

An aerial photograph of a modern, multi-story office building with large glass windows and a flat roof. The building is surrounded by a parking lot with several cars, green landscaping with trees, and a road. In the background, there are residential houses and a body of water under a clear blue sky.The Colliers logo, featuring the word "Colliers" in a serif font inside a blue square with a yellow and red horizontal stripe at the bottom.

Lease Rate | *Limited Time Offer*

Year 1 **\$10**/SF | Year 2 **\$17**/SF

Full Service, less in-suite janitorial

Office For Lease

Call Broker for Details

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Colliers

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Lake Pointe 2

2835 Decker Lake Drive
West Valley City, Utah 84119

Available

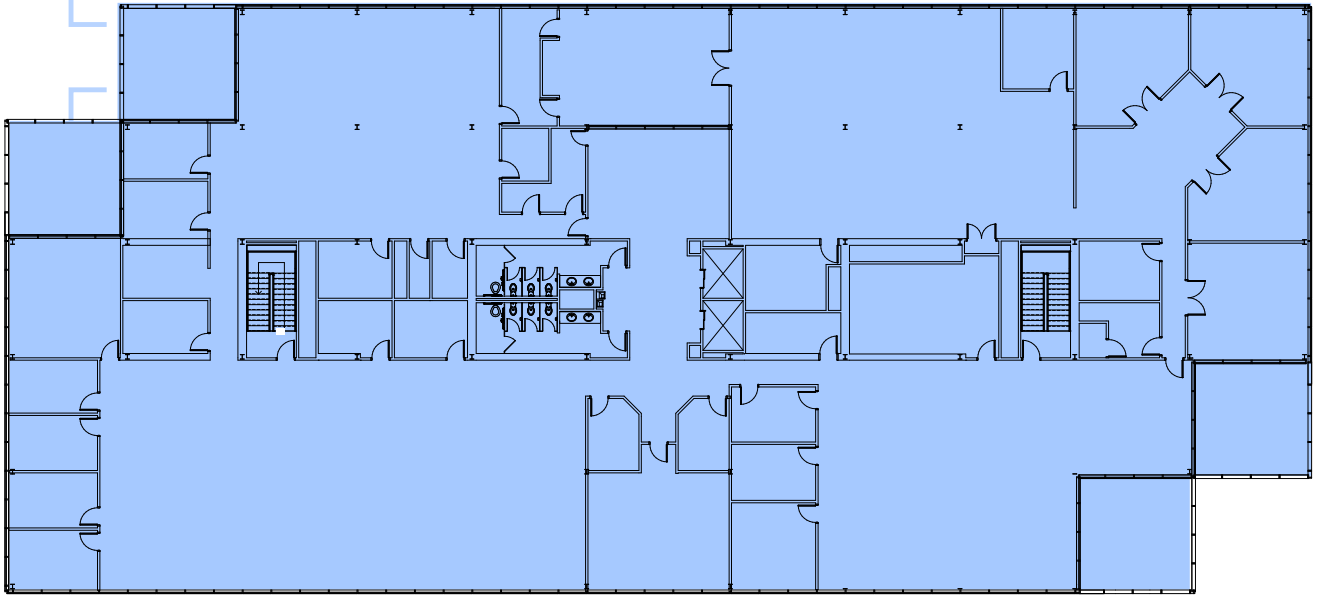
4th Floor: 22,051 RSF

Property Highlights

- Floors can be demised
- 4.5/1000 parking ratio
- (6) private outdoor patios offering views of downtown and the Wasatch mountains
- Newly renovated lobby
- Within walking distance to two TRAX stations
- Amenities nearby include Maverick Center and Valley Fair Mall
- Excellent freeway access offering short commute to SLC International Airport and Downtown SLC

FLOOR 4

4TH FLOOR - 22,051 SF





NEARBY TENANTS

SITE

Maverik Center

West Valley City

COSTCO WHOLESALE

Beans & Brews, **Hook & Reel**, **Tuk Tuk**, **Rockin' Barrel**, **mtc sushi**, **Pop Days**, **Applebees**, **IHOP**, **extended STAY AMERICA**, **BK**, **Comfort**

Bath & Body Works, **RED ROBIN**, **FANZZ**, **IN-N-OUT BURGER**, **WELLS FARGO**, **Squatter's**, **MORGAN JEWELERS**, **AT&T**, **DB**, **MEGA PLEX**, **H&R BLOCK**, **Foot Locker**, **Jordans**, **Lids**, **HOBBY LOBBY**, **ZURCHERS**, **Pizza Hut**, **Shabunde's**, **Cafe Rio**, **WINGERS**, **five BELOW**, **ULTA**, **All Star**, **claire's**, **FAMOUS footwear**, **petco**, **CUPBAP**, **ROSS**, **Planet Fitness**, **PRETZEL MAKER**, **zumiez**, **verizon**, **T-Mobile**, **Starbucks**, **Olive Garden**, **jamba**

DEMOGRAPHICS

5 MINUTE RADIUS



17,868

TOTAL
POPULATION



26,195

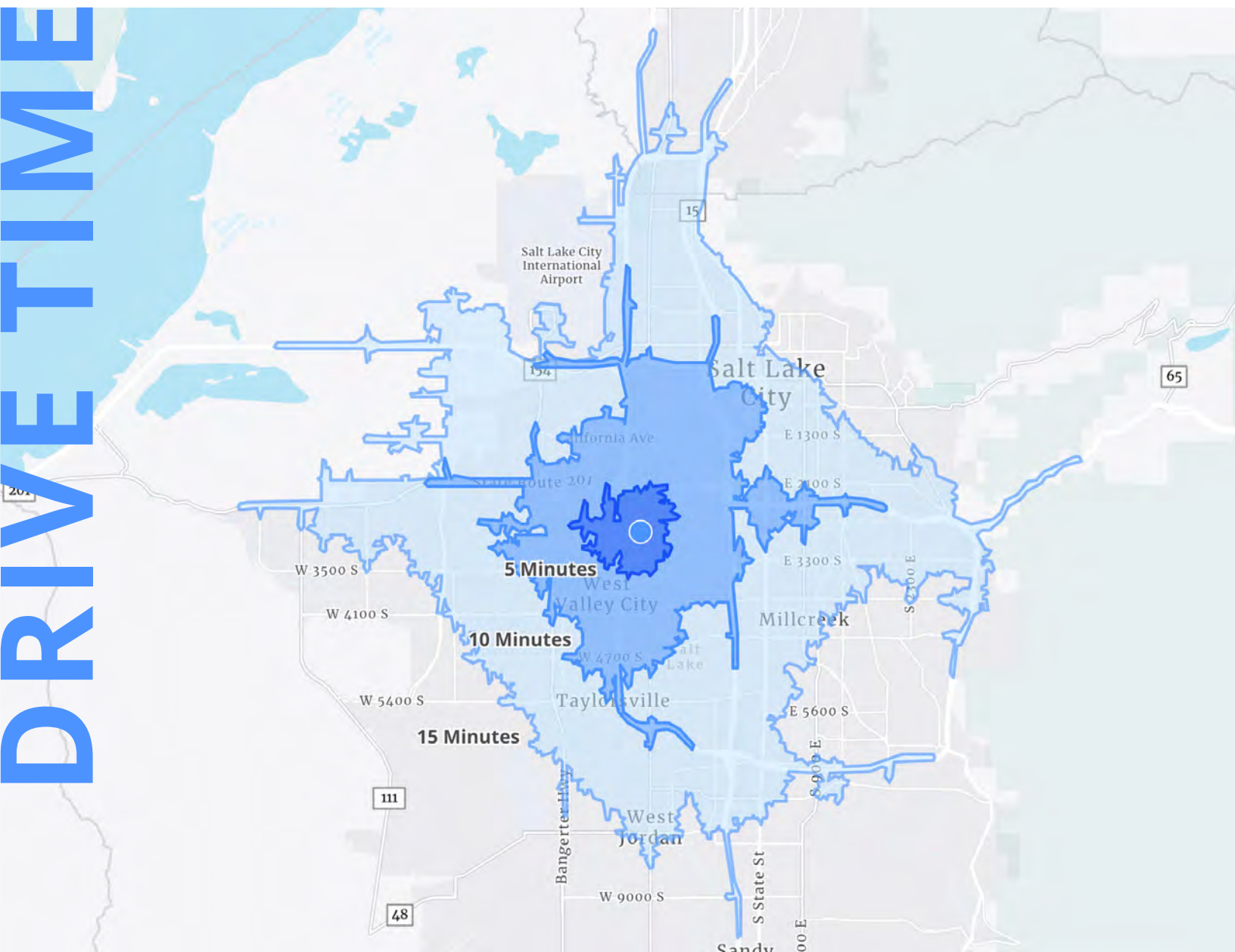
DAYTIME
POPULATION

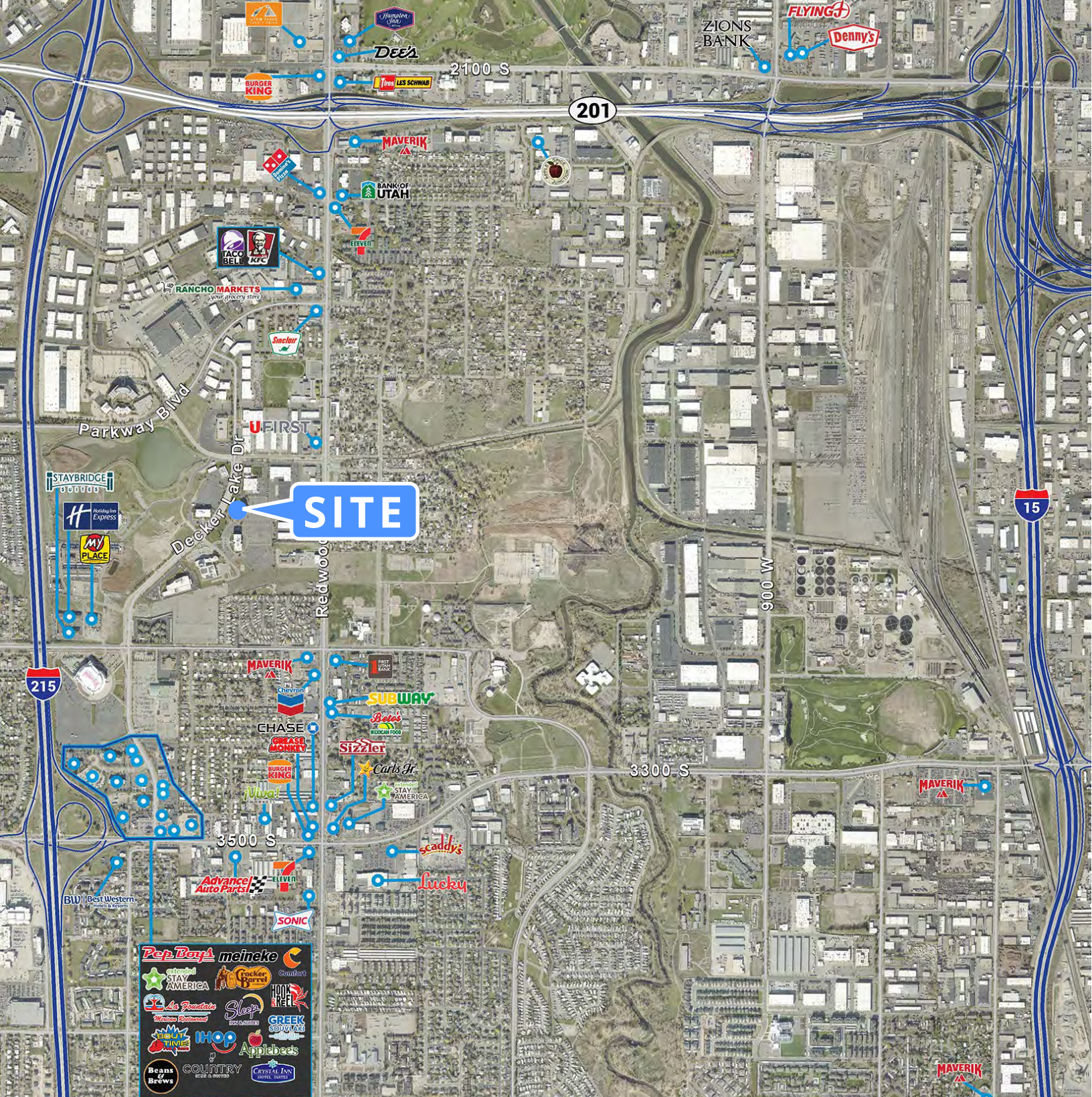


975

BUSINESSES

DRIVE TIME





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