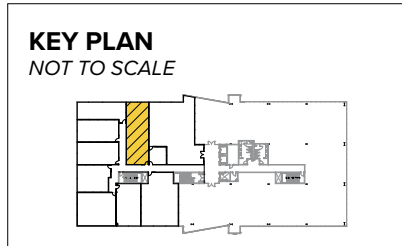


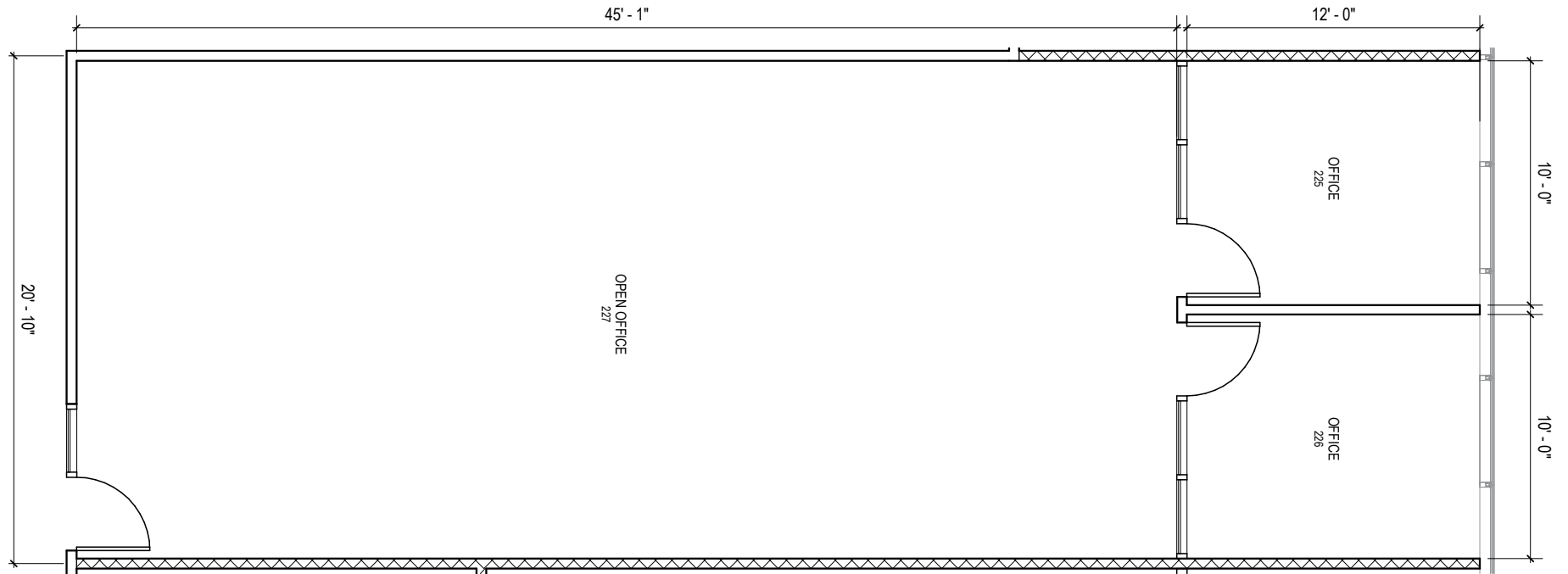


Total SF Available:
1,420 SF

*LEED designed class 'A' office
with private offices (2) and an
open office area*



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.





Mountain views & floor-to-ceiling glass

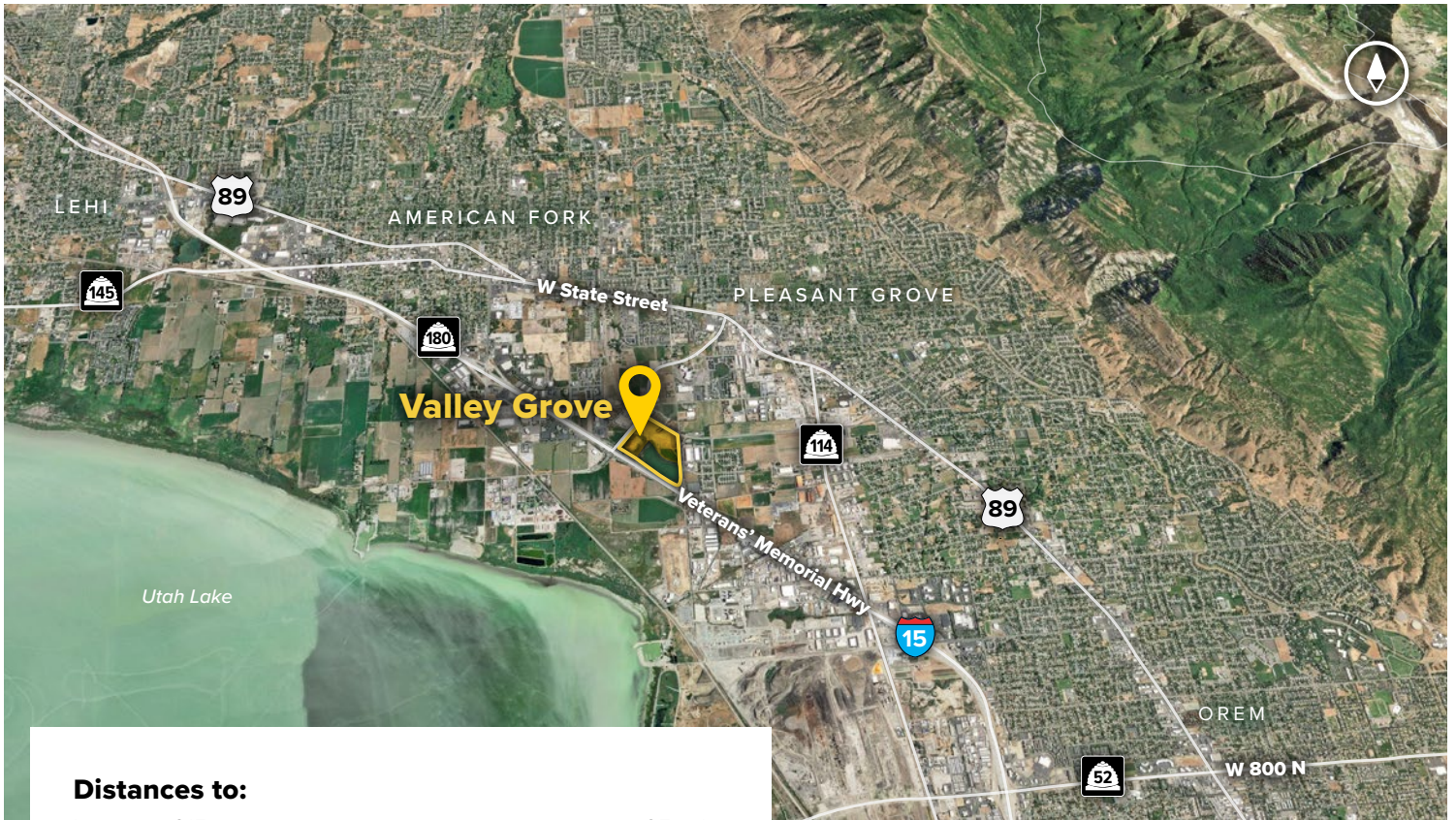


Valley Grove III

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:

- Interstate 215 25 miles
- Provo, UT (Downtown) 12 miles
- Salt Lake City, UT (Downtown) 34.5 miles
- Salt Lake City International Airport 38 miles



Scan now to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

Scott Gifford
 Director of Leasing
 sgifford@sjpi.com
 801.899.7991

Daniel Thomas
 Regional Partner, Utah
 dthomas@sjpi.com
 801.899.7991

Utah Office:
 1064 S North County Boulevard | Suite 190
 Pleasant Grove, Utah 84062

801.899.7991 | SJPI.COM/UTAH



About St. John Properties

St. John Properties Utah owns and is developing more than 1.9 million square feet of commercial space across five business communities in Salt Lake, Weber, and Utah Counties.

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 residential space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/23