



VALLEY GROVE III

NEW LEED DESIGNED 5-STORY CLASS A OFFICE

1333 S VALLEY GROVE WAY
PLEASANT GROVE, UTAH



MD • CO • LA • NC • NV • PA • TX • UT • VA • WI





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 I-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 1.5 million square feet of Class 'A' office, flex/R&D, retail, restaurants, and a hotel.

National developer St. John Properties brings decades of experience and unmatched attention to detail to this development, with several buildings recently completed.



MD • CO • LA • NC • NV • PA • TX • UT • VA • WI



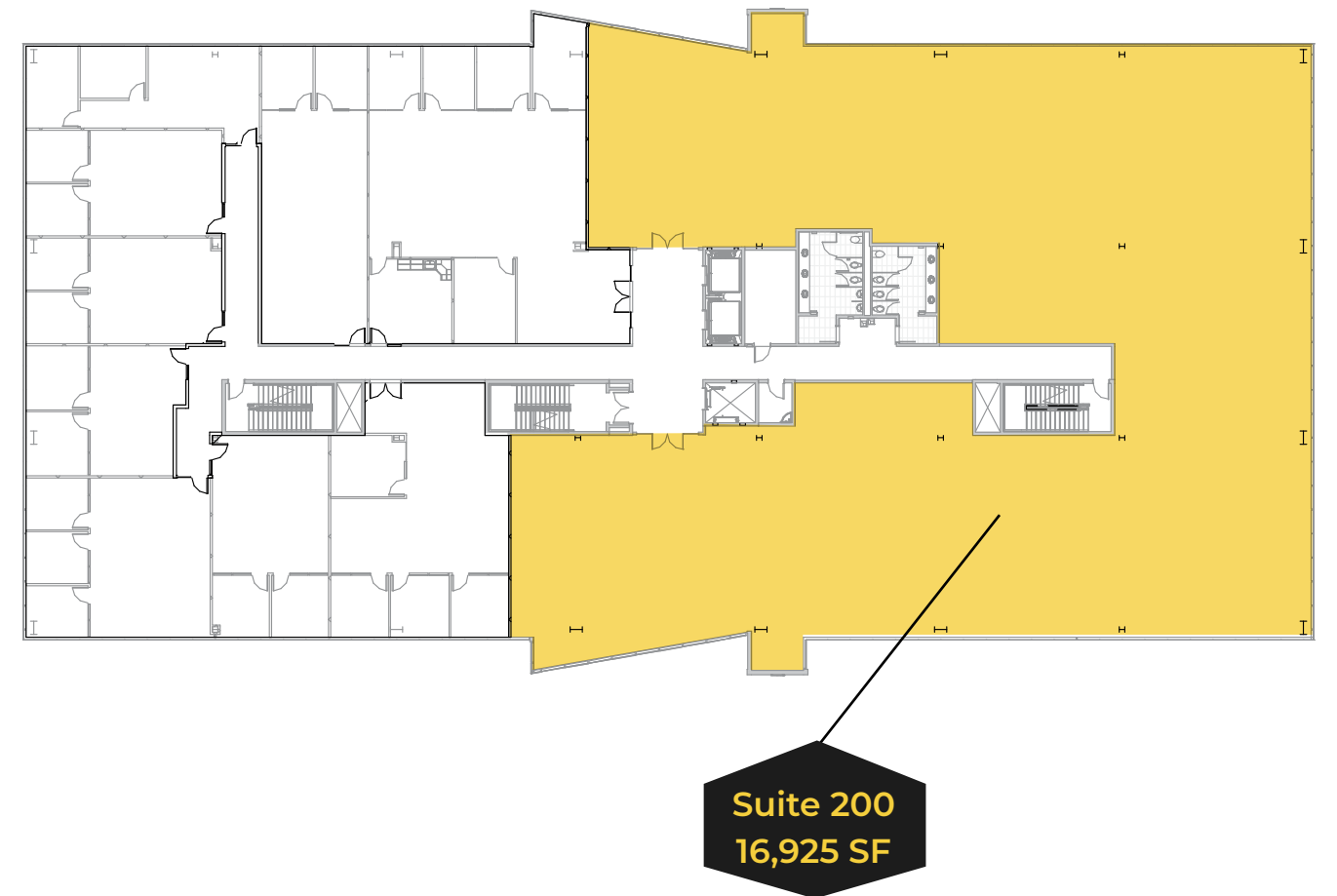
/ HIGHLIGHTS

- 5,342- 99,080 Square Feet
- Lease rate starting: \$33.00 per square foot, Full Service
- 5 Story mid-rise Class A building
- Crown signage facing I-15
- Generous build-out allowance
- Unobstructed, panoramic mountain and lake views
- I-15 visibility
- Heart of Utah County
- Designed for LEED Certification
- Abundant Parking

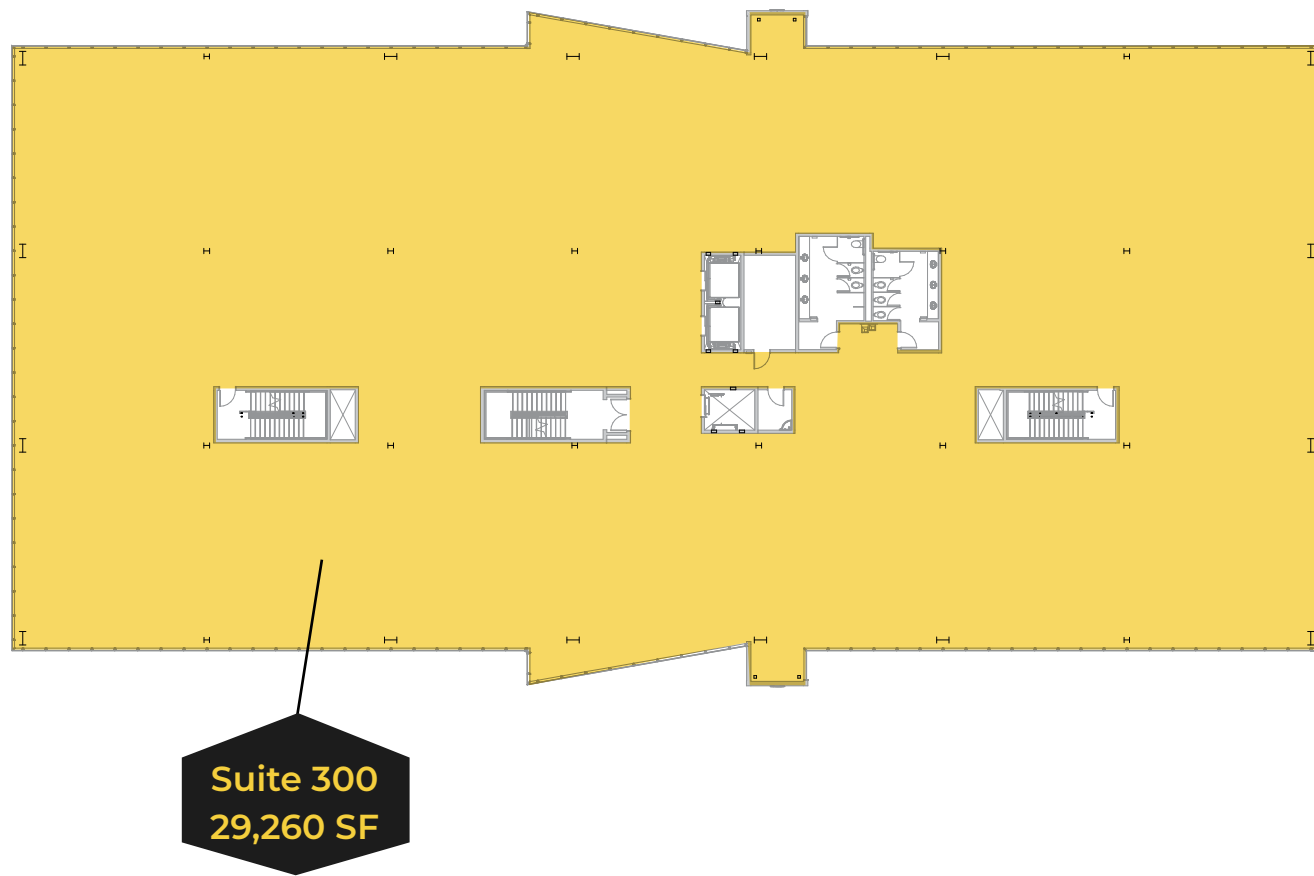
/ FIRST FLOOR



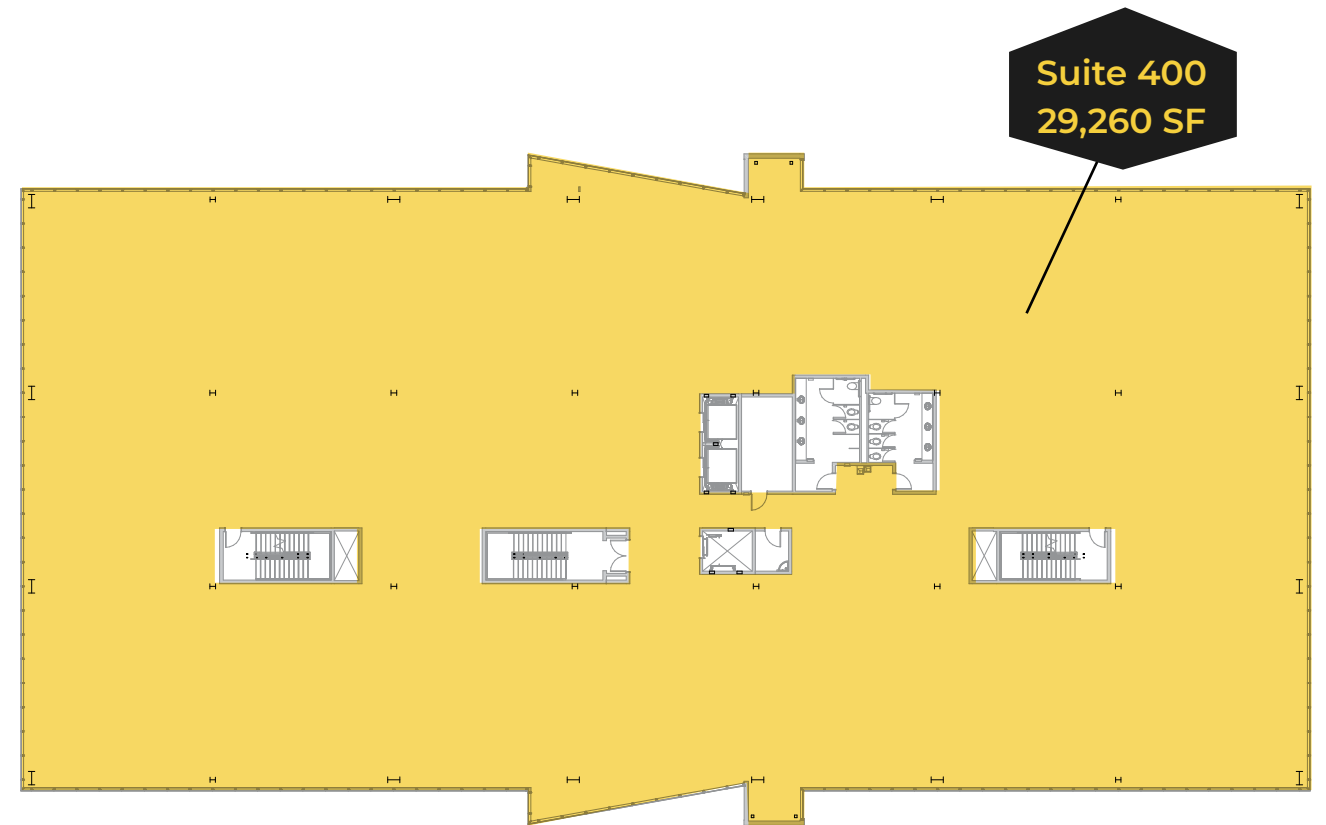
/ SECOND FLOOR



/ THIRD FLOOR



/ FOURTH FLOOR



/ VALLEY GROVE AMENITIES





VALLEY GROVE





VALLEY GROVE



**ST. JOHN
PROPERTIES**
MD • CO • LA • NC • NV • PA • TX • UT • VA • WI

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



Brandon Fugal
Chairman
+1 801 947 8300
brandon.fugal@colliers.com

Josh Martin
Executive Vice President
+1 801 830 2004
josh.martin@colliers.com

Brandon Huntsman
Executive Vice President
+1 801 830 9232
brandon.huntsman@colliers.com

Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved.