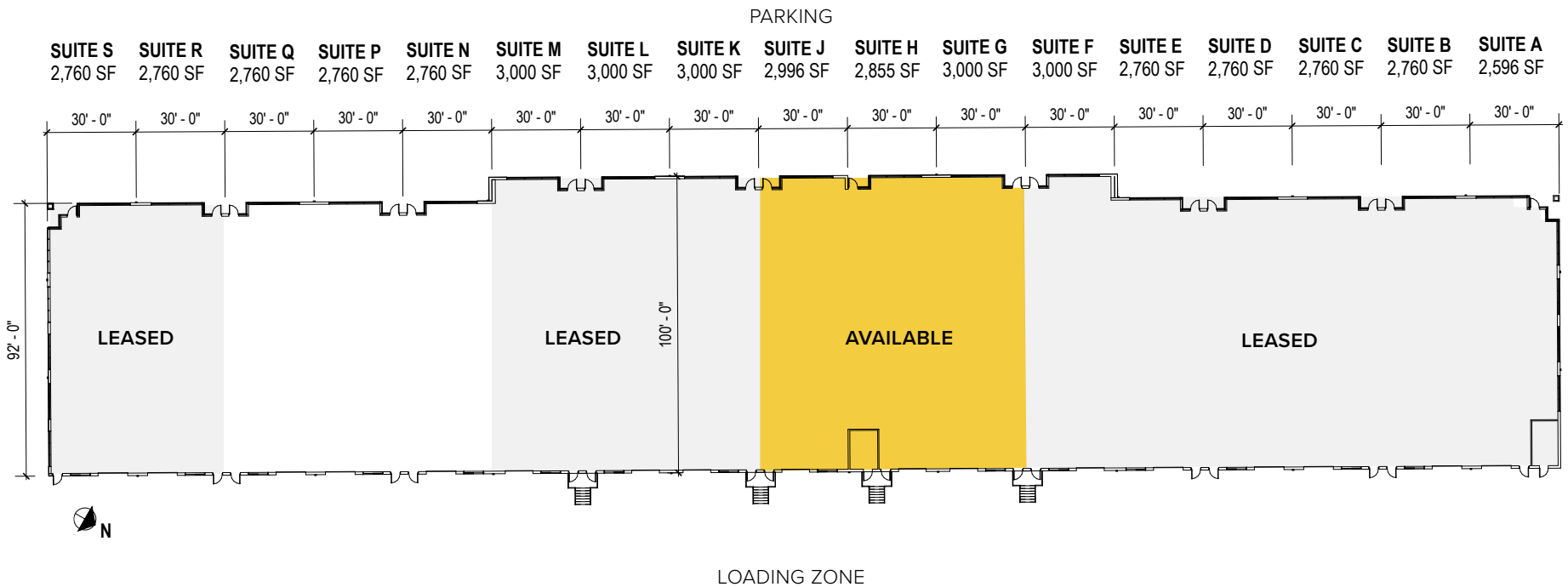


**Valley Grove**  
2415 West 700 South | Pleasant Grove, UT 84062  
Suites G—J



**Total SF Available:**  
2,855 up to 8,851 SF  
*New direct-entry flex/R&D*





## Flex/R&D

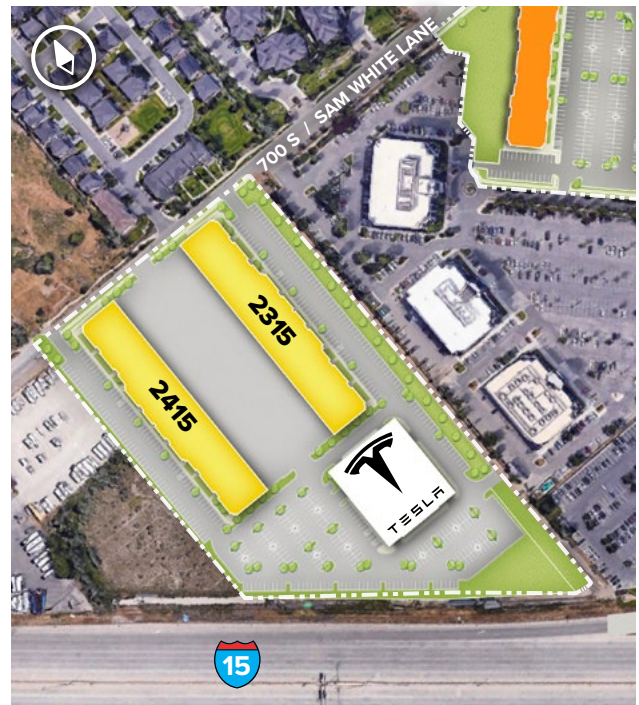
### Direct-Entry Flexible Space

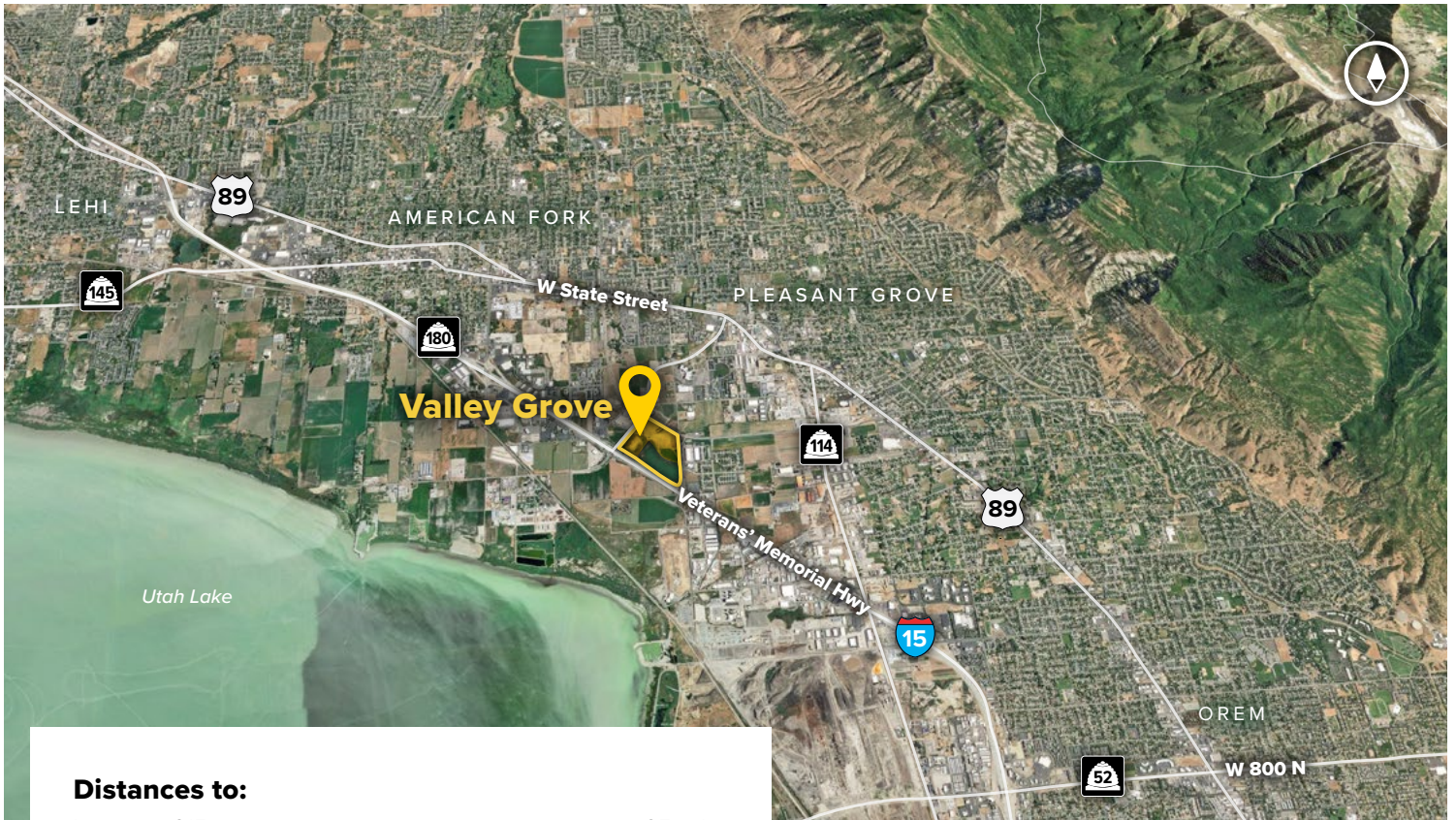
#### Flex/R&D Buildings

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	16-18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF





#### Distances to:

Interstate 215 .....	25 miles
Provo, UT (Downtown) .....	12 miles
Salt Lake City, UT (Downtown) .....	34.5 miles
Salt Lake City International Airport .....	38 miles



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## Contact Us

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#### About St. John Properties

St. John Properties Utah owns and is developing more than 1.9 million square feet of commercial space across five business communities in Salt Lake, Weber, and Utah Counties.

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 residential space nationwide.

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