

## Valley Grove

Valley Grove I | Pleasant Grove, UT 84062

1064 S. North County Boulevard | Suite 300 | Third Floor

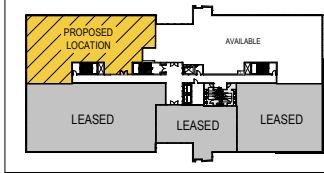


**Total SF Available:**  
**5,843 SF**

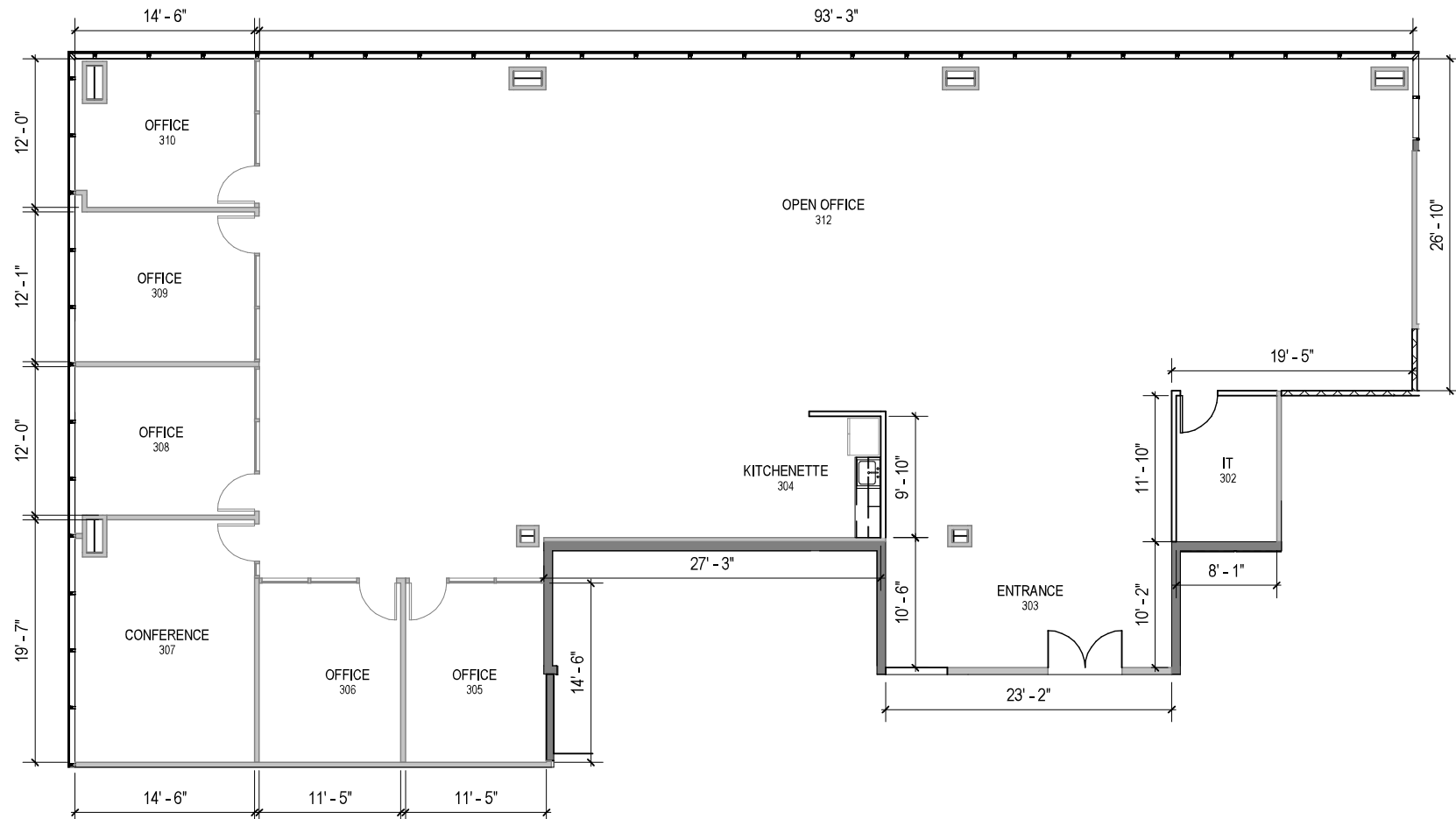
*Corner office space with great glass line, private offices (5), large open office area, conference room, and kitchenette*

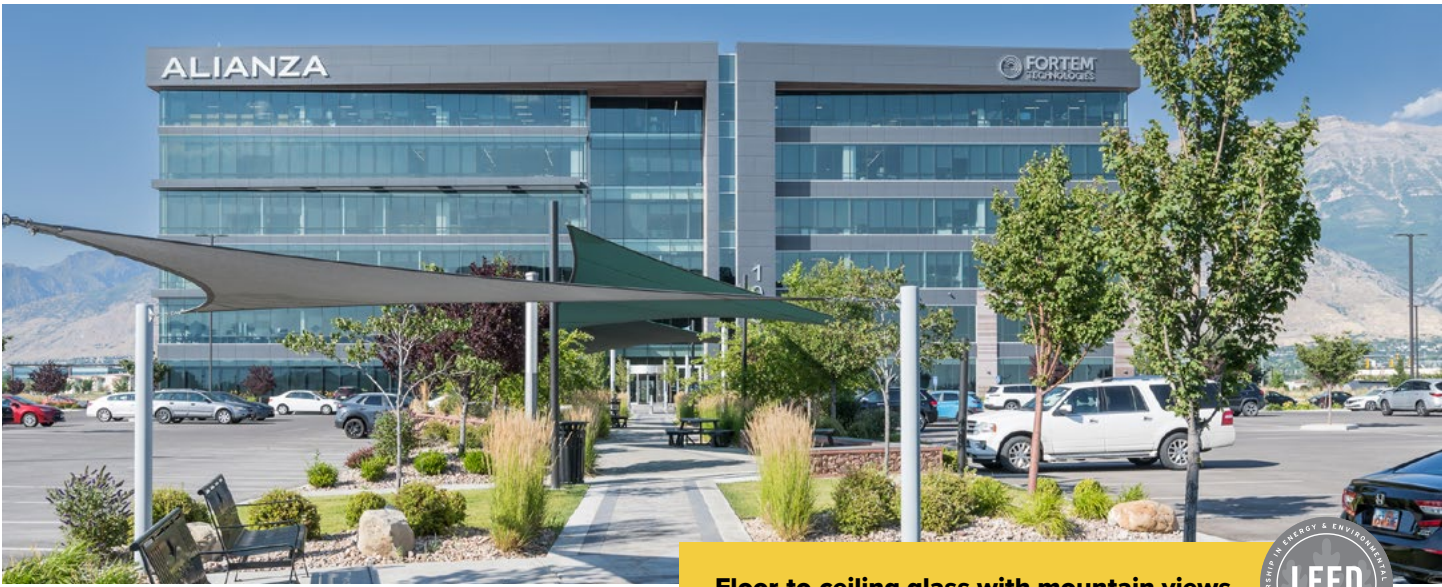
### KEY PLAN

NOT TO SCALE



*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

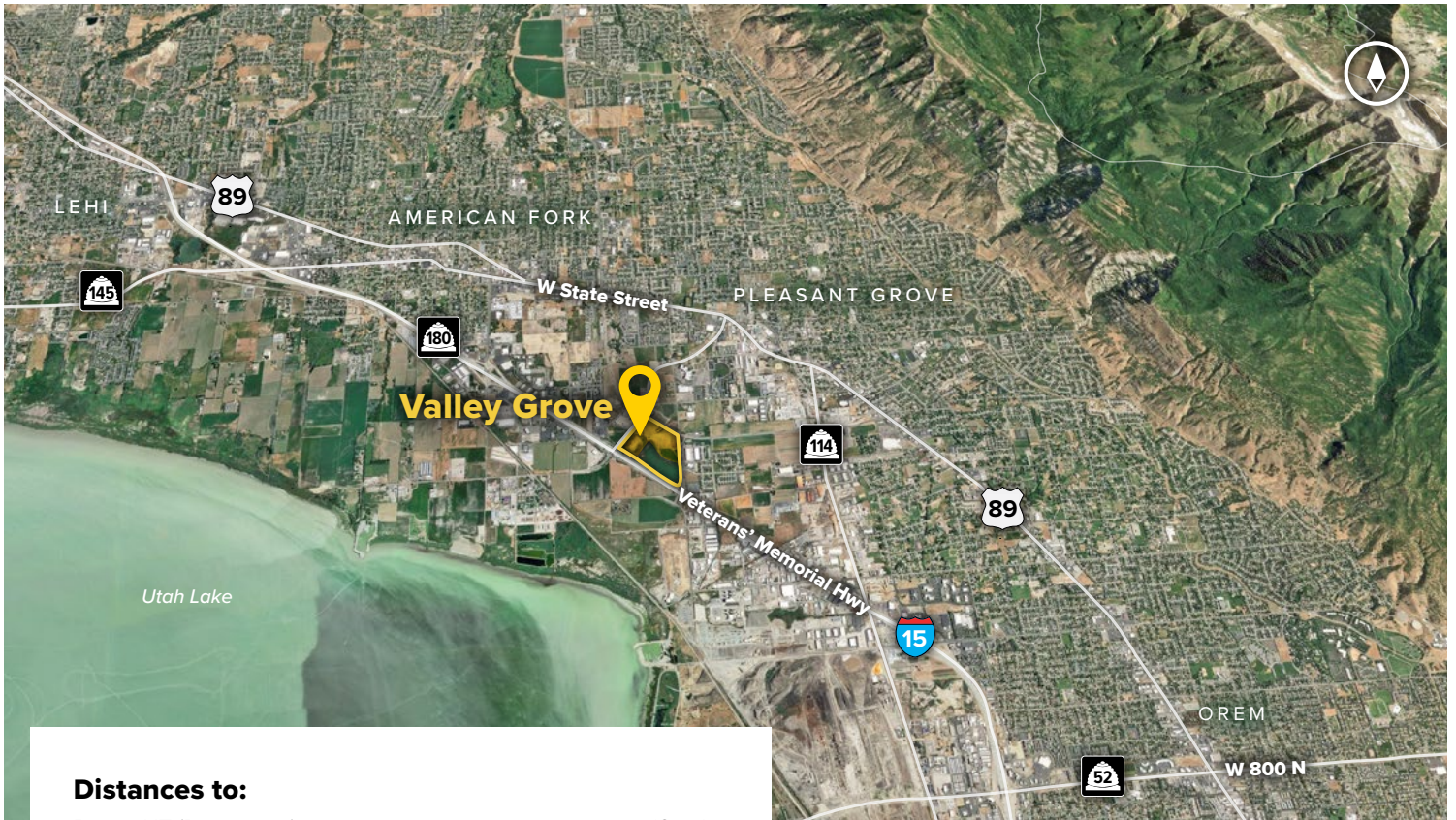


# Valley Grove I

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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## Contact Us

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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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