

VALLEY GROVE I

6-STORY CLASS A OFFICE

1064 S NORTH COUNTY BLVD
PLEASANT GROVE, UTAH

ST. JOHN PROPERTIES
MD • CO • LA • NC • NV • PA • TX • UT • VA • WI

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
NATIONAL DEVELOPER OF THE YEAR 2018

Colliers

VALLEY GROVE

An iconic business community, Valley Grove is a 130-acre mixed-use destination rising in the heart of Utah County.

With unmatched access to I-15 and North County Boulevard, Valley Grove provides people more time to eat, sleep, play and work instead of waiting in traffic. Upon completion, the $1 billion Valley Grove development will contain over 1.5 million square feet of Class ‘A’ office, flex/R&D, retail, restaurants, and a hotel.

National developer St. John Properties brings decades of experience and unmatched attention to detail to this development, with several buildings recently completed.

ST. JOHN PROPERTIES

MD • CO • LA • NC • NV • PA • TX • UT • VA • WI

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018





/ HIGHLIGHTS

- Space Available
  - Suite 260: 13,700 square feet
  - Suite 300: 5,843 square feet
  - Suite 415: 5,708 square feet
  - Suite 600: 28,466 square feet
- Lease rate: $30.50-$32.00 per sq. ft. / Full Service
- 6 Story Class A building
- Crown signage facing I-15
- On-site fitness center
- EV Charging Stations
- Floor to ceiling glass
- Unobstructed, panoramic mountain and lake views
- I-15 visibility
- Heart of Utah County
- Designed for LEED Certification
- Abundant Parking

/ SECOND FLOOR

Suite 260
13,700 SF

Available 03/01/2027
North and East facing views

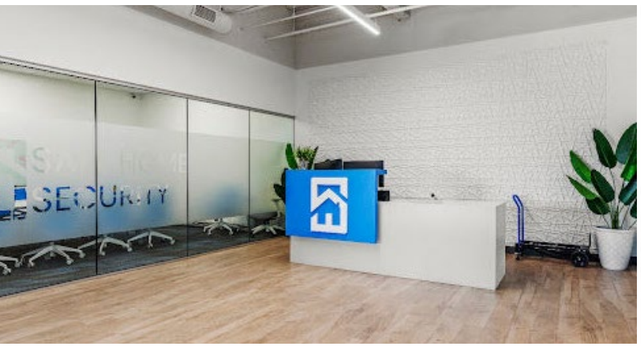


/ THIRD FLOOR

Suite 300
5,843 SF

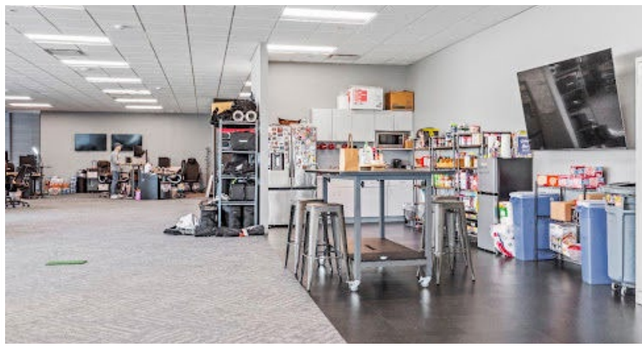
Available 03/01/2027
East facing views

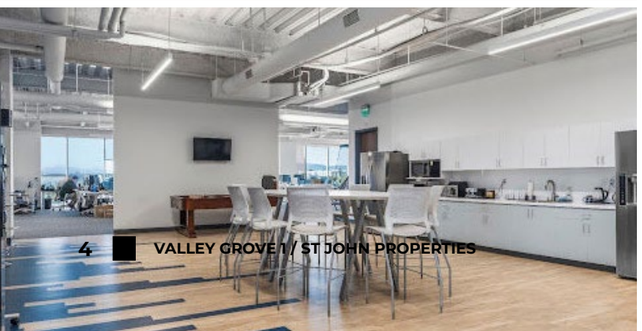












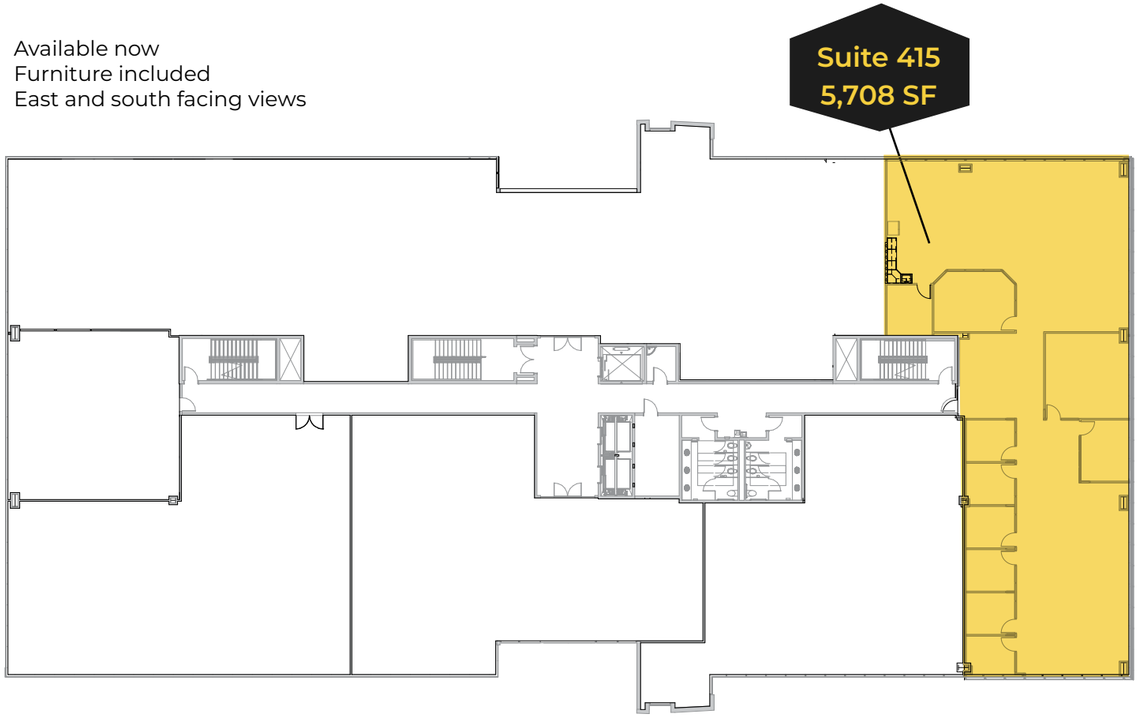






/ FOURTH FLOOR

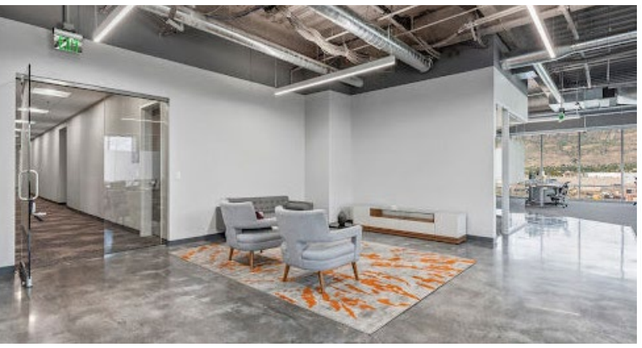
Available now
Furniture included
East and south facing views



/ SIXTH FLOOR

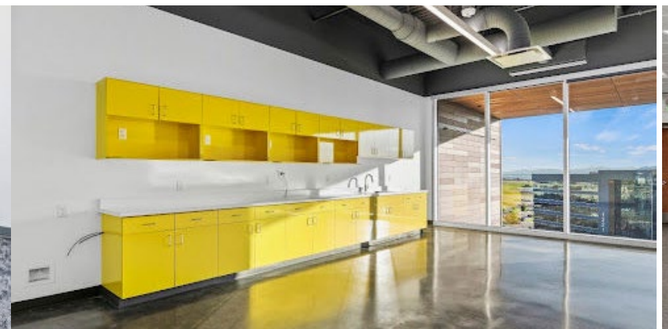
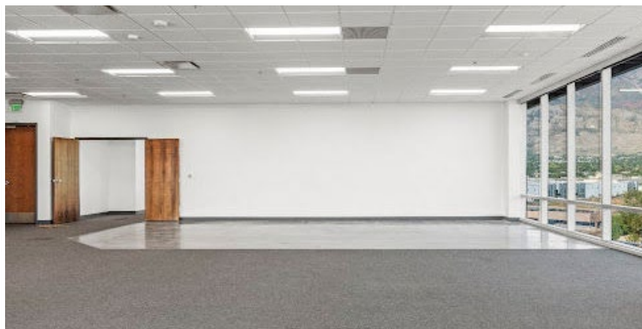
Available now
Full floor, 360 views









VALLEY GROVE



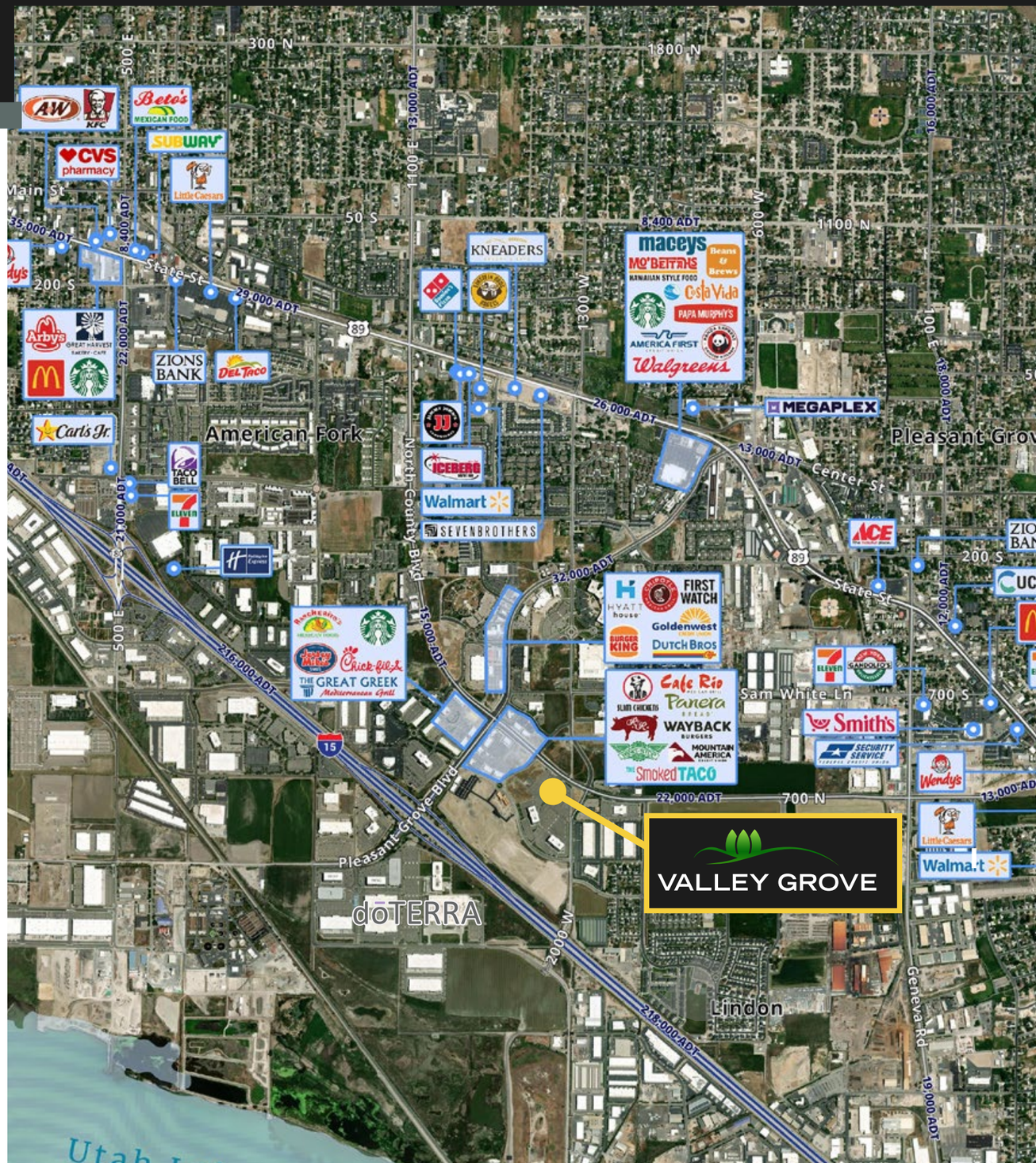






/ VALLEY GROVE AMENITIES

tru by HILTON
HOME 2 SUITES BY HILTON
WAYBACK BURGERS SINCE '81
THE WING STOP EXPERTS
R&R BBQ
VILLAGE BAKER Est. 1994 PIZZA • SANDWICHES • SALADS
Panera BREAD
SLIM CHICKENS
Cafe Rio MEXICAN GRILL
verizon
fika REFLEXOLOGY BAR
aesthetica PLASTIC SURGERY • MEDICAL SPA
LONGHORN STEAKHOUSE
Chick-fil-A
UNDER WRAPS
Happy Teriyaki
THE GREAT GREEK Mediterranean Grill
THE SMOKED TACO
SINCE 1956 Jersey Mike's SUBS
MOUNTAIN AMERICA CREDIT UNION
at&t
DA PHỞ
CHICKEN SALAD CHICK





VALLEY GROVE

ST. JOHN PROPERTIES

MD • CO • LA • NC • NV • PA • TX • UT • VA • WI

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
NATIONAL DEVELOPER OF THE YEAR 2018

Colliers

Brandon Fugal
Chairman
+1 801 947 8300
brandon.fugal@colliers.com

Josh Martin
Executive Vice President
+1 801 830 2004
josh.martin@colliers.com

Brandon Huntsman
Executive Vice President
+1 801 830 9232
brandon.huntsman@colliers.com

Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved.