



TRIBEHOUSE

# 1064 S NORTH COUNTY BLVD

1064 S North County Blvd Pleasant Grove,  
UT 84062  
Third Level Suites Available Now



Investment Realty  
ADVISORS

**ELLIOT ABEL**

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*961 - 1,922 SF of Office Space*

## PROPERTY SUMMARY



## LOCATION DESCRIPTION

Valley Grove is an iconic business community, situated on a 130-acre mixed-use destination in the heart of Utah County. This office has fantastic access to I-15 and North County Boulevard, Valley Grove is part of a \$1 billion development that will contain over 1.5 million square feet of Class 'A' office, flex/R&D, retail, restaurants, and a hotel. This building operator (St John Properties) offers its tenants very flexible expansion options with over 17 million square feet of office, retail and warehouse space in the US.

## AVAILABLE SUITES

Enjoy your first 30 days of rent free! Suites 390 & 395 combine to make a beautifully functional office unit. Furniture is negotiable and it is possible to demise into 2 smaller suites. The layout of this unit features 4 executive offices with beautiful floor to ceiling glass and a large bullpen area.

## OFFERING SUMMARY

Lease Rate:	25.00 sf/yr
Lease Type:	FSG
Number of Units:	1+
Available SF:	961-1,922SF
Lot Size:	6.66 Acres
Parking Ratio:	5/1,000
ADA Parking Stalls:	16+
Total Parking Stalls:	468
ADA Compliant:	Yes
AADT:	21,000
Lease Term:	1-5+
Available Date:	Now

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## SITE & AVAILABILITY



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# SUITE 390 AND 395 FLOOR PLAN & PHOTOS



1064 North County Blvd, Pleasant Grove, UT

Suite 390 & 395



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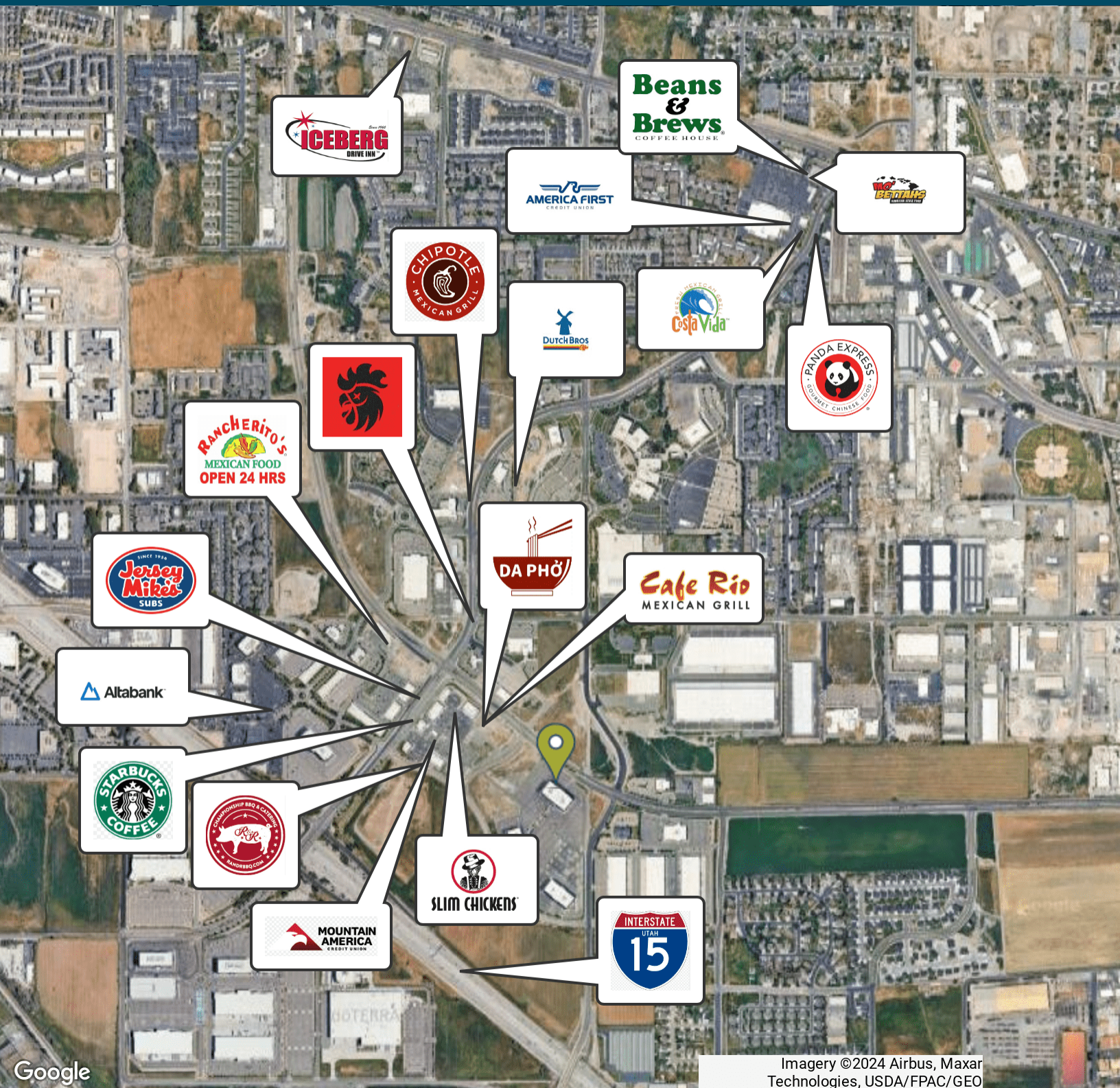
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## LOCATION MAP



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