

PERFECT
OWNER/USER
OPPORTUNITY

GROVE CREEK III

2174 W GROVE PARKWAY • PLEASANT GROVE



PURCHASE PRICE: \$6,800,000

www.cbre.com/grovecreek

CBRE
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Property Details

- Price: \$6,800,000
- Ready to occupy
- Rentable Area: 39,152 SF
- Parking: 5/1000
- Stories: 2
- Year Built: 2008

Property Features

- Class A office building
- Free parking
- Excellent freeway visibility
- New paint and carpet on the first floor
- Great freeway and major highway access
- Fiber provided by Century Link and Integra
- Centrally located to Provo/Orem and Salt Lake City

LOCATION

GROVE CREEK III

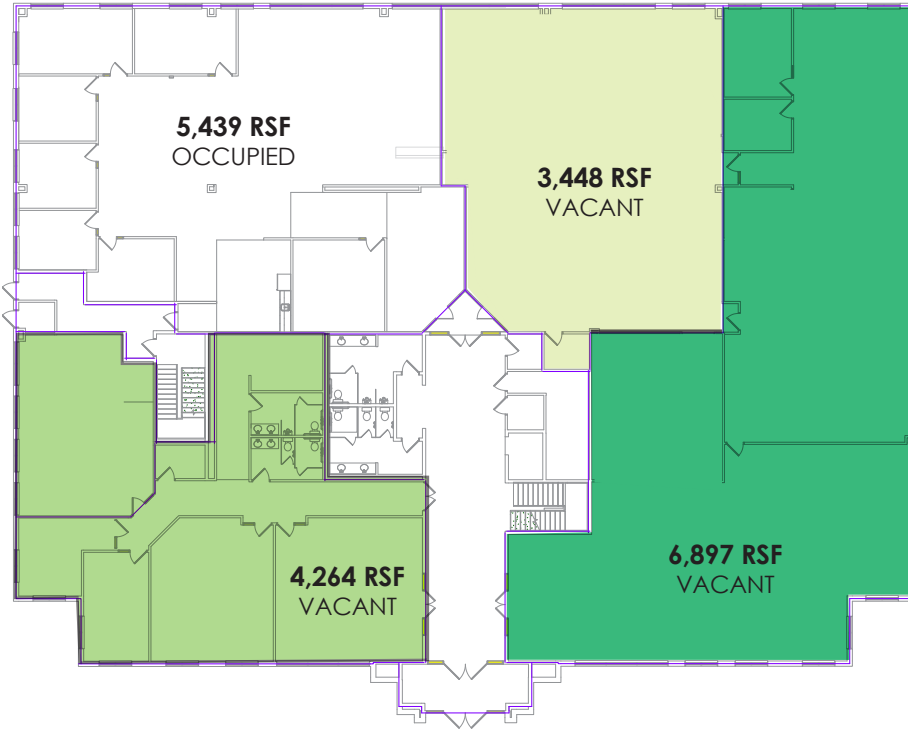
Ideally situated along the Interstate 15 Freeway Corridor at the Pleasant Grove Interchange, the central location has been enhanced by the completion of North County Blvd., connecting the area from Lindon to Alpine via the five-lane thoroughfare. Access to the entirety of the north county area is unequalled.

Public transportation is provided by UTA with connection to the nearby Frontrunner Commuter Rail Platform and the UTA Bus system.

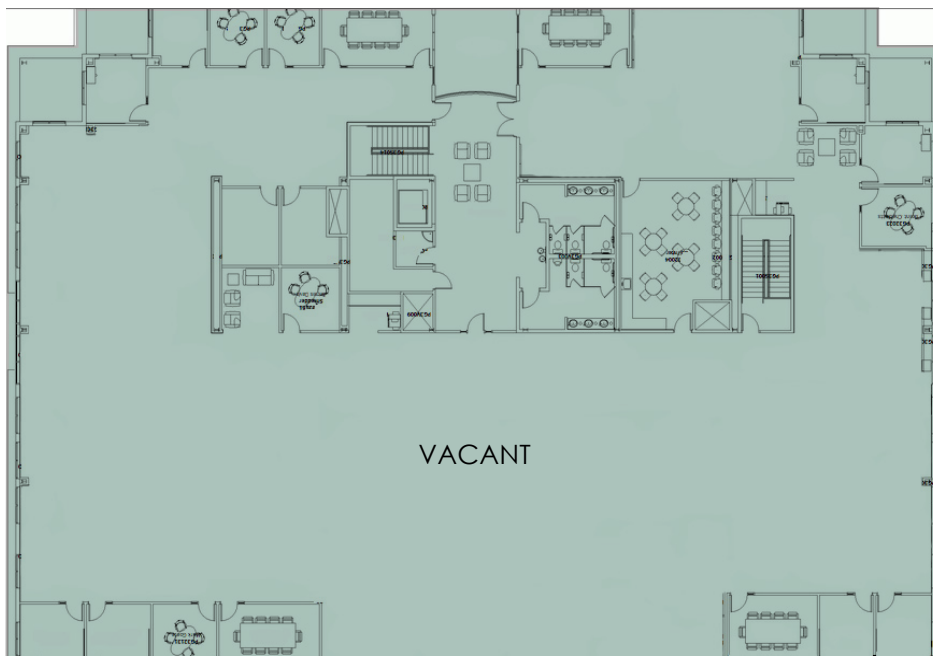
Grove Creek III is within 15 minutes of 65,000 university students attending BYU and Utah Valley University providing a highly educated workforce with important technical and professional skills.

FLOOR PLANS

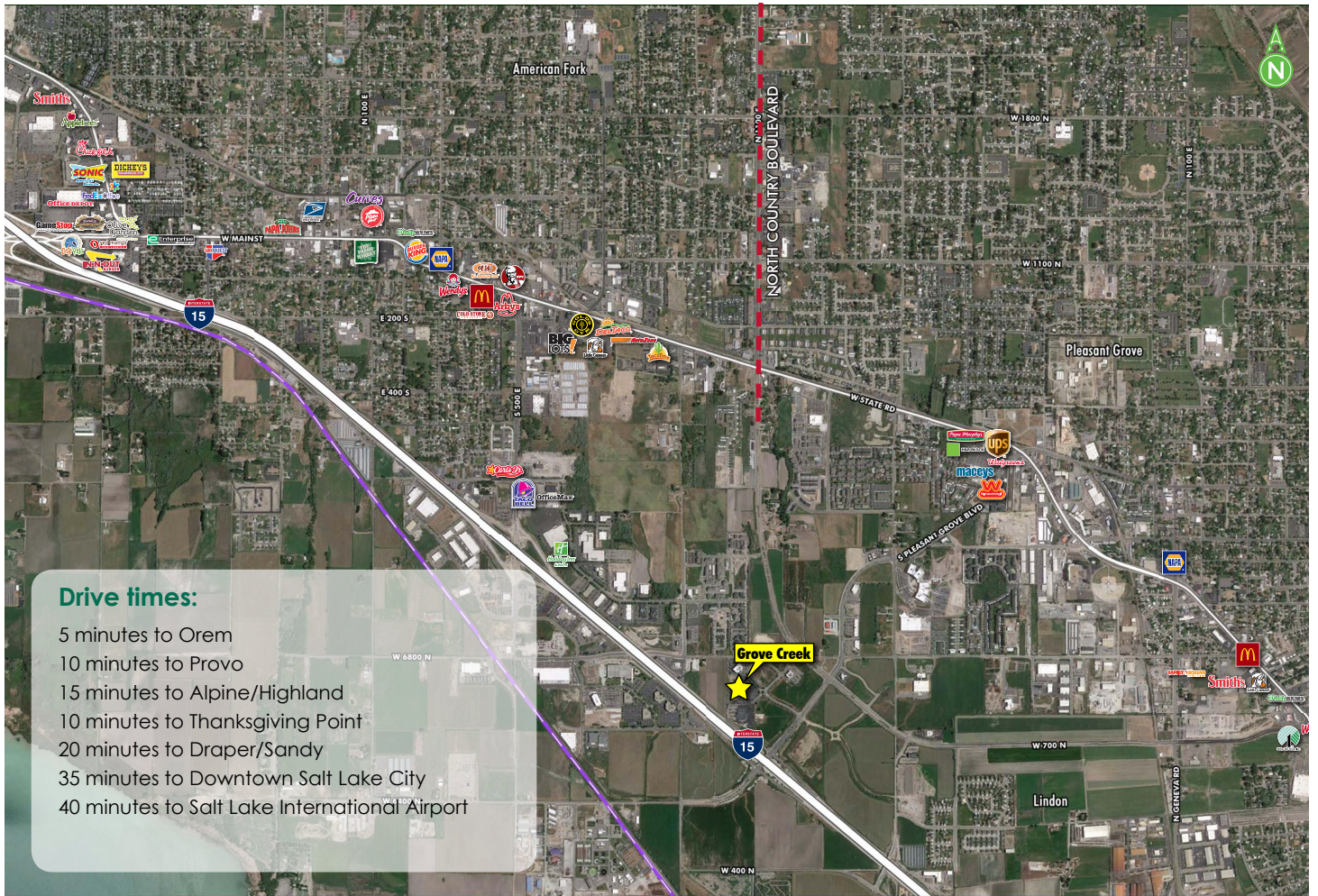
1st Floor - 20,048 RSF



2nd Floor - 19,104 Total RSF



GROVE CREEK III



For more information, please contact:

Eric Smith

Senior Vice President
CBRE
+1 801 869 8008
eric.smith@cbre.com

James Mecham

First Vice President
CBRE
+1 801 869 8028
james.mecham@cbre.com

Laurie Adair

Senior Associate
CBRE
+1 801 869 8009
laurie.adair@cbre.com

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