

**Valley Grove**  
2315 West 700 South | Pleasant Grove, UT 84062  
Suite F

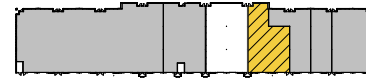


**Total SF Available:**  
4,995 SF

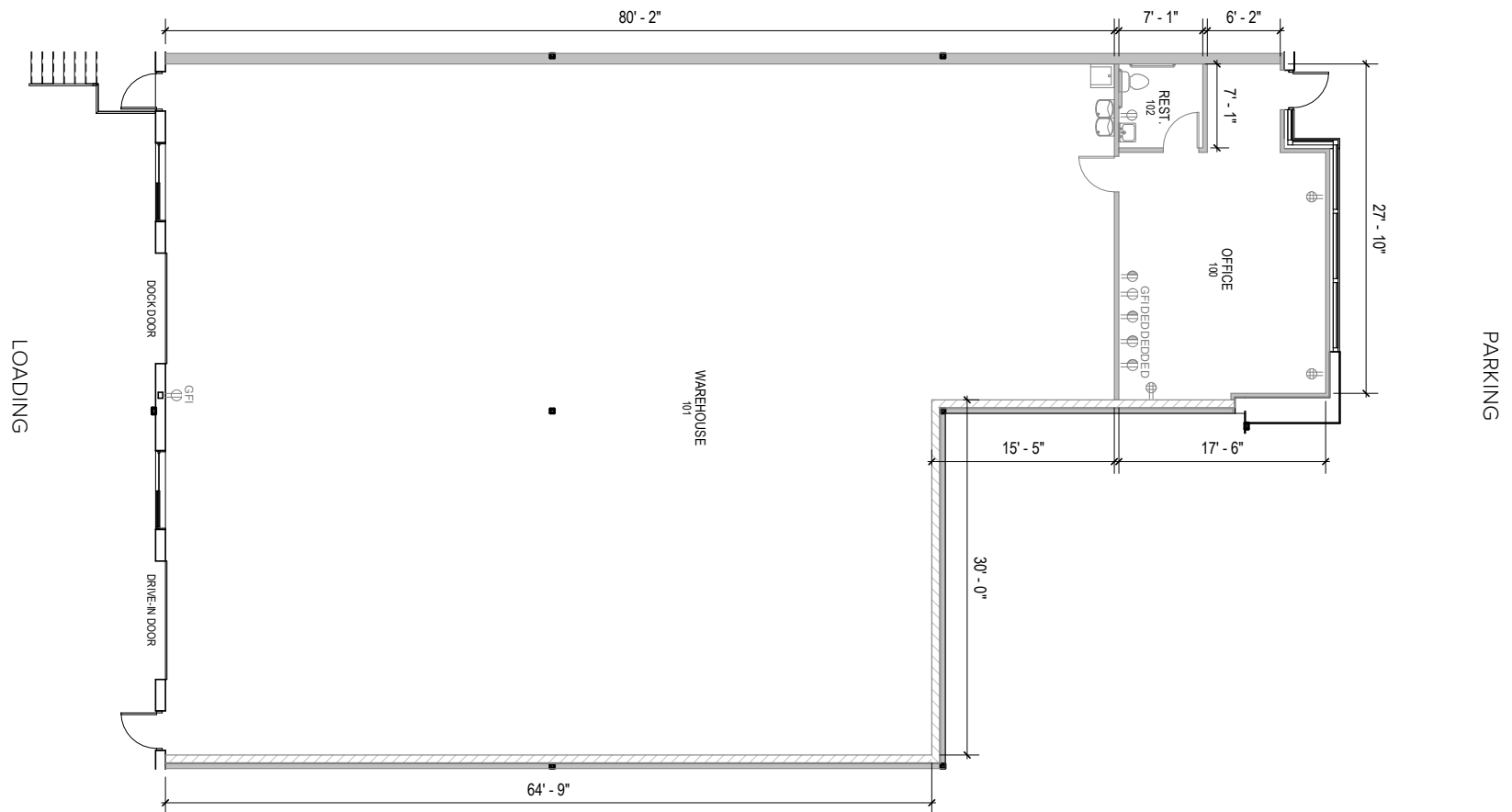
565 sq. ft. office, 4,430 sq.  
ft. warehouse with dock and  
drive-in loading doors

**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.*





## Flex/R&D

### Direct-Entry Flexible Space

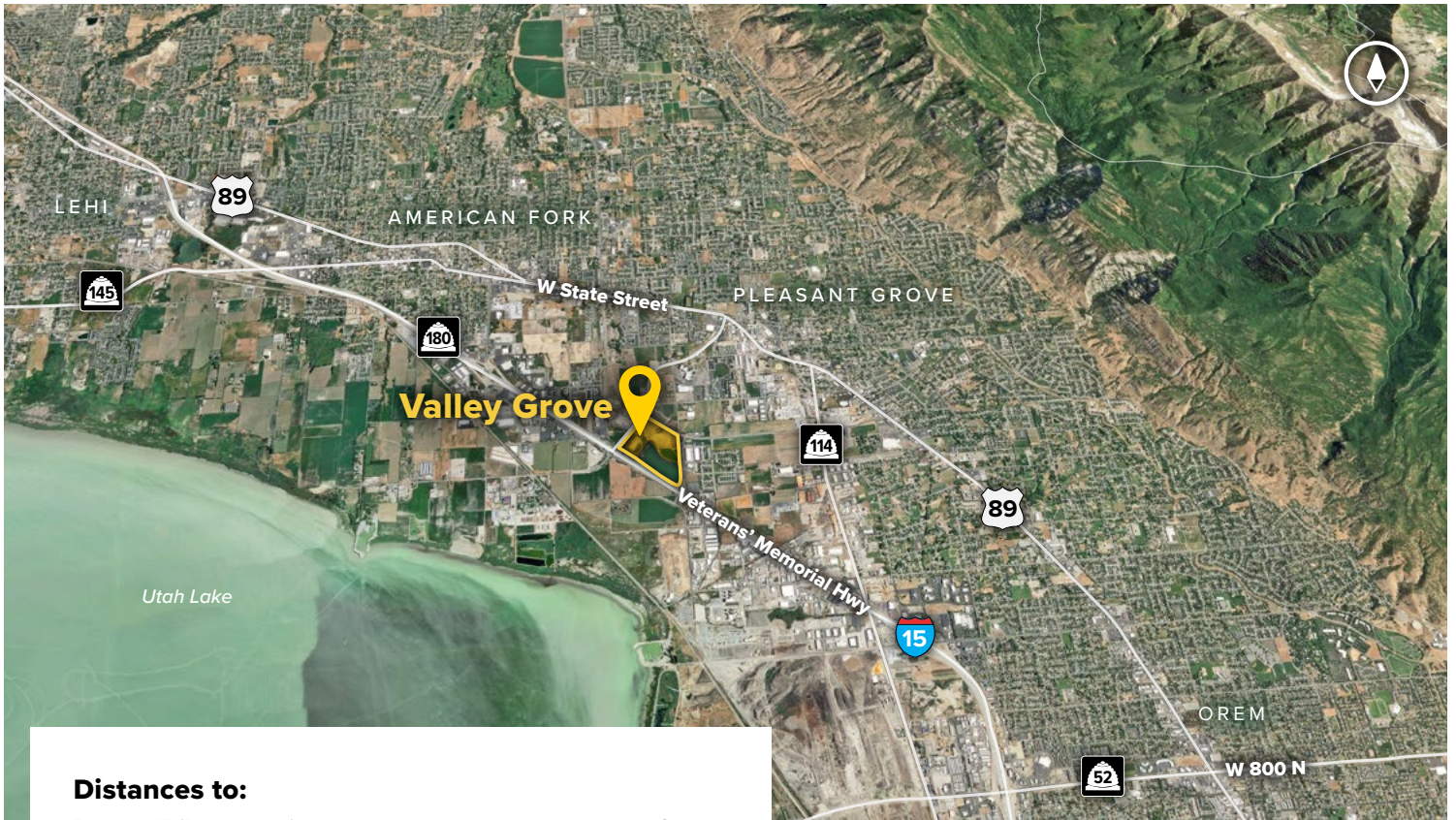
#### Flex/R&D Buildings

|                     |           |
|---------------------|-----------|
| 989 South 1300 West | 40,187 SF |
| 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 | 18 ft. clear minimum  |
| Offices        | Built to suit         |
| Parking        | 4 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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