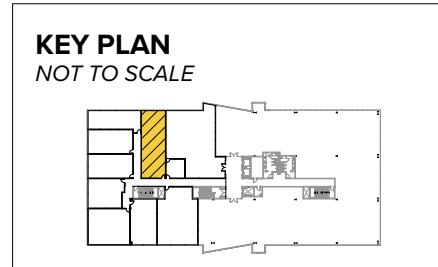


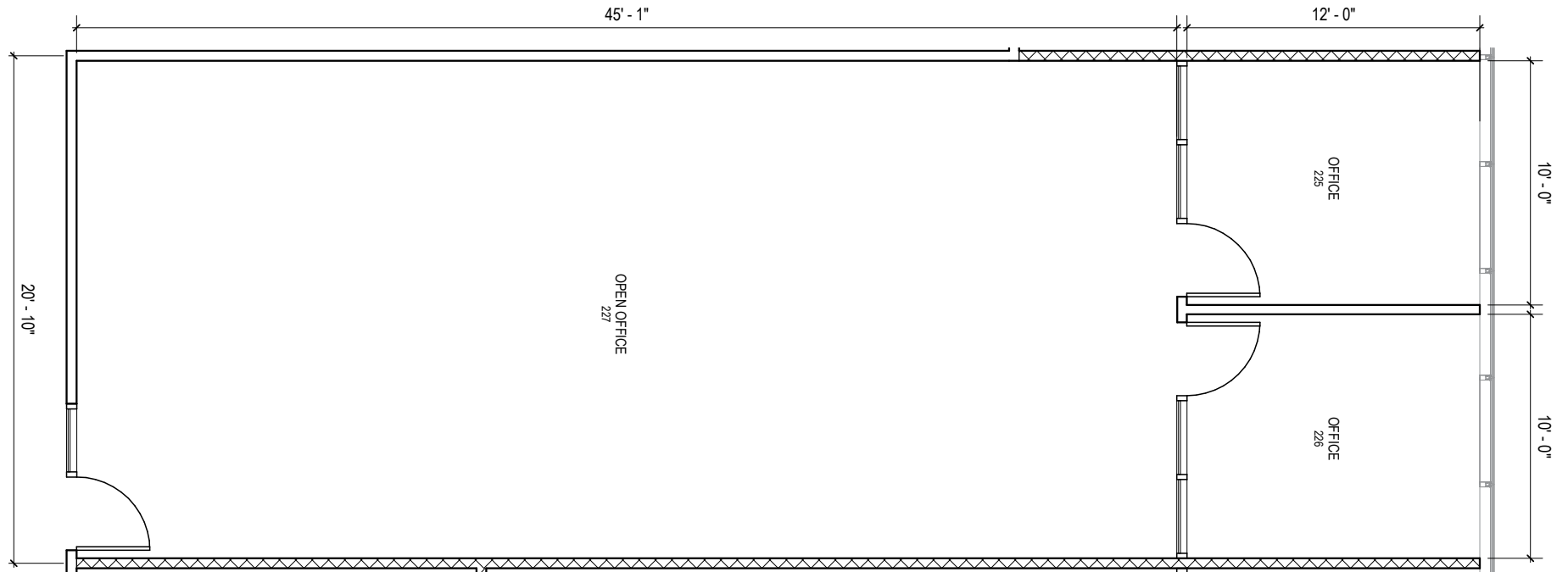


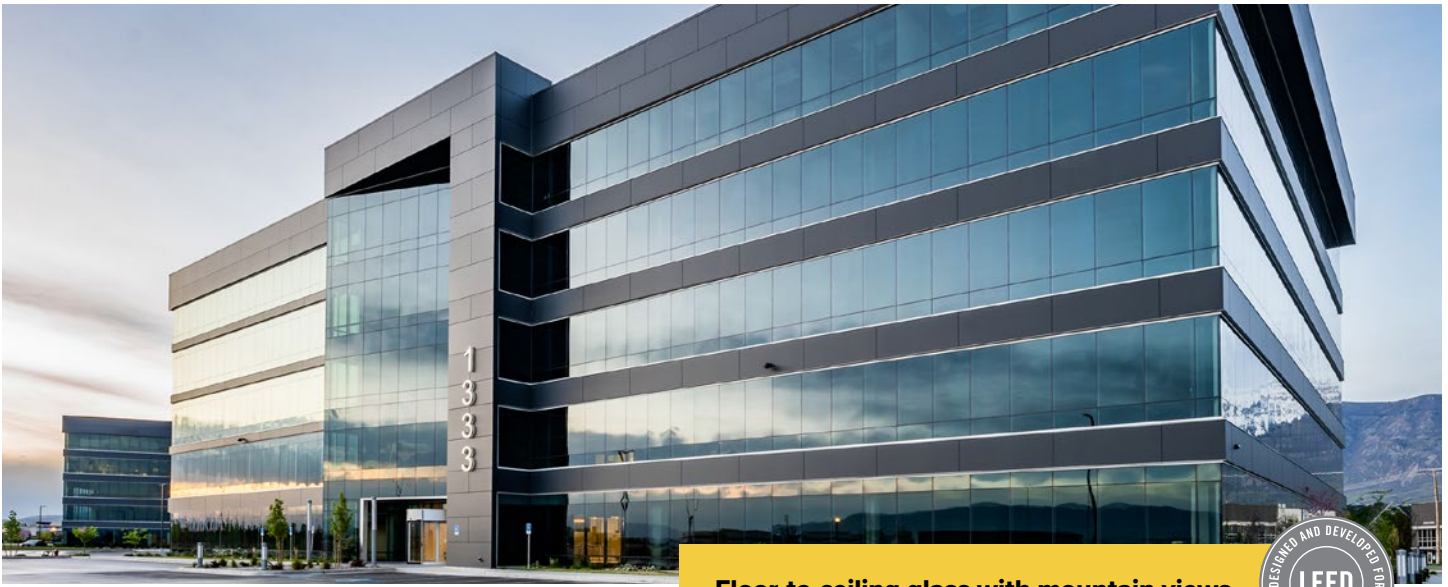
Total SF Available:
1,420 SF

LEED designed class 'A' micro-suite with private offices (2), an open office area, and access to communal kitchen/breakroom



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





Floor-to-ceiling glass with mountain views

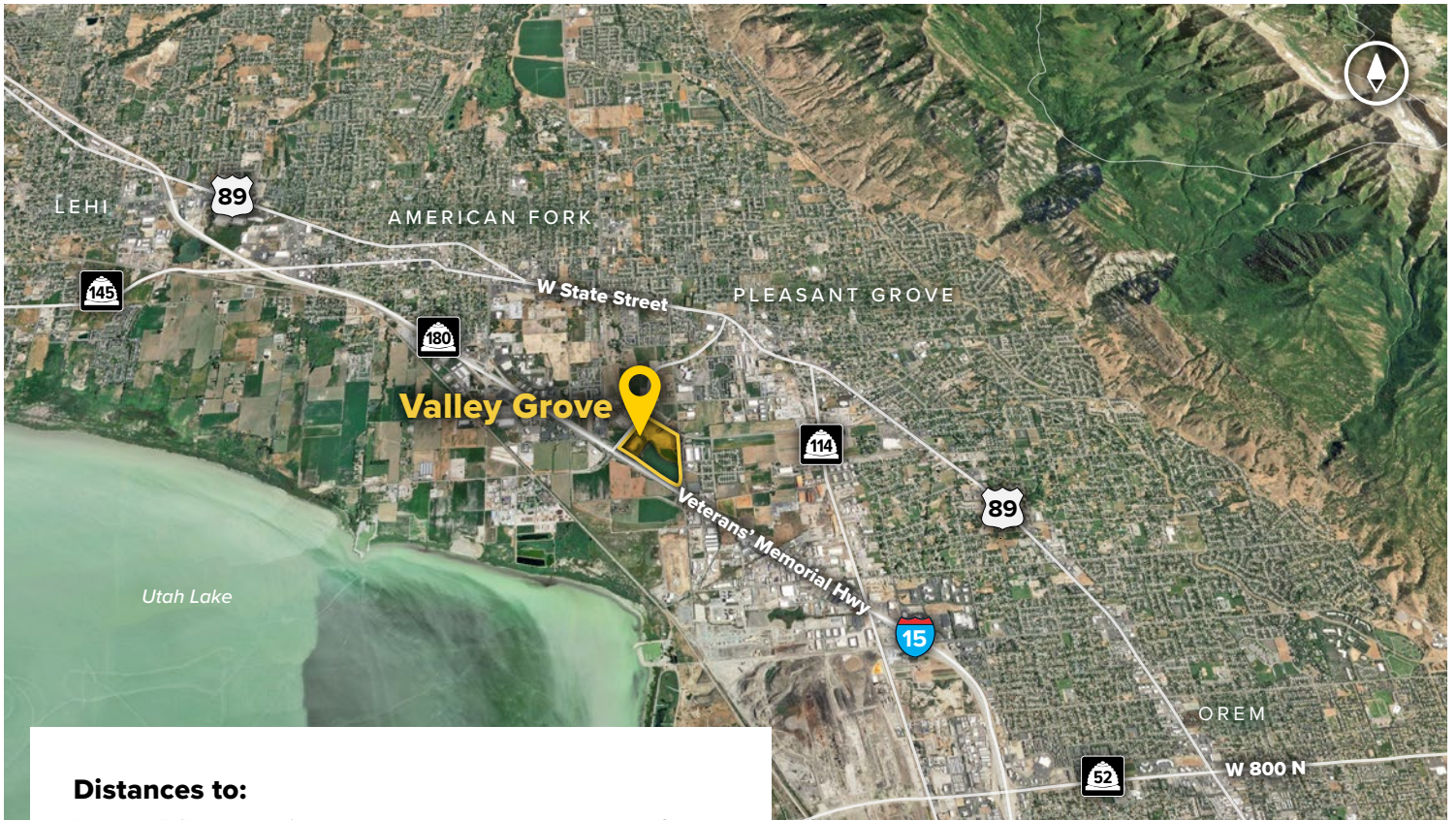


Valley Grove III

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 |





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



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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.

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