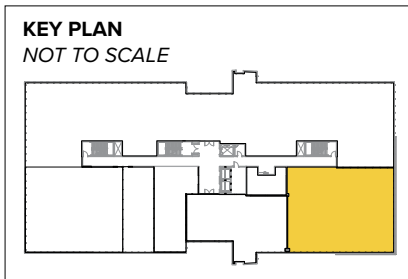


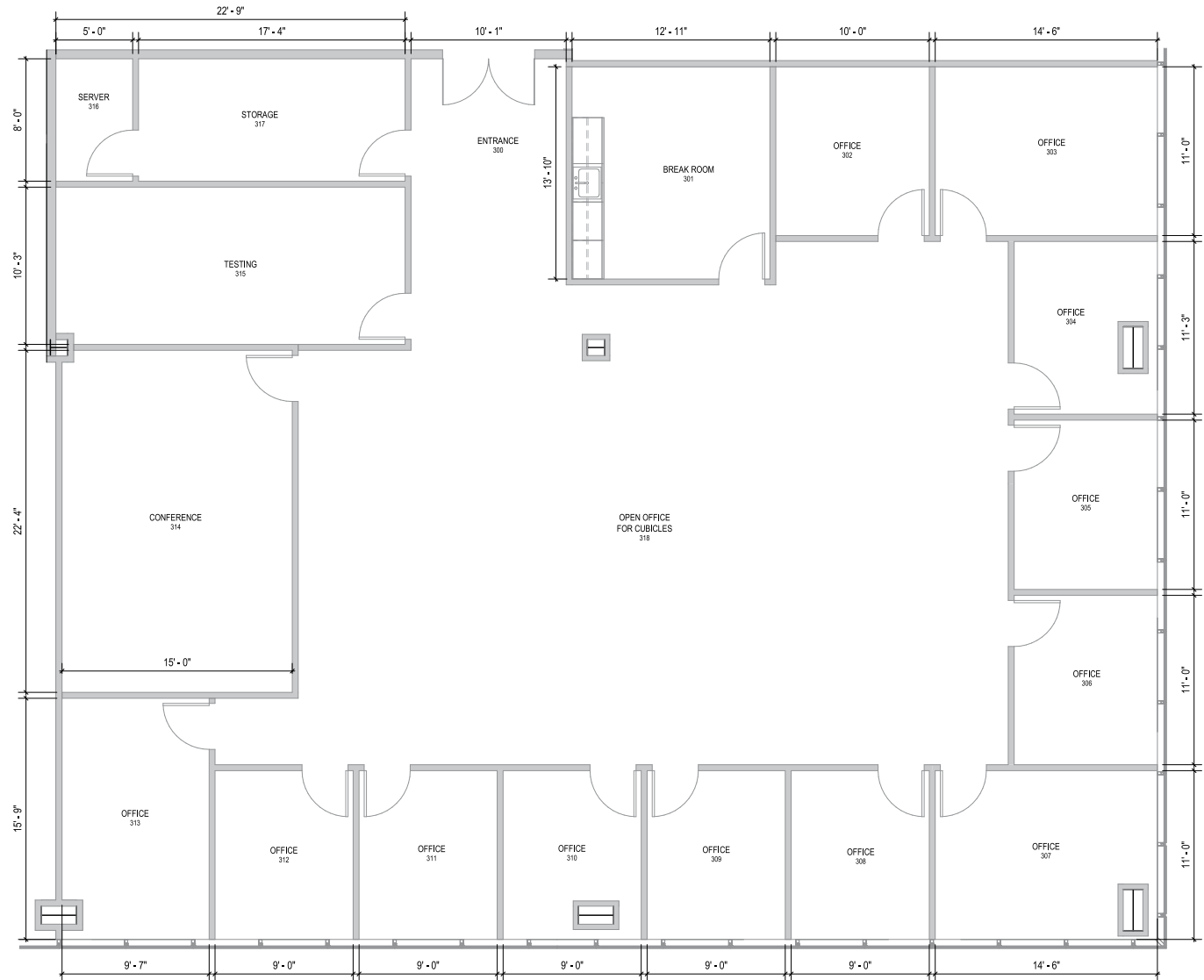


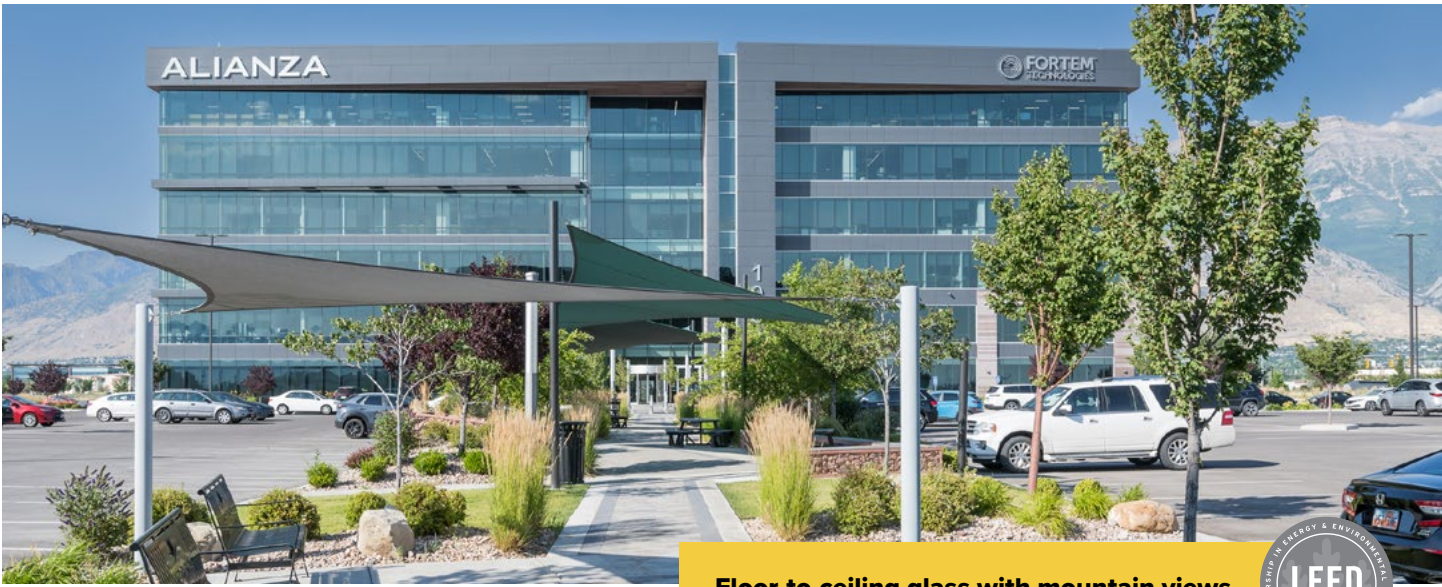
**Total SF Available:**  
4,767 SF

*Efficient office space featuring a large open bullpen, perimeter private offices (12), and dedicated conference and support areas.*



**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.



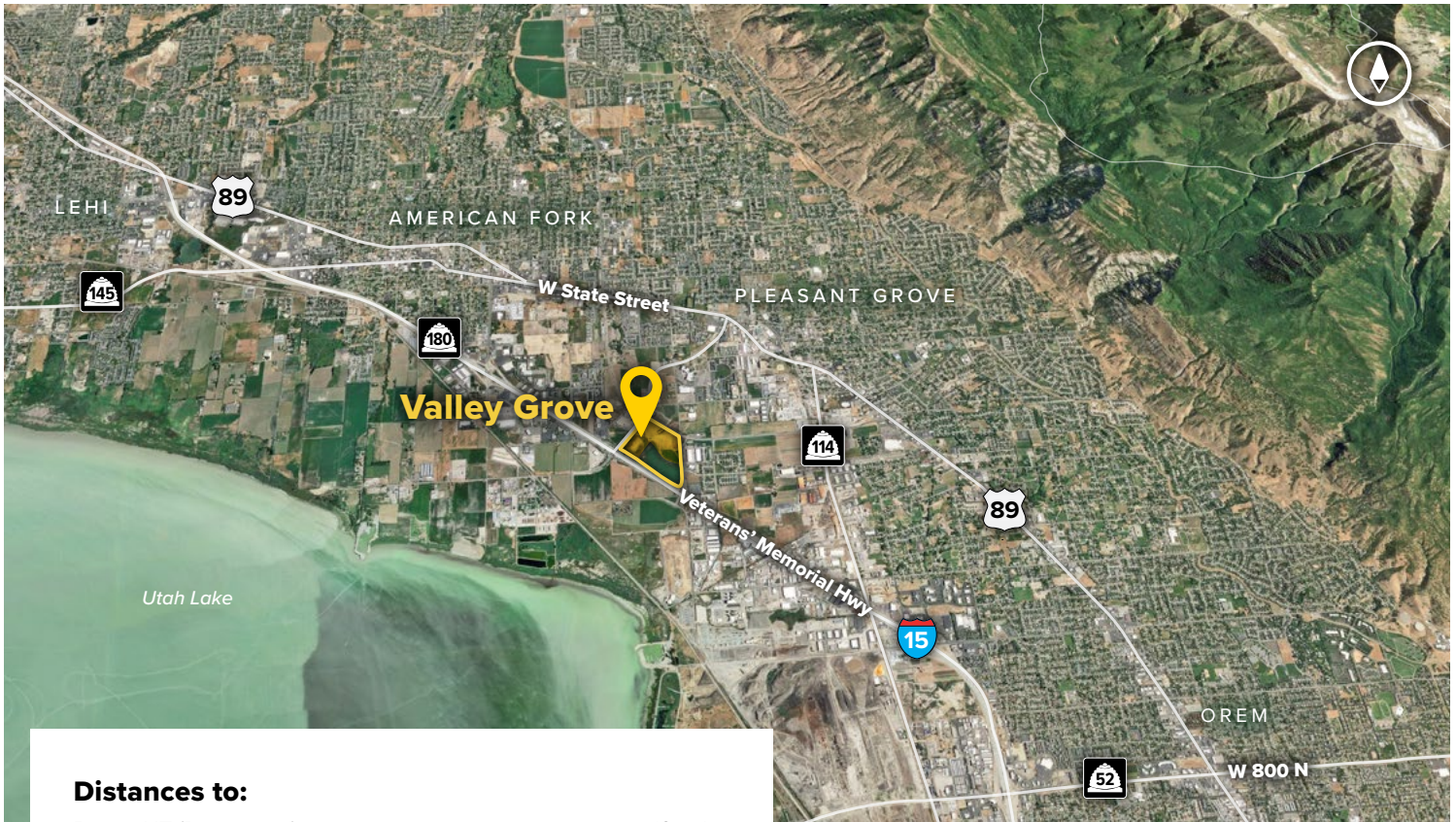


# Valley Grove I

Mid-Rise Class 'A' Office

Valley Grove I	
1064 S North County Blvd	165,513 SF
Mid-Rise Office Specifications	
LEED	Certified
Suite Sizes	2,500 up to 165,513 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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