



Investment Opportunity | Offering Memorandum

Grove Creek Center I

2162 West Grove Parkway | Pleasant Grove, Utah





Investment Summary

Price	\$20,022,885 (\$250.50/Sq. Ft.)
CAP Rate	7%
Address	2162 W. Grove Parkway, Pleasant Grove, Utah
Year Built	2008
Square Footage	79,927
Total Land Area (Acres)	4.2
Property Type	Four Story Office Building
Annual Gross Income	\$2,044,602
Annual Operating Expenses	\$643,000 (\$8.04/Sq. Ft.)
Net Operating Income	\$1,401,602
Effective Average Rate	\$25.58

Grove Creek Center Highlights:

- Four Story Class A Office Building
- 79,927 Square Feet
- Park of 320,000 Square Foot Office Campus
- Upscale 2-Story Lobby
- Ideally Located with Immediate Freeway Access
- I-15 Visibility
- Abundant Parking

Tenant Roster & Descriptions

Horrocks Engineers		
Horrocks Engineers		
DaBella 4,453 SF	Cascade Energy 5,375 SF	Horrocks Engineers
Horrocks Engineers		



DaBella

Founded in 2011, DaBella has grown into one of the nation's leading home improvement companies. Built on a commitment to strong relationships, exceptional service, and a people-first culture, the company has earned a reputation for helping homeowners improve and protect their most important investment—their home. Today, DaBella continues to expand its presence while remaining rooted in the family values that inspired its founding.



Cascade Energy

Cascade Energy, founded in 1993, specializes in industrial energy efficiency. Our work reaches throughout the Pacific Northwest and across North America, with clients ranging in size from small up to Fortune 500 companies. We are proud of our reputation for stellar, high quality work. We foster and value a culture of equals, initiative, and ownership. Contribution in all areas is encouraged. Cascade has offices in the following metro areas: Portland, OR; Walla Walla, WA; Salt Lake City, UT; Boise, ID; Seattle, WA, and Chicago, IL.



Horrocks Engineers

Horrocks Engineers, Inc., has a long history and reputation as one of the western United States' leading full-service civil engineering firms. Founded by Gilbert Horrocks in 1968, the company is committed to planning and designing sustainable communities. Our staff of seasoned engineers, specialty experts, surveyors, drafters, and technicians are progressive industry leaders with the technical expertise and management savvy to handle projects of varying size, scope, and complexity.

Property Photos



Property Aerial

SITE





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2162 West Grove Parkway | Pleasant Grove, UT



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