

# VALLEY GROVE II MID-RISE CLASS A OFFICE



BUILD TO SUIT



## PROPERTY DETAILS

1221 SOUTH VALLEY GROVE WAY  
PLEASANT GROVE, UT

- Available:  
Suite 190: 6,941 SF  
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

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### FULL SERVICE COMMERCIAL REAL ESTATE

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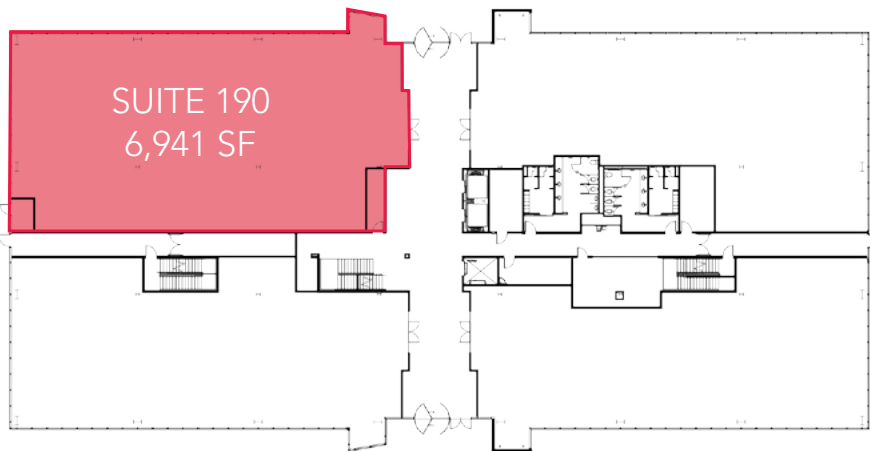
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## SITE PLAN



## FIRST FLOOR



## SECOND FLOOR



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