

VALLEY GROVE II MID-RISE CLASS A OFFICE



| BUILD TO SUIT



PROPERTY DETAILS

1221 SOUTH VALLEY GROVE WAY
PLEASANT GROVE, UT

- Available:
Second Floor: Up to 10,735 SF
- Starting From: \$29.50 / SF /
Full Service
- 5 Story mid-rise Class A
building
- Floor to ceiling glass
- 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
- 10-13' clear minimum finished
ceiling height
- generous build-out allowance
- Located in the Utah tech-hub
- Designed for LEED
Certification

DRIVE TIMES

20 MINUTES

BYU

13 MINUTES

UVU

40 MINUTES

SLC INTERNATIONAL AIRPORT

25 MINUTES

SUNDANCE SKI RESORT



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CODY BLACK

cblack@mwcrc.com
direct 385.233.9141
[View Profile](#)

SHAD WEBB

swebb@mwcrc.com
direct 435.459.0212
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FULL SERVICE

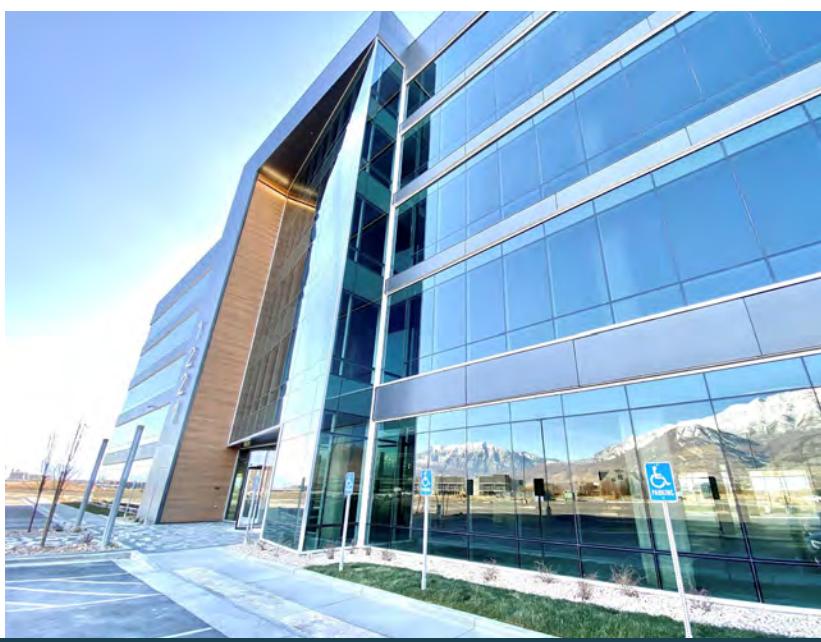
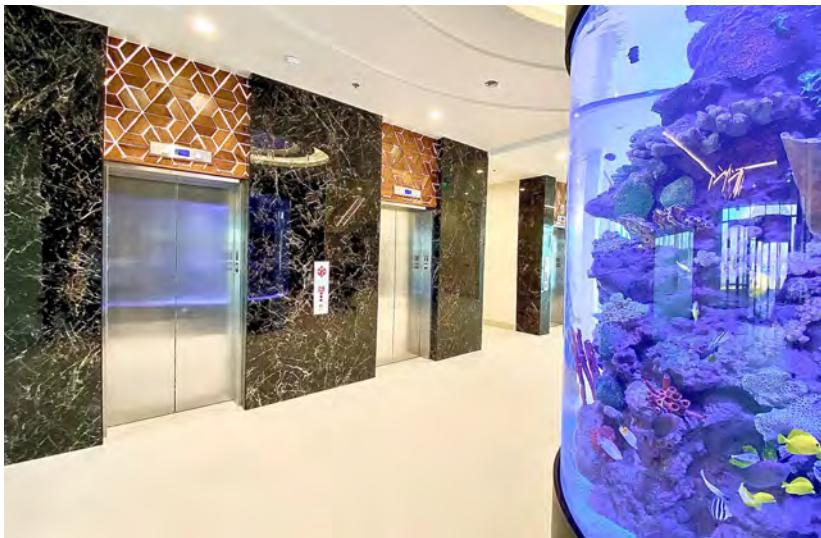
COMMERCIAL REAL ESTATE

2015 W GROVE PKWY, SUITE J

PLEASANT GROVE, UT 84062

Office 385.233.9140

[www.mwcrc.com](#)



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**PRODUCT LEGEND**

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



Retail Electronic Pylon Sign



I-15 Electronic Pylon Sign

**Retail Amenities at Valley Grove:****MOUNTAIN WEST**
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