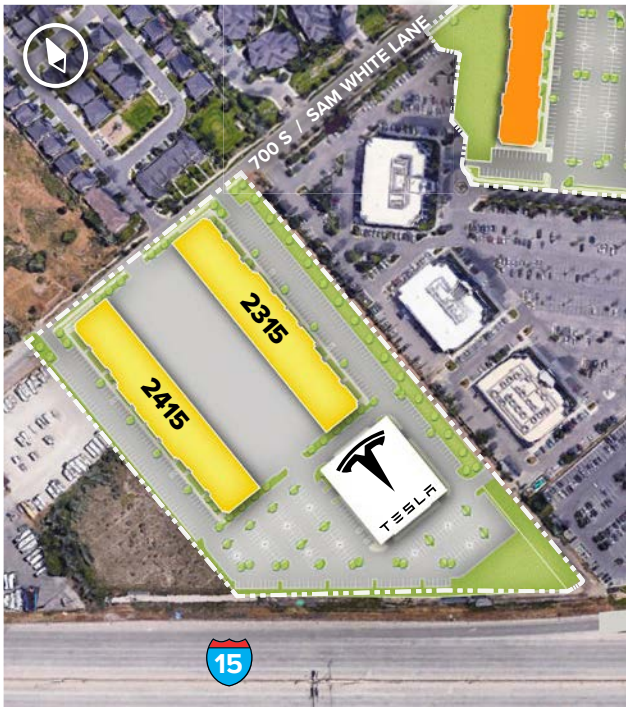
Retail Amenities at Valley Grove:



Flex/R&D

Direct-Entry Flexible Space

Flex/R&D Buildings	
2315 West 700 South	48,287 SF
2415 West 700 South	48,287 SF
Flex/R&D Specifications	
Suite Sizes	Up to 48,287 SF
Ceiling Height	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF





Single-Story Office

Direct-Entry Office

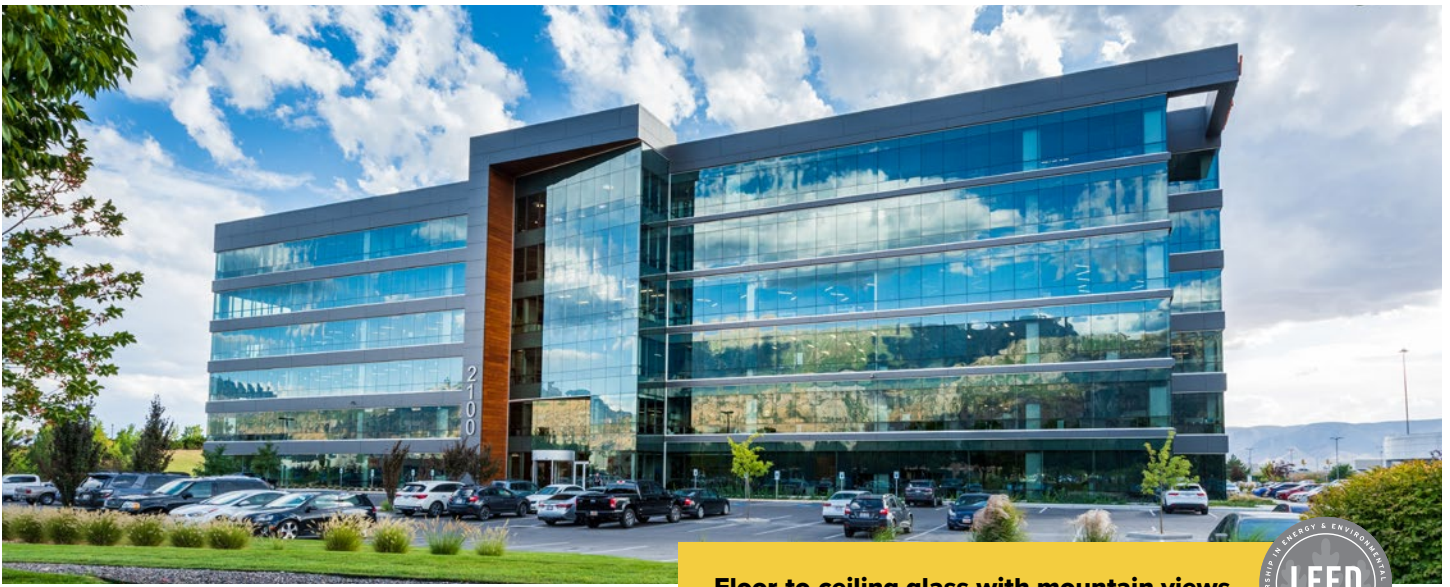
Single-Story Office Buildings

1982 W Pleasant Grove Blvd	28,560 SF
2015 W Grove Parkway	25,840 SF
2054 W Grove Parkway	25,374 SF
2086 W Grove Parkway	23,454 SF

Single-Story Office Specifications

LEED	Designed
1982 W Pleasant Grove Blvd & 2015 W Grove Parkway:	Certified
Suite Sizes	1,245 up to 28,560 SF
Ceiling Height	10-14 ft. clear minimum
Offices	Built to suit & existing
Parking	5.5 spaces per 1,000 SF





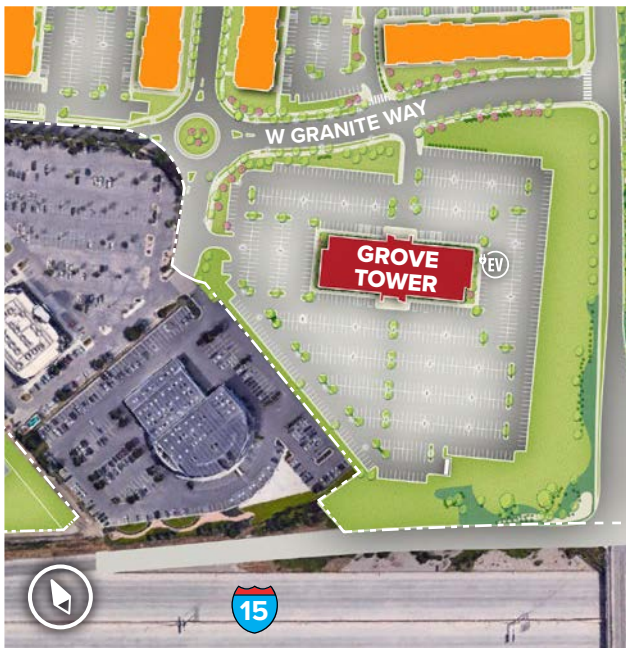
Floor-to-ceiling glass with mountain views

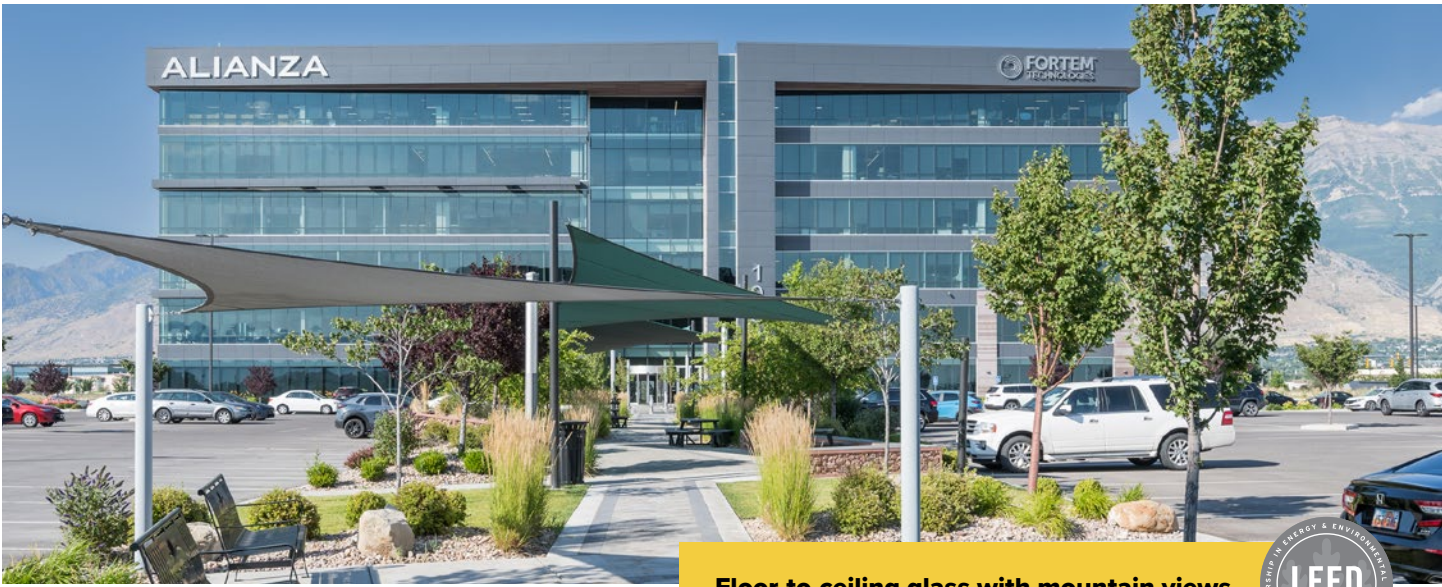


Grove Tower

Six-Story Class 'A' Office

Grove Tower	
2100 W Pleasant Grove Blvd	189,595 SF
Six-Story Office Specifications	
LEED	Certified
Suite Sizes	2,500 up to 189,783 SF
Ceiling Height	10-13 ft. clear minimum
Offices	Built to suit
Parking	5.5 spaces per 1,000 SF





Floor-to-ceiling glass with mountain views

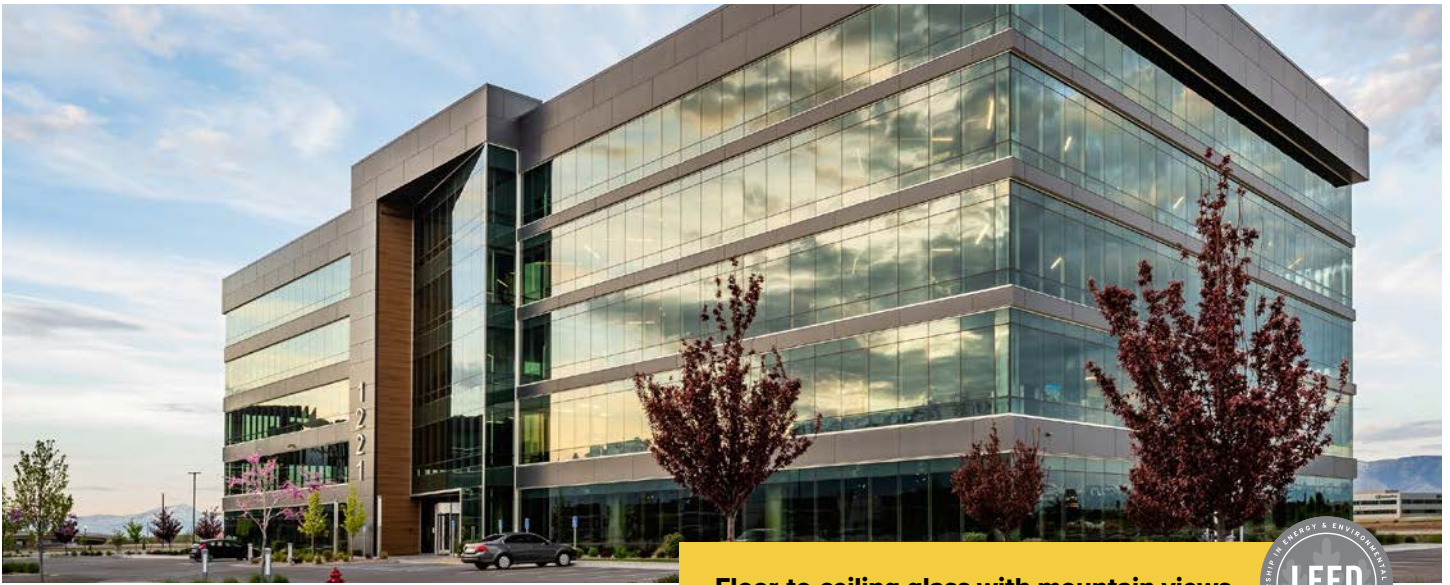


Valley Grove I

Mid-Rise Class 'A' Office

Valley Grove I	
1064 S North County Blvd	165,513 SF
Mid-Rise Office Specifications	
LEED	Certified
Suite Sizes	2,500 up to 165,513 SF
Ceiling Height	10-13 ft. clear minimum
Offices	Built to suit
Parking	5.5 spaces per 1,000 SF





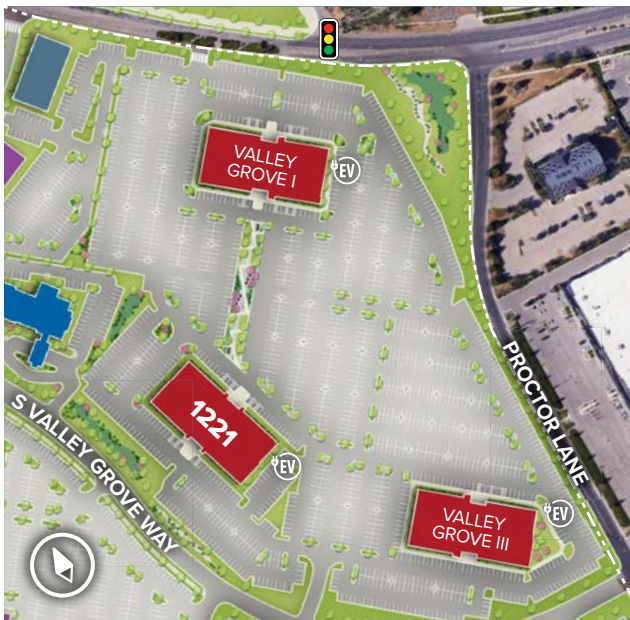
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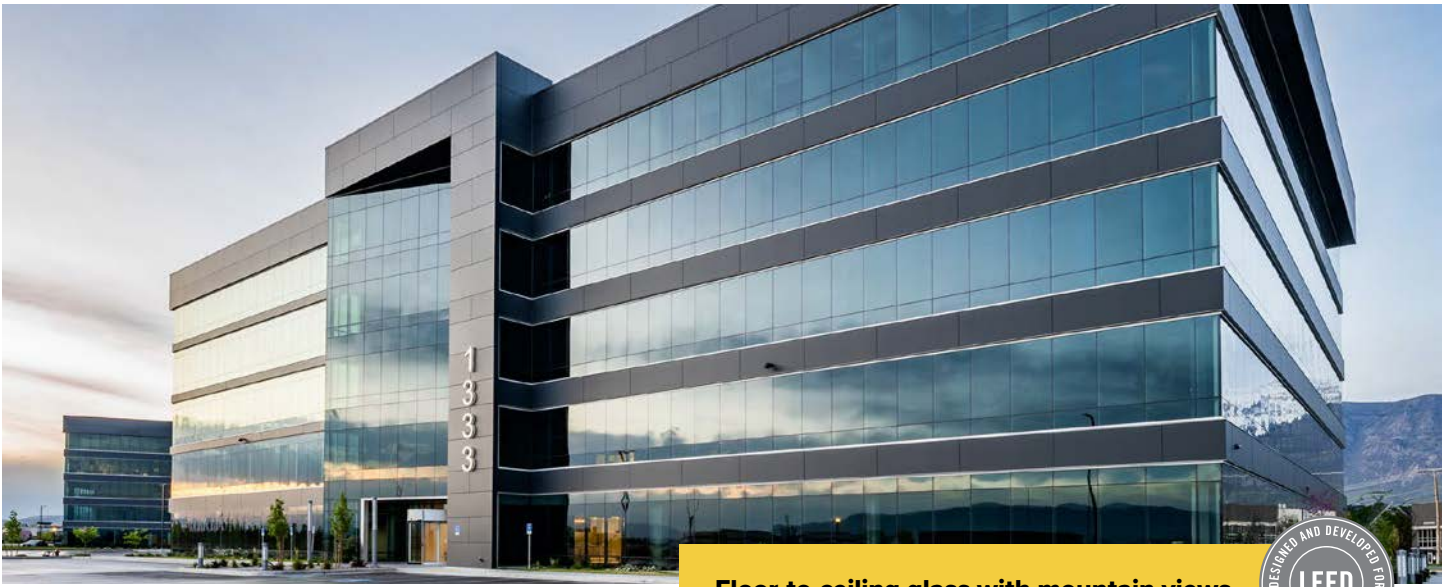


Valley Grove II

Mid-Rise Class 'A' Office

Valley Grove II	
1221 S Valley Grove Way	140,770 SF
Mid-Rise Office Specifications	
LEED	Certified
Suite Sizes	2,500 up to 140,770 SF
Ceiling Height	10-13 ft. clear minimum
Offices	Built to suit
Parking	5.5 spaces per 1,000 SF





Floor-to-ceiling glass with mountain views



Valley Grove III

Mid-Rise Class 'A' Office

Valley Grove III	
1333 S Valley Grove Way	140,675 SF
Mid-Rise Office Specifications	
LEED	Designed
Suite Sizes	2,500 up to 140,675 SF
Ceiling Height	10-13 ft. clear minimum
Offices	Built to suit
Parking	5.5 spaces per 1,000 SF





Join Wok The Line, The Village Baker, Starbucks, Jersey Mike's Subs, Gloss Salon, Verizon Wireless, & more!

Inline Retail

Offering drive-thrus & patio seating

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,264	61,126	153,817
Avg. Household Income	\$79,953	\$98,766	\$103,753

Traffic Counts

North County Blvd (W 700 N):	30,000+ vehicles/day
Pleasant Grove Blvd:	60,000+ vehicles/day
Interstate 15:	225,000+ vehicles/day

Retail Buildings

876 S North County Blvd	9,675 SF	
1043 S Valley Grove Way	9,725 SF	
1051 S Valley Grove Way	9,377 SF	
1865 W Pleasant Grove Blvd	11,152 SF	
1882 W Pleasant Grove Blvd	10,396 SF	
1926 W Pleasant Grove Blvd	10,447 SF	
863 S North County Blvd	9,031 SF	
887 S North County Blvd	9,031 SF	
758 S North County Blvd	13,050 SF	
Retail L	10,000 SF	FUTURE
Retail M	10,500 SF	FUTURE



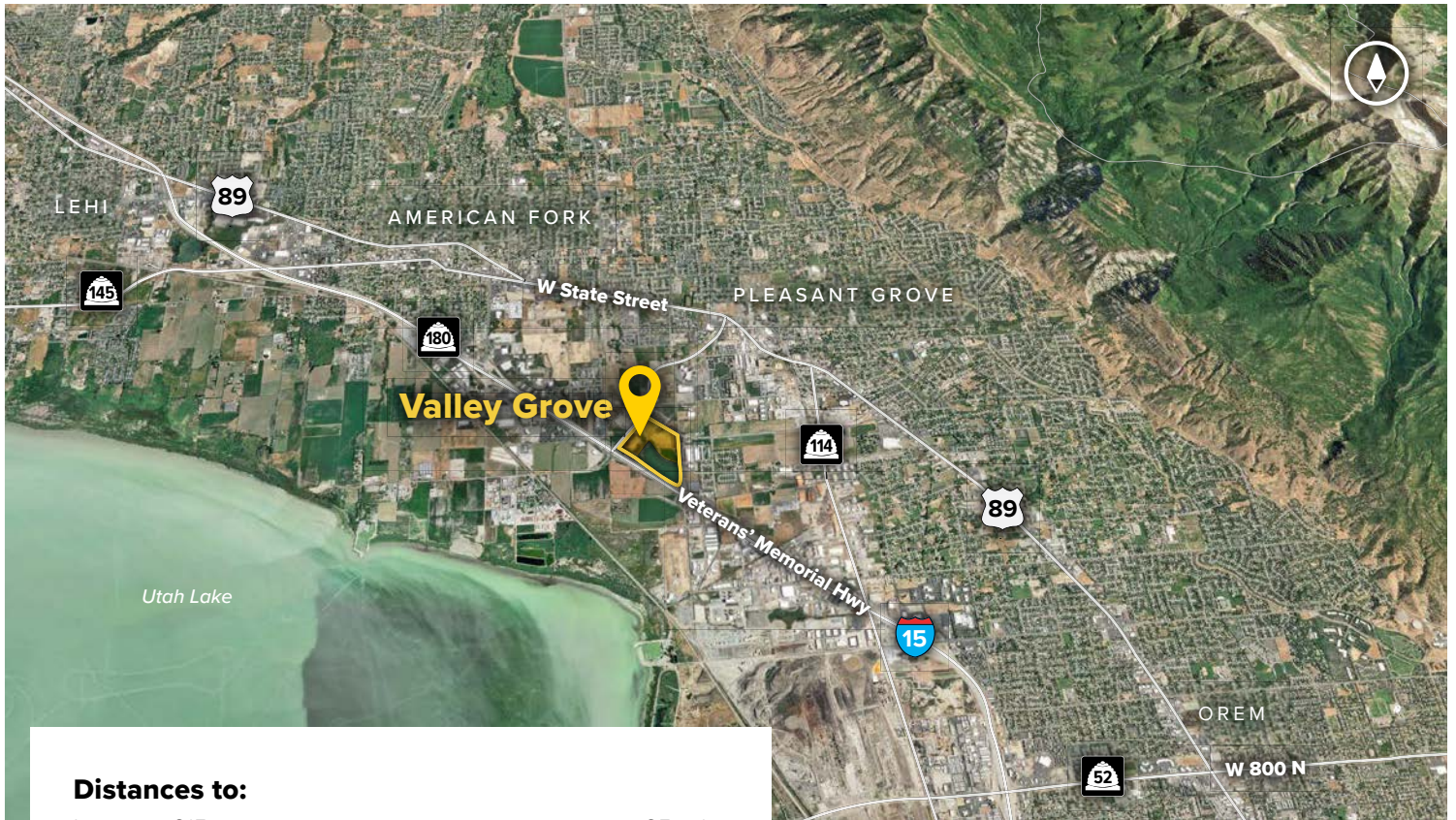


Pad Sites

From 0.90–1.135 Acres

Pad Sites	
Pad 2	1.135 Acres
Pad 3	.916 Acres
Pad 6	.92 Acres
Pad 7	.90 Acres
Pad 9	1.00 Acre





Distances to:

- Interstate 215 25 miles
- Provo, UT (Downtown) 12 miles
- Salt Lake City, UT (Downtown) 34.5 miles
- Salt Lake City International Airport 38 miles



Scan now to take a virtual tour, download floor plans and more!

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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