



GROVE TOWER

6 STORY CLASS A OFFICE TOWER



2100 PLEASANT GROVE BLVD
PLEASANT GROVE UTAH

St. John Properties is committed to sustainable solutions as they design and develop business parks and other properties across their seven-state portfolio. With a commitment to conservation and truly sustainable development, St. John is recognized as a market-leading developer.

A proud member of the U.S Green Building Council (USGBC), St. John now has more LEED-certified buildings than most national developers, and brings this commitment to Utah with Valley Grove.



Because St. John Properties is in this business for the long haul, they play by a different set of rules. They anticipate their clients' needs for years to come. By maintaining long-term ownership and management of the projects they construct and acquire, they consider real estate to be an enduring investment in the community they serve.



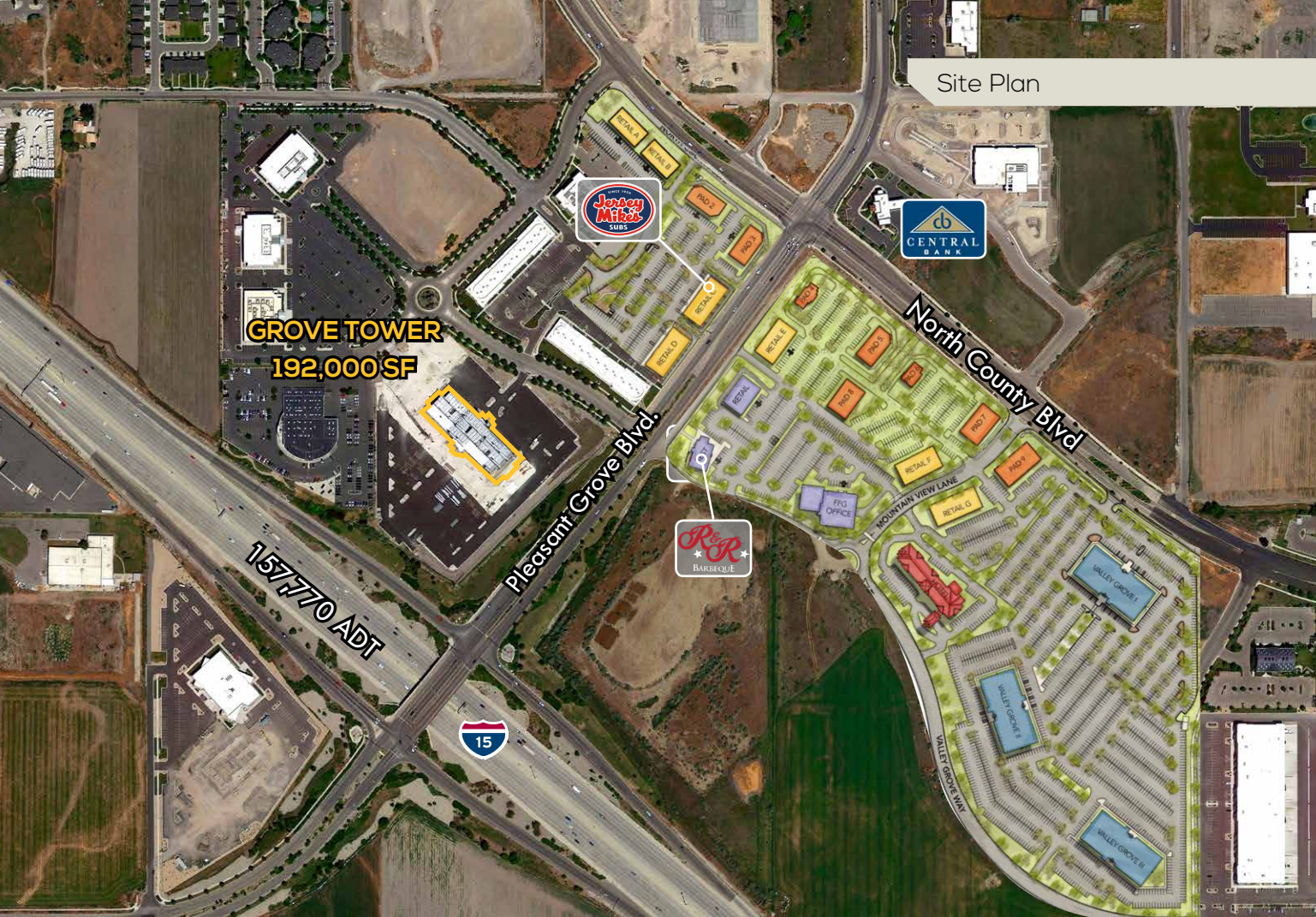
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Marketed Exclusively by





Site Plan



GROVE TOWER Features & Compelling Benefits

Located adjacent to the BMW dealership with immediate right in-right out access and I-15 frontage/visibility, Valley Grove Tower features the following:

- 192,000 +/- sq. ft. 6 story building
- Floor 1, Floor 4, and partial 3rd floors available: 5,478 RSF to 32,798 RSF (76,419 sq. ft. total)
- 32,500 sq. ft. floor plates
- Floor to ceiling glass (10 foot minimum finished ceiling height)
- LEED designed
- Crown signage facing I-15
- Lease rate: \$26.50/sq. ft. full service
- Extraordinary parking (5/1,000 ratio)
- Fiber optic connectivity
- Generous tenant improvements
- Direct access and control for employee and client ease and comfort
- Adjacent to over 80 acres of prime future retail and hospitality amenities
- One of the tallest, most prominent office buildings to be built in the market
- Free on site fitness room
- Free bicycle parking storage



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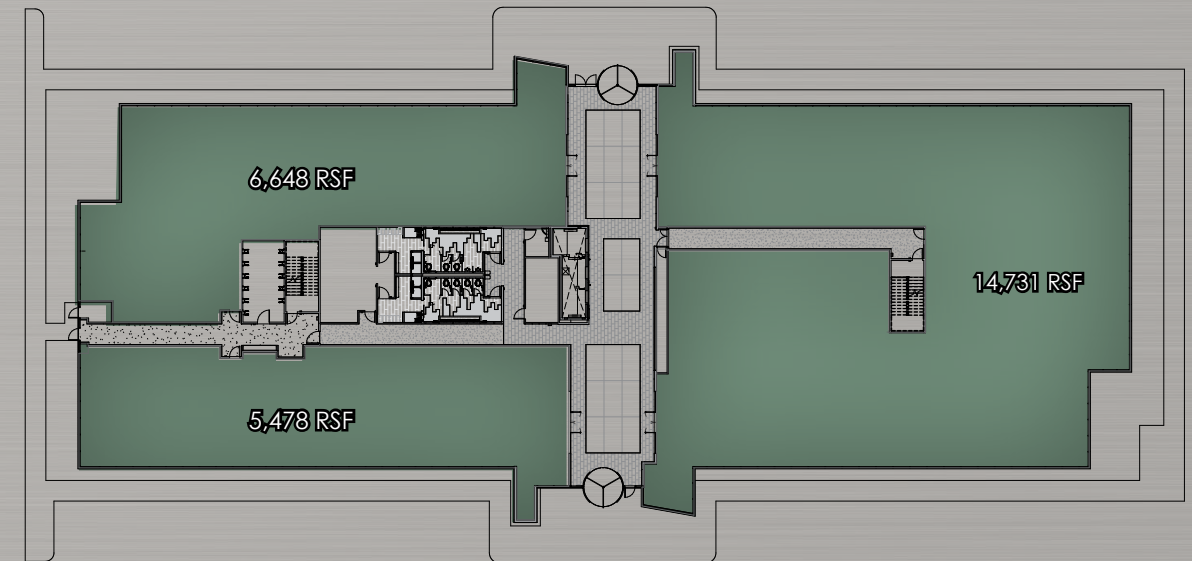


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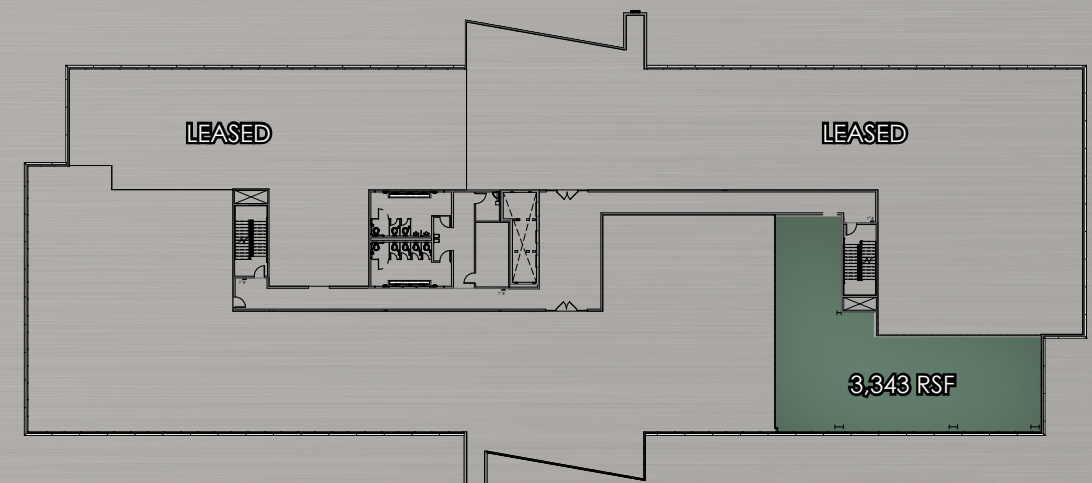
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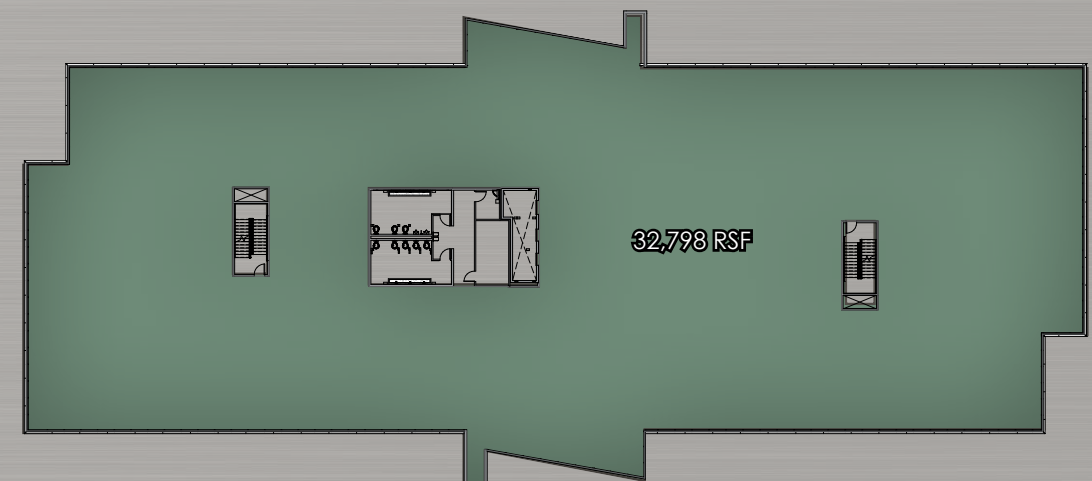
1ST FLOOR



3RD FLOOR



4TH FLOOR



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