

FOR LEASE

VALLEY GROVE I



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**CODY BLACK**

cblack@mwcre.com  
direct 801.687.0094  
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**SHAD WEBB**

swebb@mwcre.com  
direct 435.459.0212  
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## PROPERTY DETAILS

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:

- Parking 5/1,000 Ratio
- Fiber Optic Connectivity
- Adjacent to over 80 Acres of Prime Future Retail and Hospitality Amenities
- Incredible Views
- Available:
  - » **Suite 250:** 3,500-7,503 SF - \$29.50/SF/FS
  - » **Suite 301:** 7,582 SF - \$29.50/SF/FS
  - » **Suite 350:** 2,896 SF - \$34.00/SF/FS
  - » **Suite 365:** 1,702 SF - \$36.00/SF/FS
  - » **Total of Suites 350 and 365** = 4,598 SF - \$32.00/SF/FS
  - » **Suite 460:** 4,230 SF - \$32.00/SF/FS
  - » **Suite 600:** 28,466 SF - \$30.75/SF FS
- 6 Story Class 'A' Building
- Floor to Ceiling Glass
- 10' or Higher Minimum Finished Ceiling Height
- Open Ceiling Options

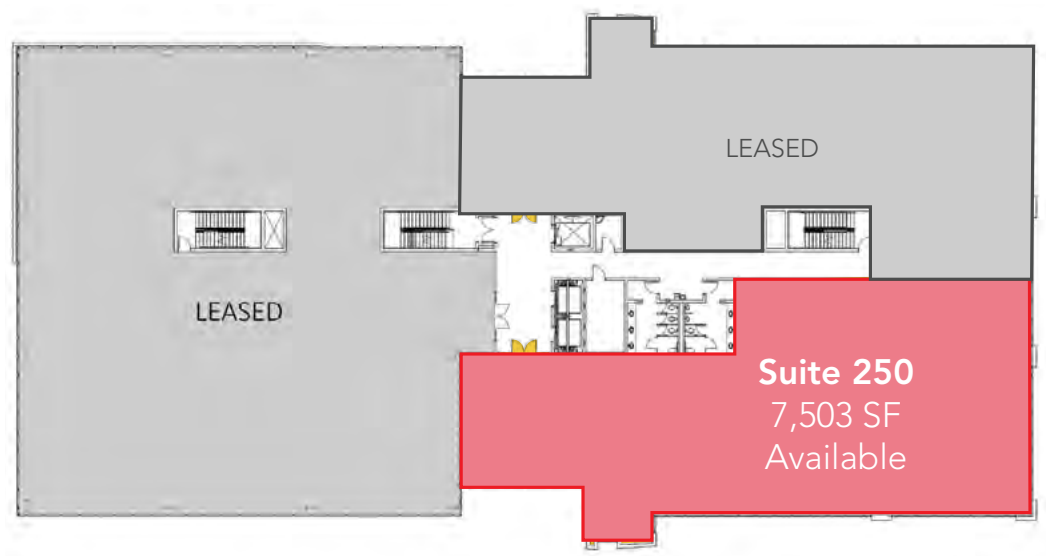
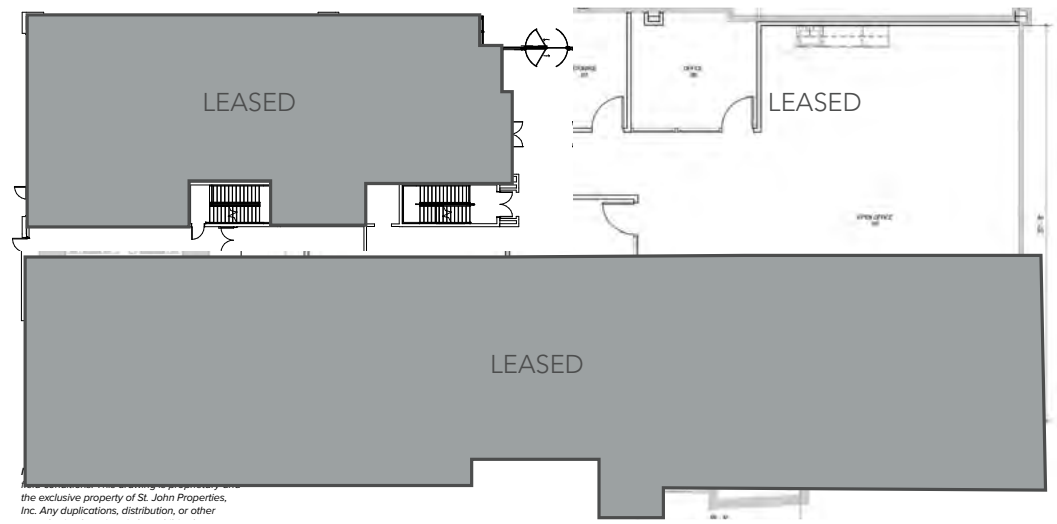
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### 1ST FLOOR



### 2ND FLOOR

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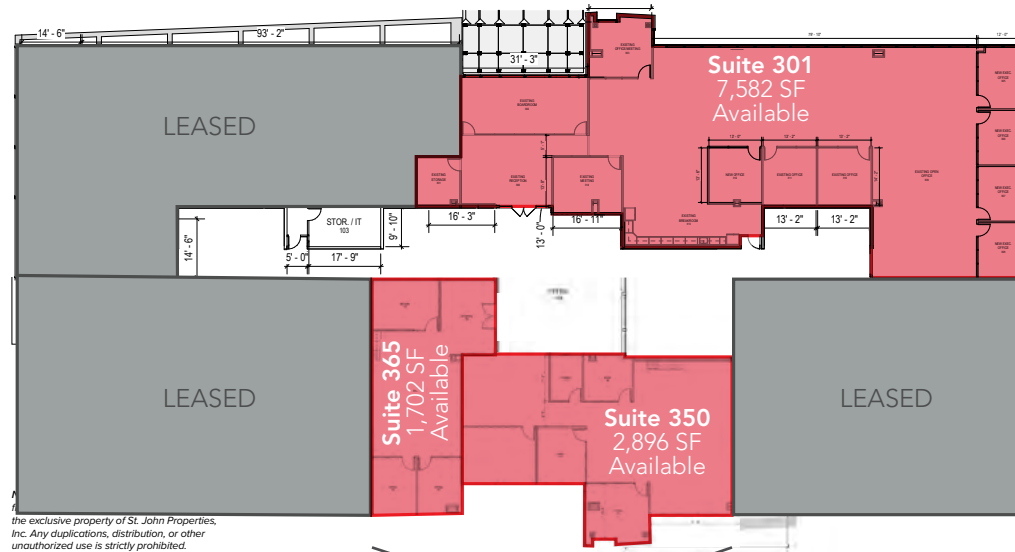
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### 3RD FLOOR



CAN BE LEASED  
TOGETHER OR SEPARATELY



### 4TH FLOOR

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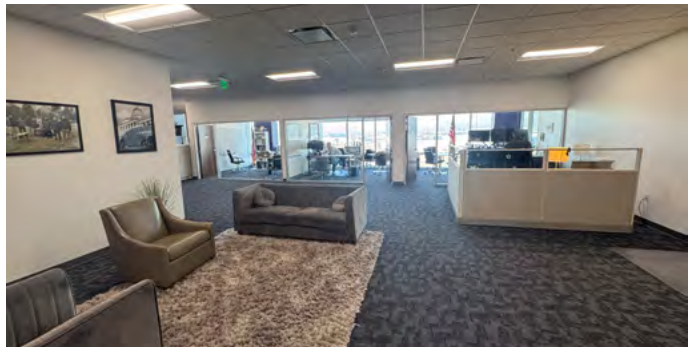
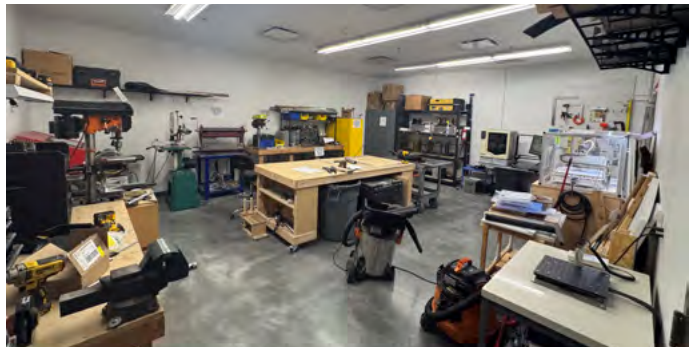
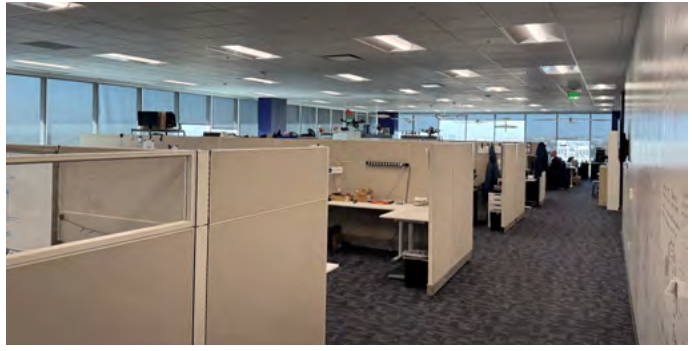
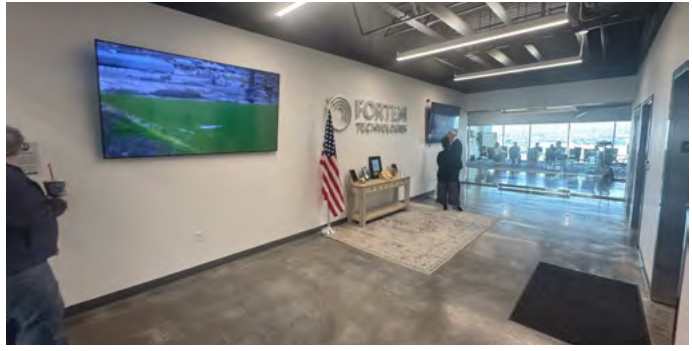
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# SITE PLAN

# VALLEY GROVE I

## 6TH FLOOR



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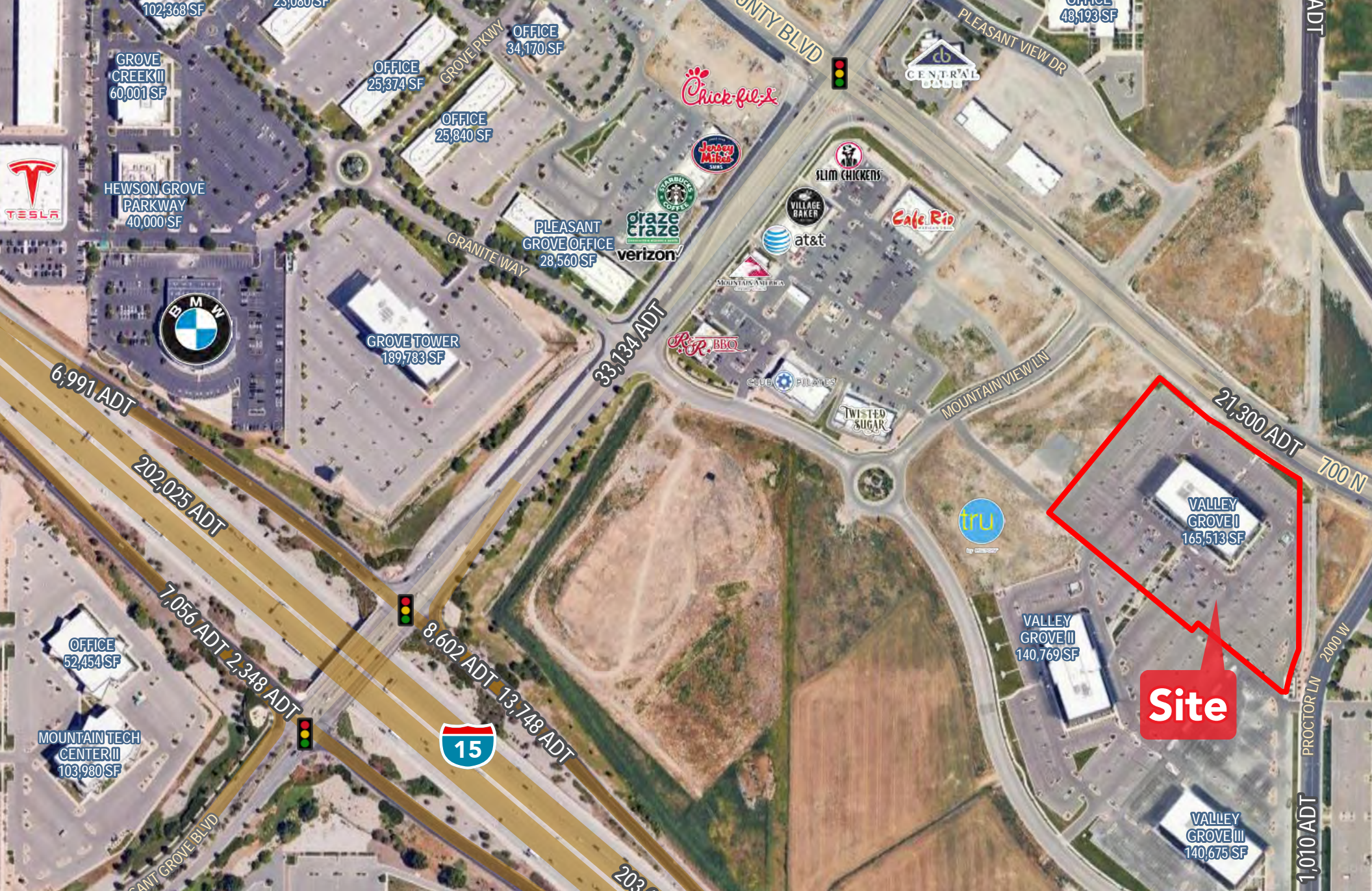
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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





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