



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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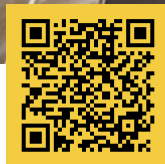
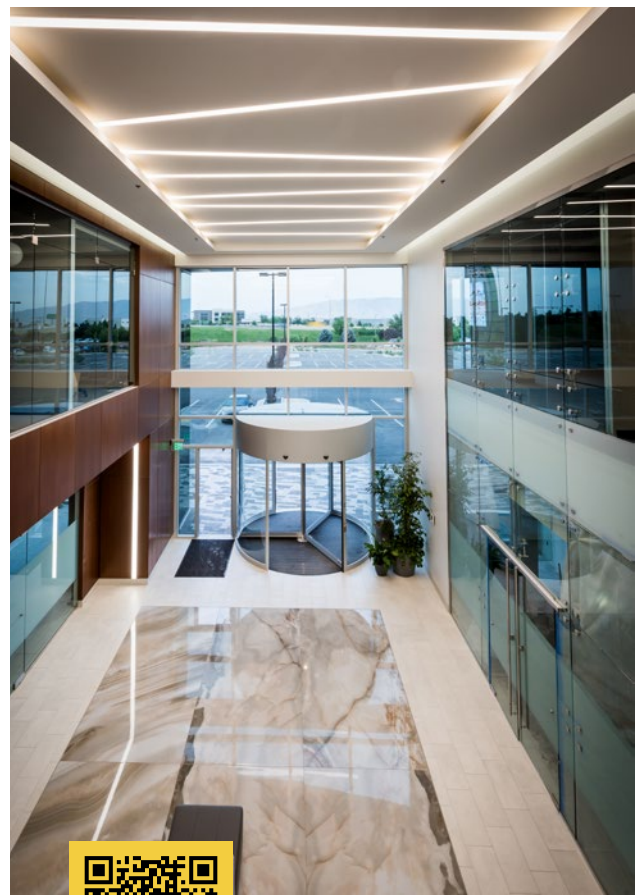


About Valley Grove

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

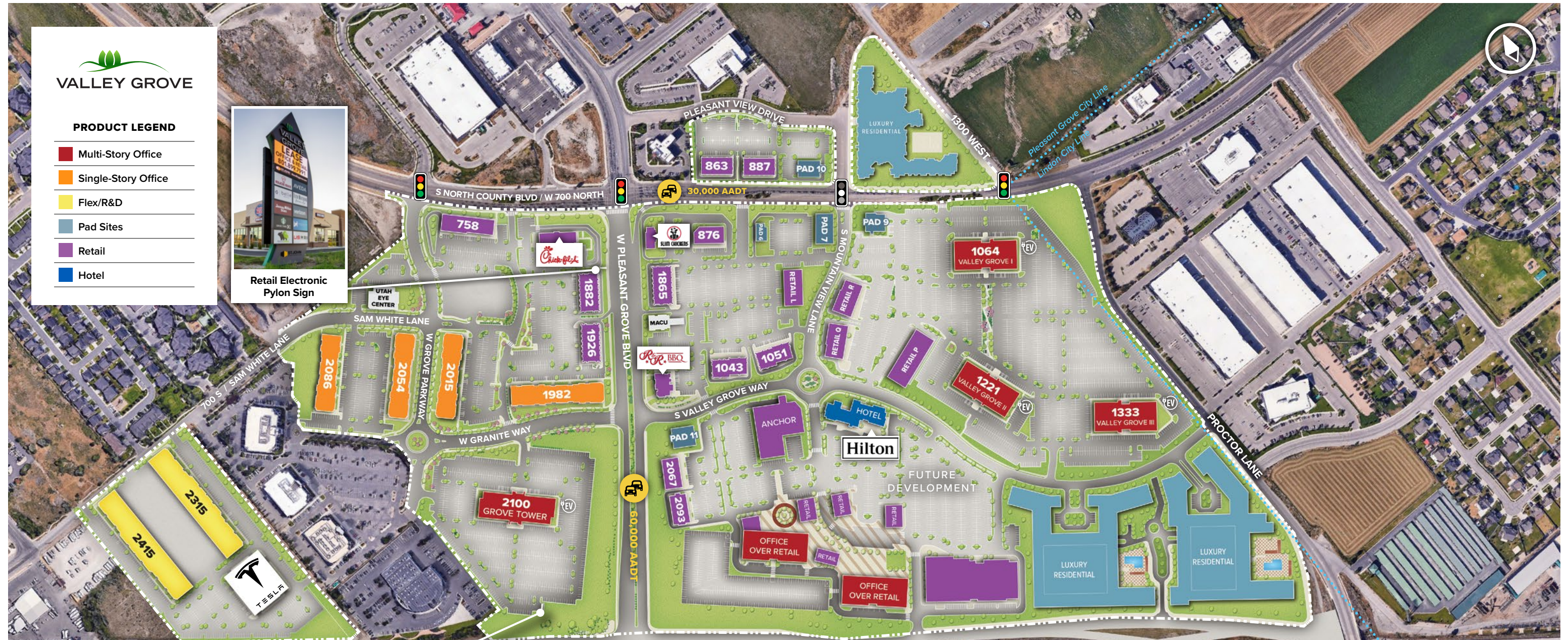


About St. John Properties

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 multifamily.
- ▶ 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](https://www.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:

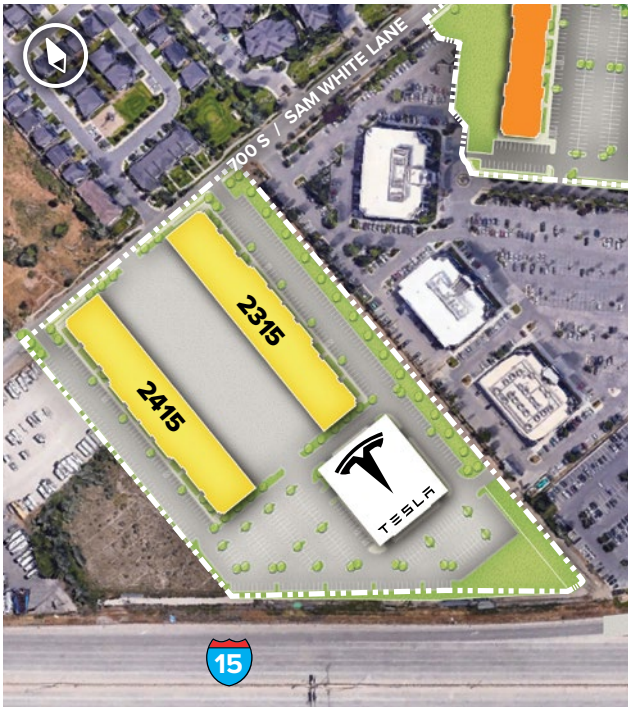
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Flex/R&D

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

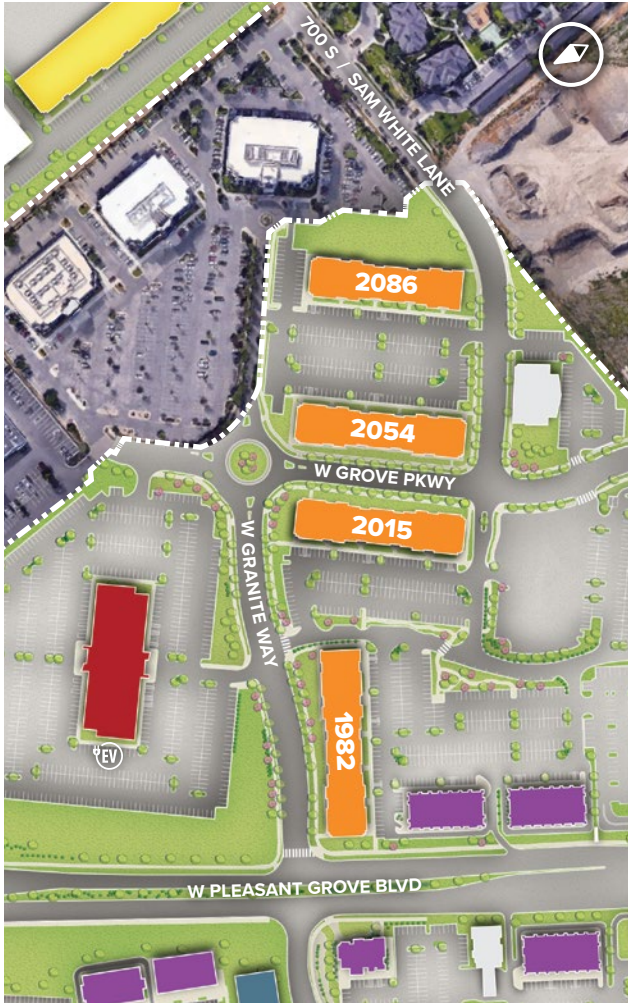
Direct-Entry Office

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

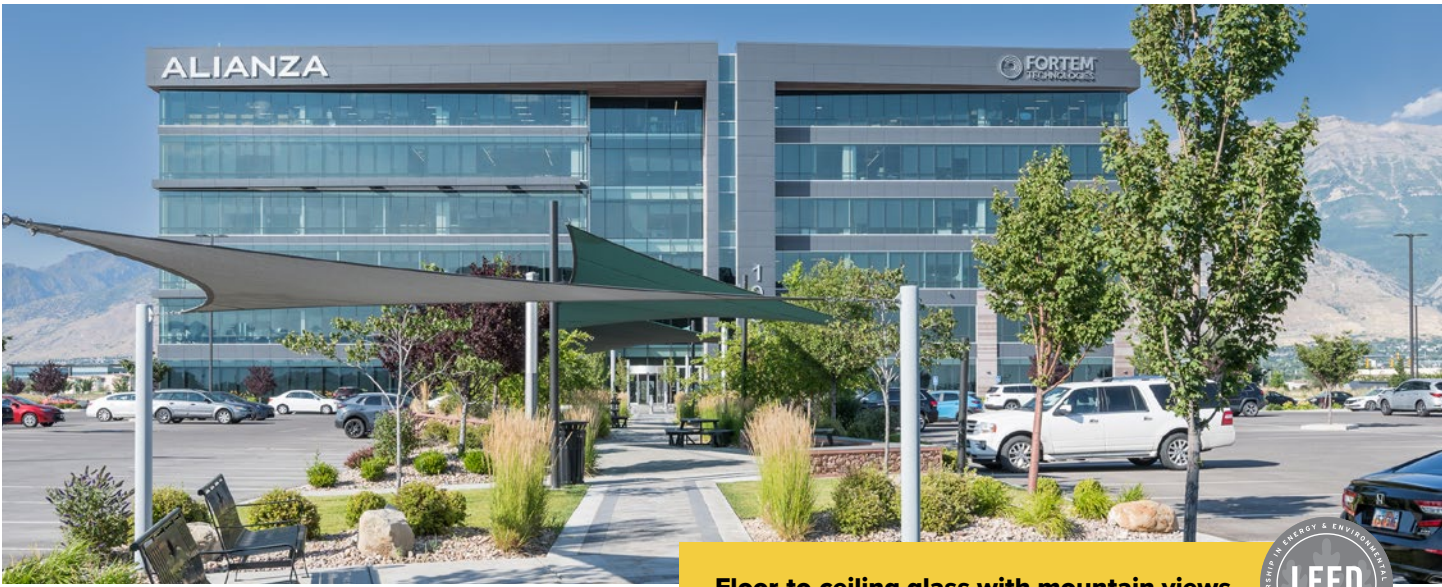


Grove Tower

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

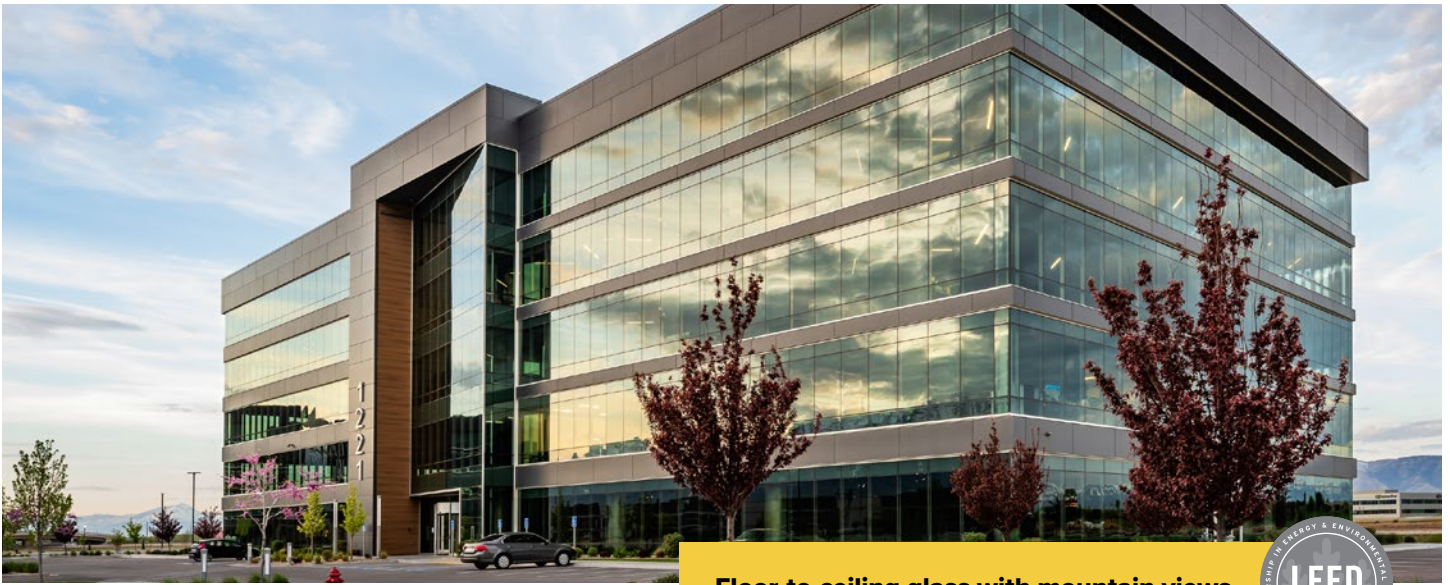


Valley Grove I

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 |





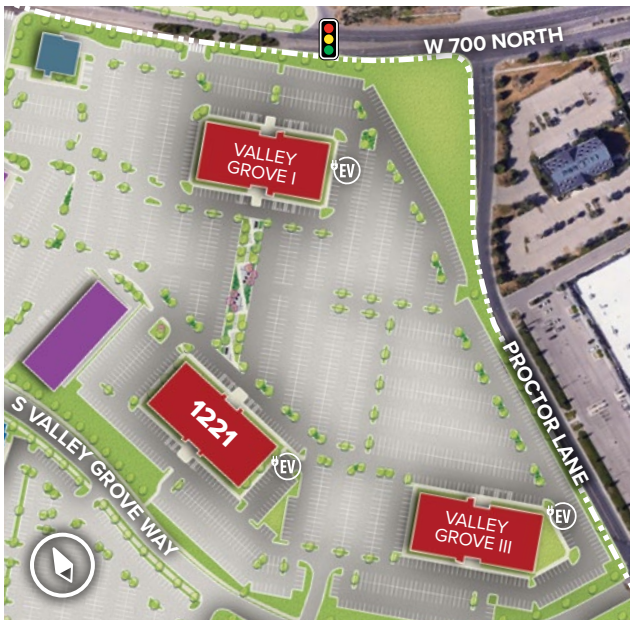
Floor-to-ceiling glass with mountain views

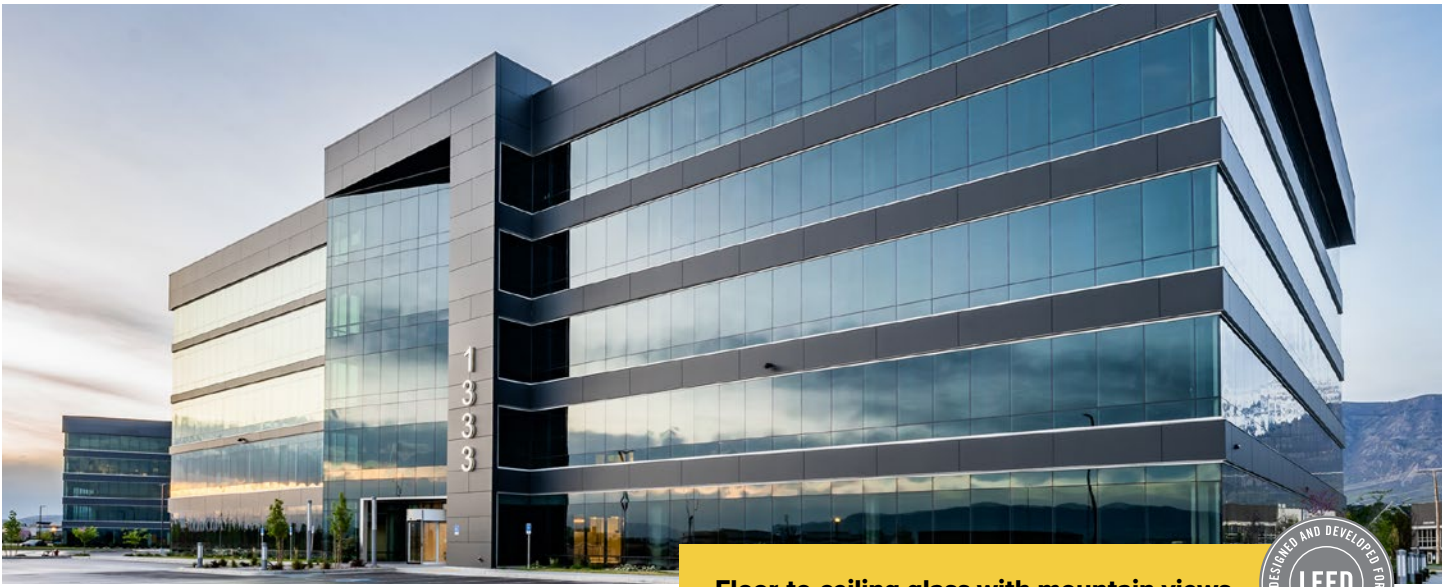


Valley Grove II

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 |





Retail Buildings

| | | |
|----------------------------|-----------|--------|
| 758 S North County Blvd | 13,050 SF | |
| 863 S North County Blvd | 9,031 SF | |
| 876 S North County Blvd | 9,675 SF | |
| 887 S North County Blvd | 9,031 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 | |
| 2067 W Pleasant Grove Blvd | 8,121 SF | FUTURE |
| 2093 W Pleasant Grove Blvd | 7,630 SF | FUTURE |
| Retail L | 10,000 SF | FUTURE |
| Retail P | 18,700 SF | FUTURE |
| Retail Q | 9,500 SF | FUTURE |
| Retail R | 9,500 SF | FUTURE |

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 |



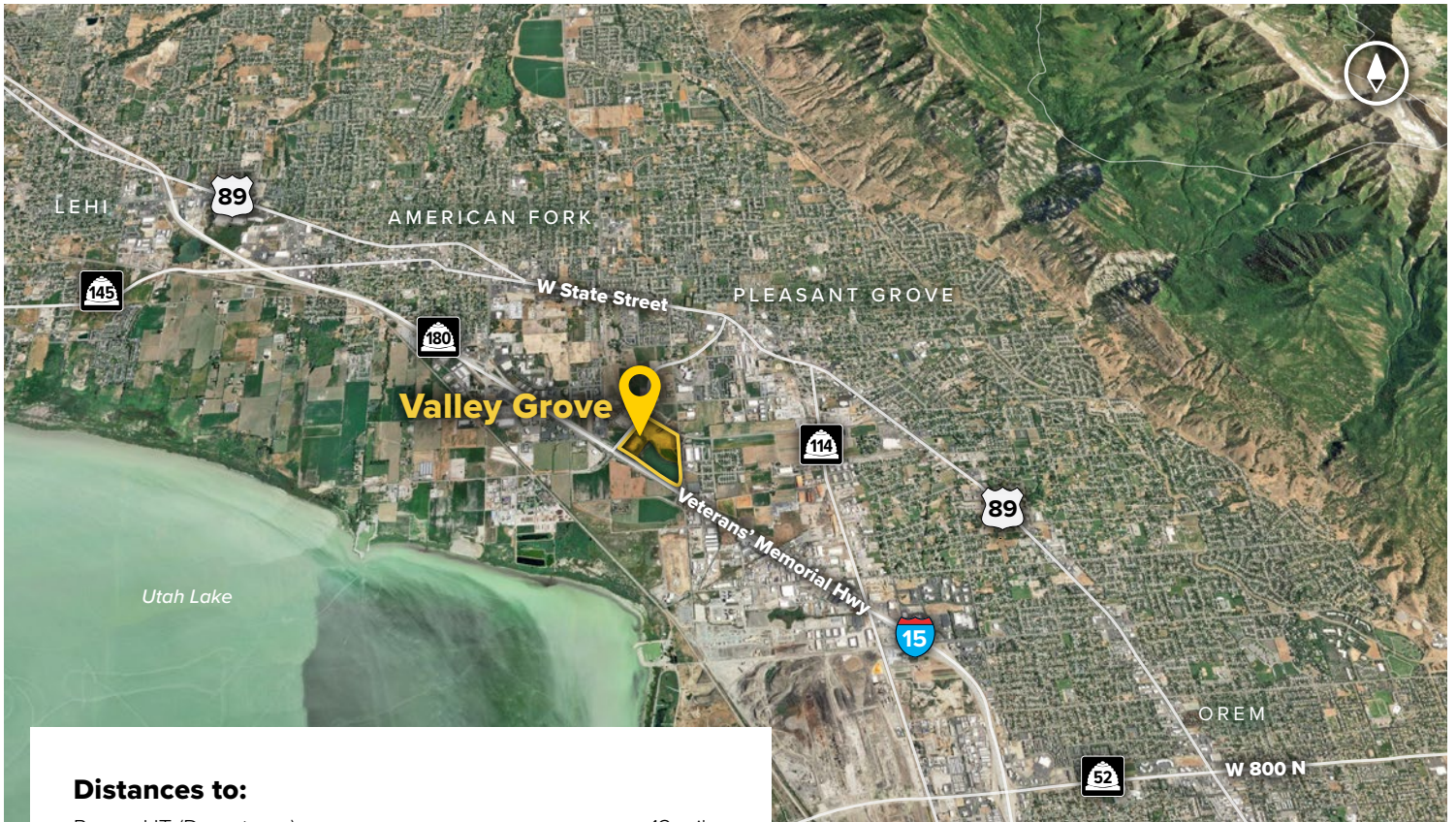


Pad Sites

From 0.90–1.135 Acres

| Pad Sites | |
|-----------|------------|
| Pad 6 | .92 Acres |
| Pad 7 | .90 Acres |
| Pad 9 | 1.00 Acres |
| Pad 10 | 1.11 Acres |
| Pad 11 | .73 Acres |





Distances to:

- Provo, UT (Downtown) 12 miles
- Interstate 215 25 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!

Contact Us

Scott Gifford

Assistant Vice President of Leasing
 SGifford@sjpi.com | 801.899.7991

Daniel Thomas

Regional Partner
 DThomas@sjpi.com | 801.899.7991

Utah Office:

1064 S North County Boulevard | Suite 190
 Pleasant Grove, Utah 84062

801.899.7991 | SJPI.COM/UTAH

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 multifamily space nationwide.

Connect with us @stjohnprop



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