

**Valley Grove**

1333 S Valley Grove Way | Pleasant Grove, UT 84062

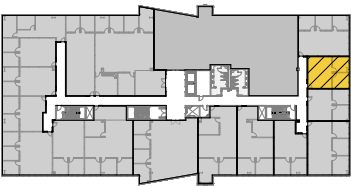
Second Floor | Suite 215



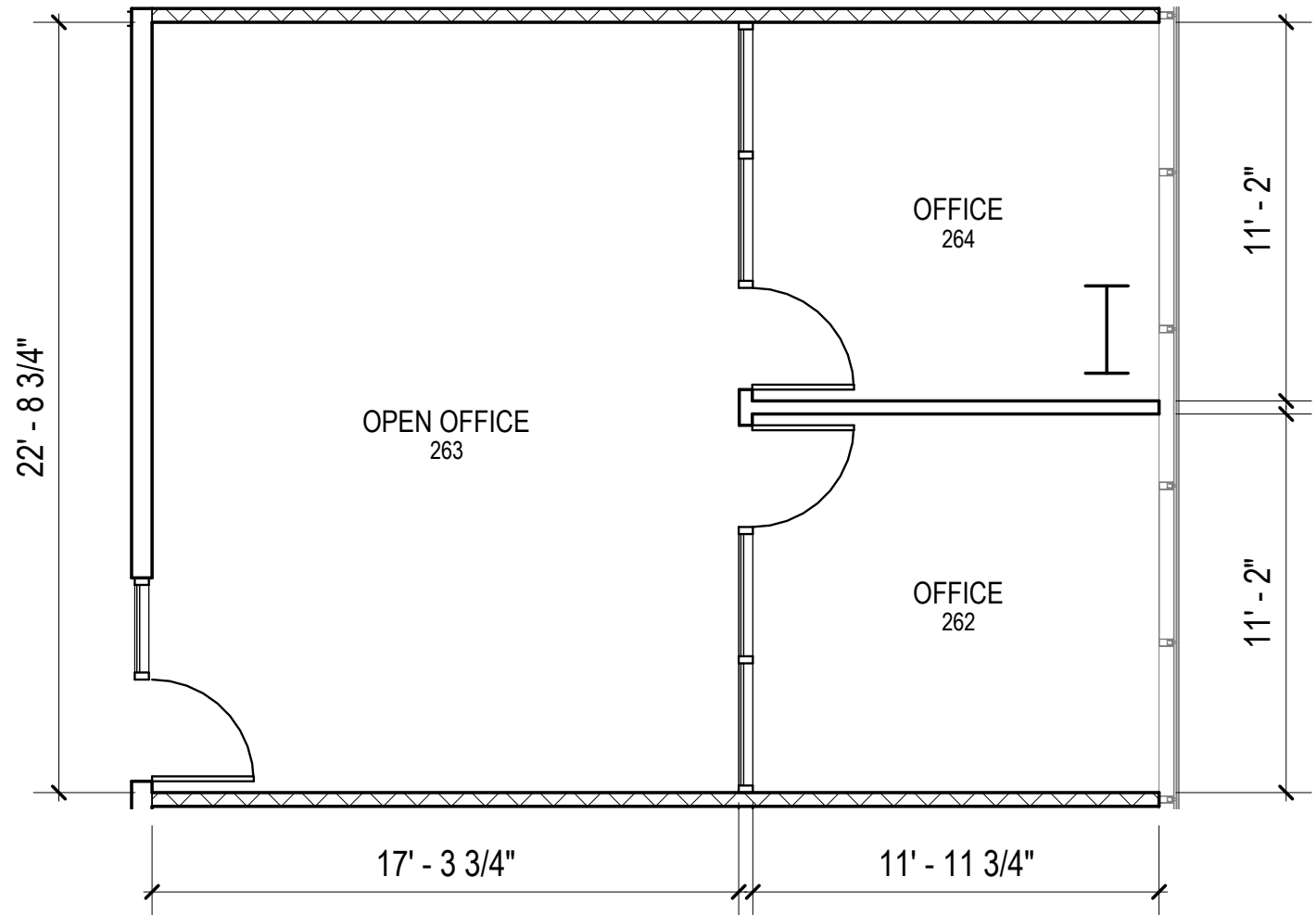
**Total SF Available:**  
869 SF

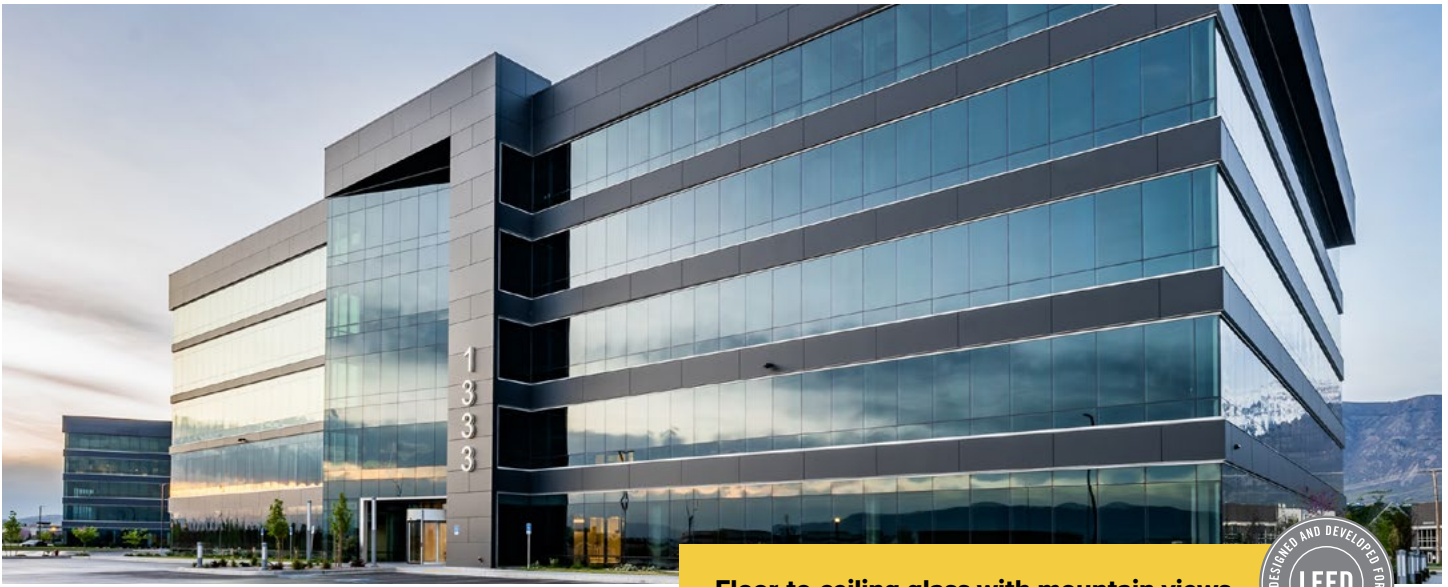
*Micro-suite with private  
offices (2) and an open  
office area*

**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 III

## Mid-Rise Class 'A' Office

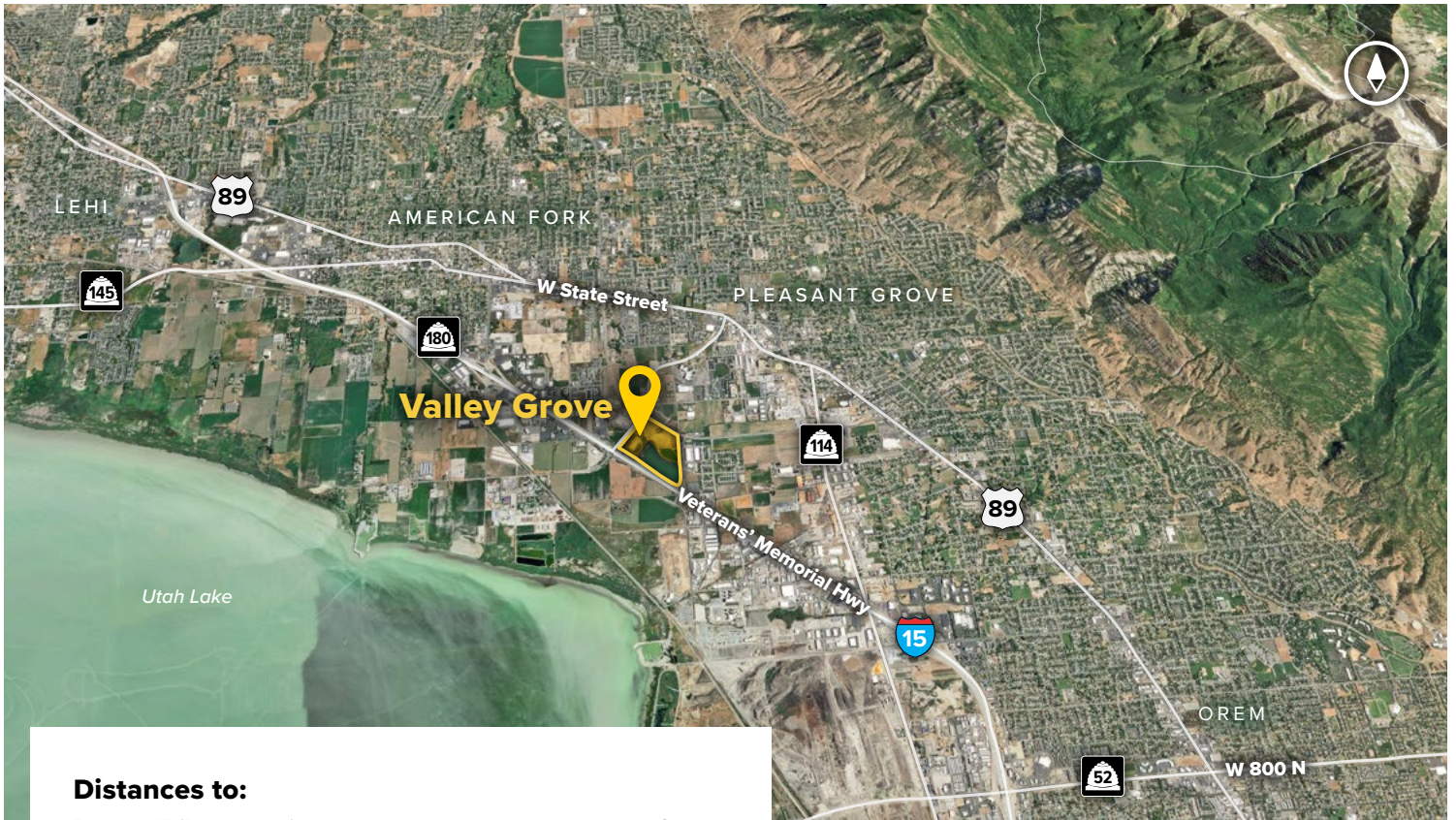
### Valley Grove III

1333 S Valley Grove Way 140,675 SF

### Mid-Rise Office Specifications

|                |                         |
|----------------|-------------------------|
| LEED           | Certified               |
| 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:

|                                            |            |
|--------------------------------------------|------------|
| 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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