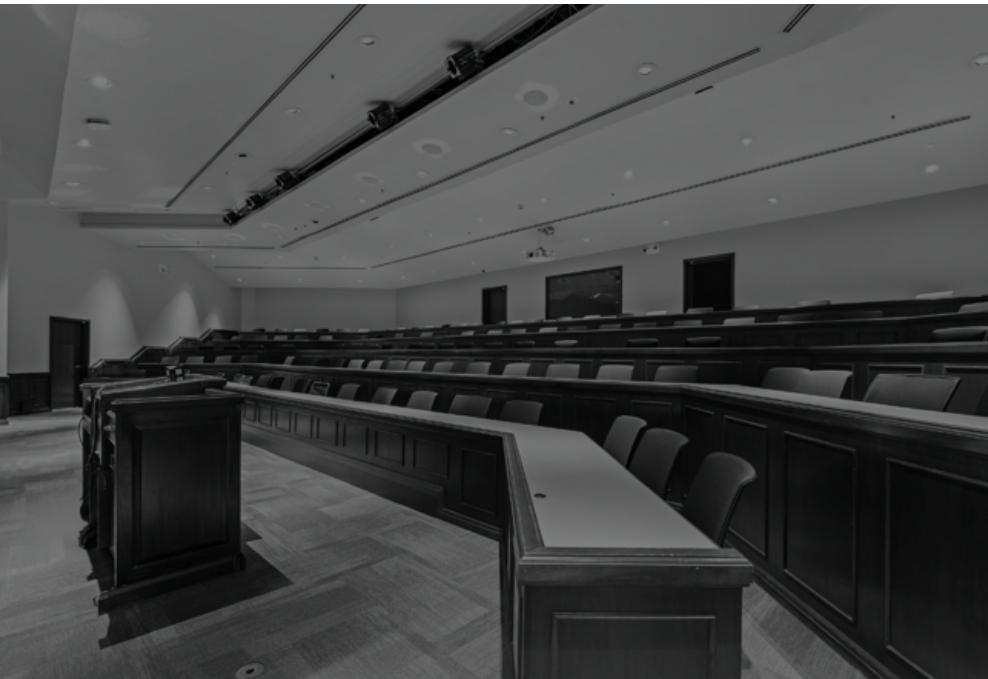




## FRANKLIN CAMPUS



PRESENTED BY

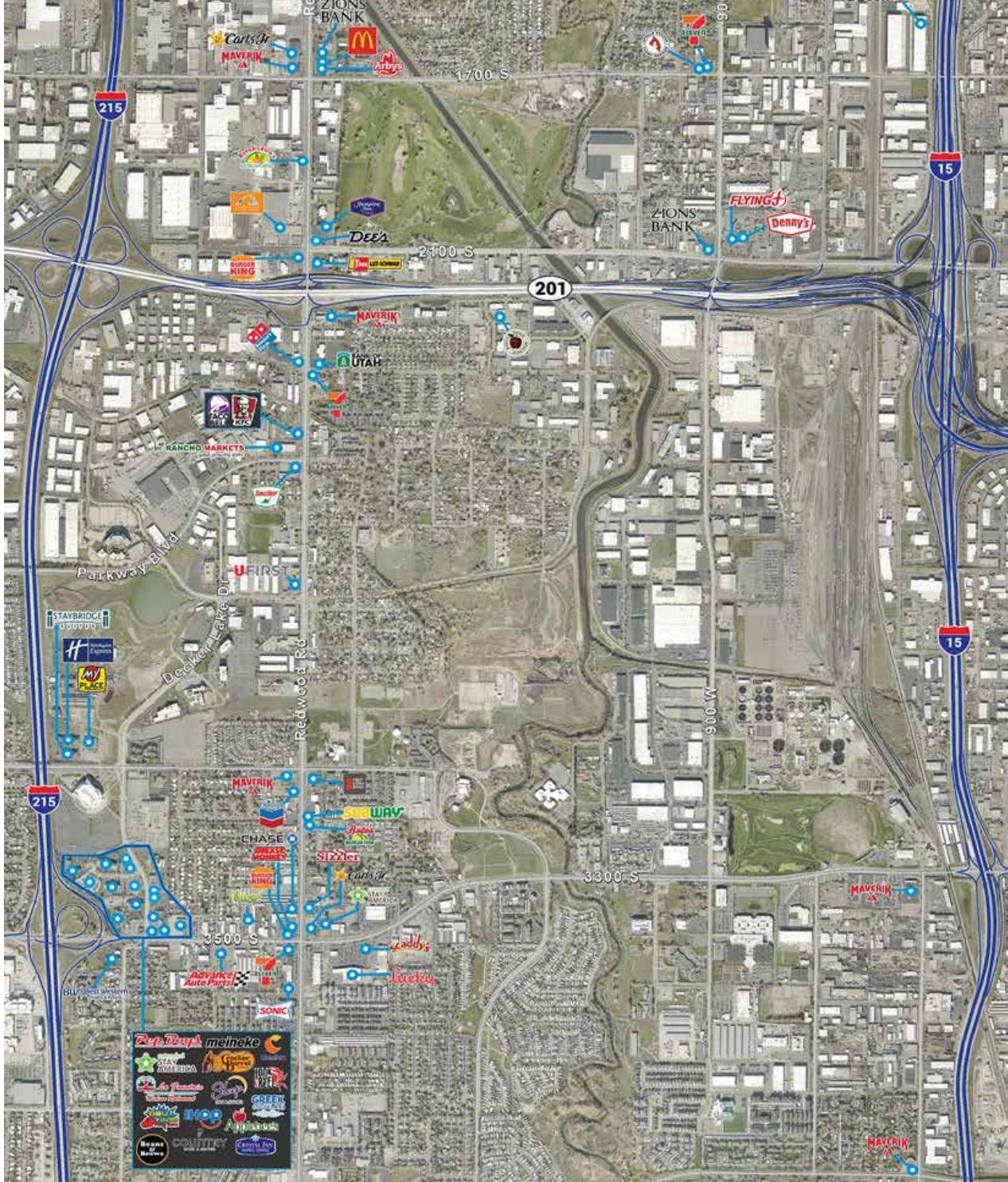
Colliers

2650 DECKER LAKE BLVD  
WEST VALLEY, UTAH 84119

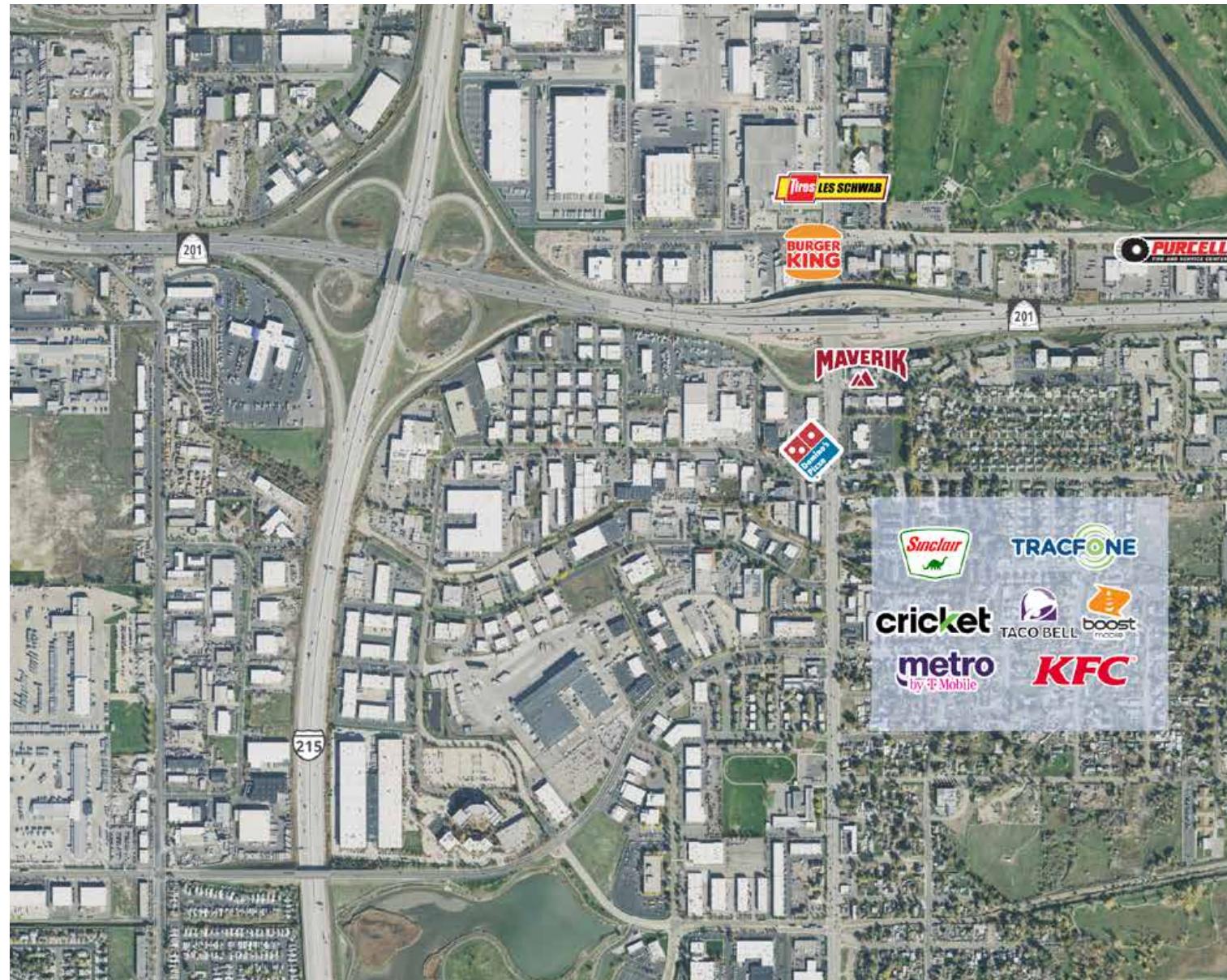


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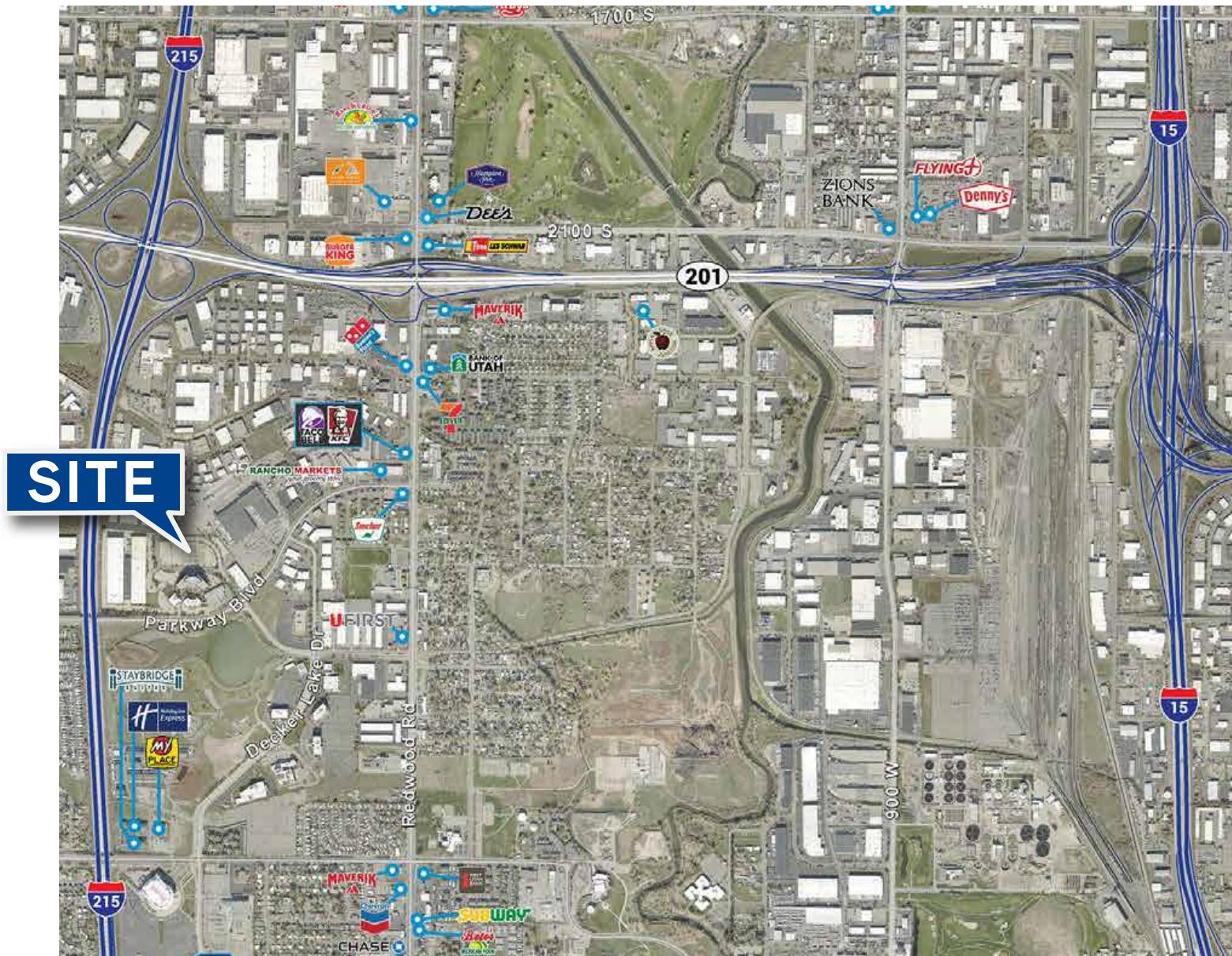
1. Regional map
2. Location Amenities Map & Overview
3. Why Utah?
4. Site Plan
5. Aerial Photo
6. Building Overview
7. Interior Highlights
8. Exterior Highlights
9. Floor Plans
10. Contact Info



# LOCATION AMENITIES MAP



# AREA OVERVIEW



# WHY UTAH - 2024 STATE RANKINGS

**3.5M**

Population

**1.1M**

Households

**2.9**

Unemployment Rate

**#1**

Best Economic Outlook

17th year in a row

Rich States Poor States — April 2024

**#1**

Best State

2nd consecutive year

U.S. News & World Report — April 2024

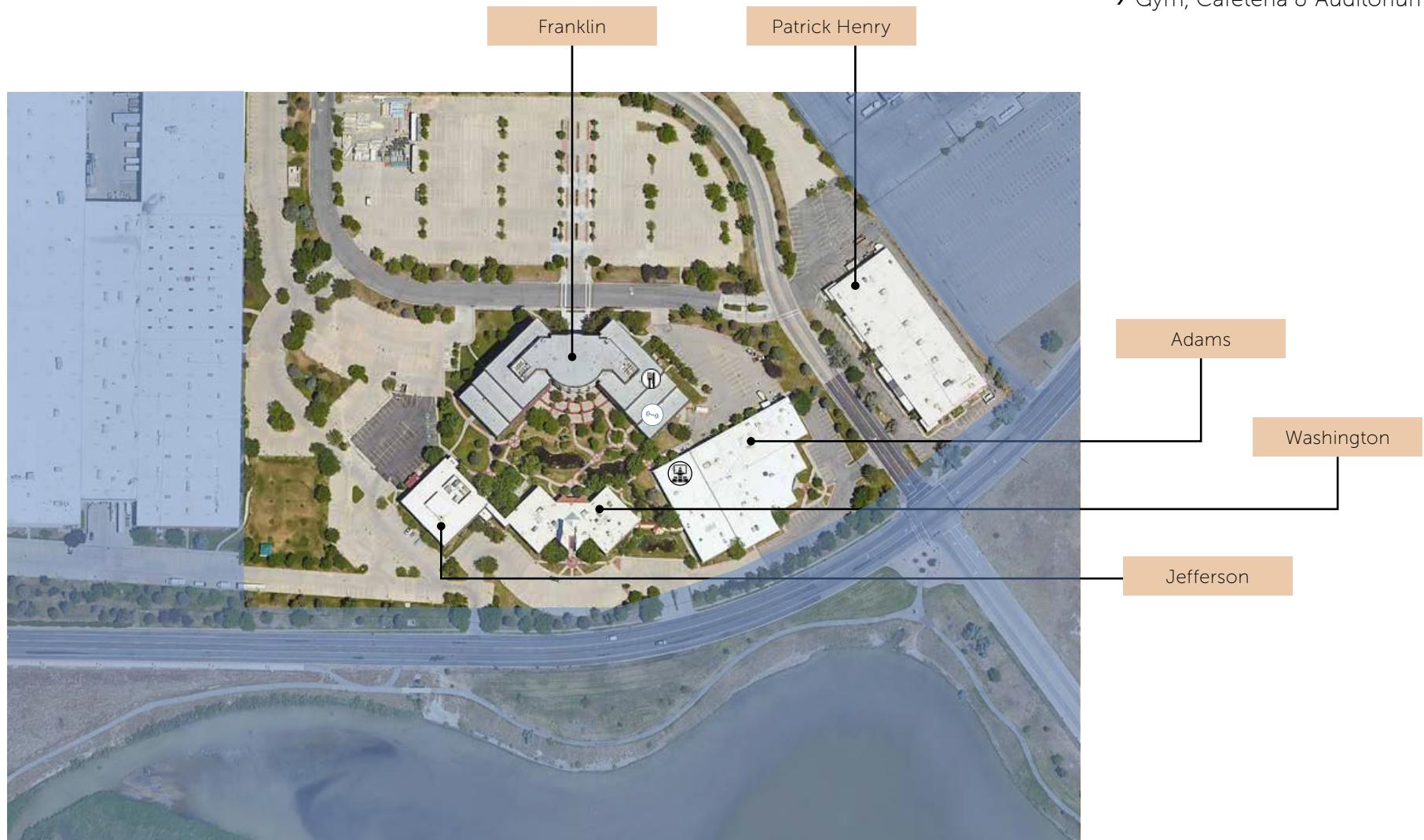
## THE POINT ACCOLADES:

- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- Utah's tech workforce is fed by major technology and research universities: University of Utah, Brigham Young University, and Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- Utah has high concentrations of Software Developers, Web Developers, Computer and Information Research Scientists, and many other IT related occupations
- Utah is one of the top states in the nation for software and information technology employment with an employee base of over 66,000 people
- According to WalletHub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, and Math) jobs, beating out Chicago, New York City, San Jose, and other prominent "tech forward" towns



# CAMPUS SITE PLAN

- › 21.70 Acre Campus
- › 5 Distinct Buildings
- › Gym, Cafeteria & Auditorium



# CAMPUS AERIAL PHOTO



# CAMPUS OVERVIEW

## Address

2650 S Decker Lake Blvd  
West Valley City, Utah 84119

## Campus Overview

21.70 Acres | 324,494 SF Campus

## Parking

4.9/1,000 SF | 602 Stalls



### Franklin

#### 168,396 SF Building

1st Floor | 17,010 RSF Available

Suite 110 12,636 RSF

Suite 120 2,091 RSF

Suite 130 2,283 RSF

2nd Floor | 35,392 RSF Available

Suite 200 17,704 RSF

Suite 220 6,991 RSF

Suite 230 10,697 RSF

3rd Floor | 40,674 RSF Available

Full Floor 40,674 RSF

4th Floor | 34,735 RSF Available

Full Floor 34,735 RSF

5th Floor | 6,400 RSF

Full Floor 6,400 RSF



### Adams

#### 49,190 SF Building

1st Floor | 21,880 RSF

Suite 110 11,064 RSF

Suite 120 5,688 RSF

Suite 130 2,783 RSF

Suite 140 2,345 RSF



### Patrick Henry

#### 48,927 SF Building

1st Floor: 40,593 RSF

2nd Floor: 8,334 RSF



### Jefferson

#### 25,015 SF Building

1st Floor: 3,858 RSF

2nd Floor: 13,154 RSF



### Washington

#### 32,966 SF Building

1st Floor: 14,981 RSF

2nd Floor: 16,503 RSF



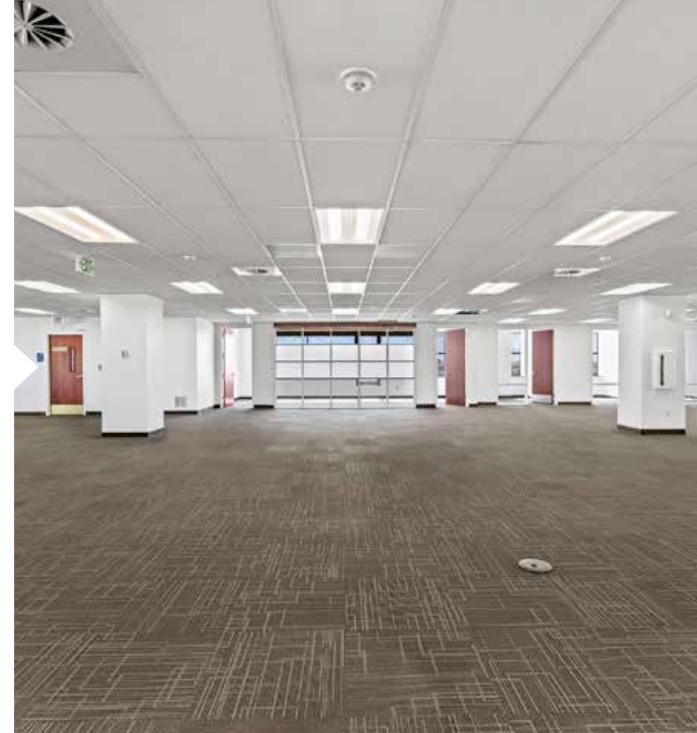
## Food & Beverage

On-site cafeteria  
Open ample seating  
Relaxing atmosphere



## Work Space

Open floor plans  
Scalable office space  
Conference & Meeting rooms  
Lounge areas  
Customizable workspaces  
Thoughtfully designed  
True headquarters campus



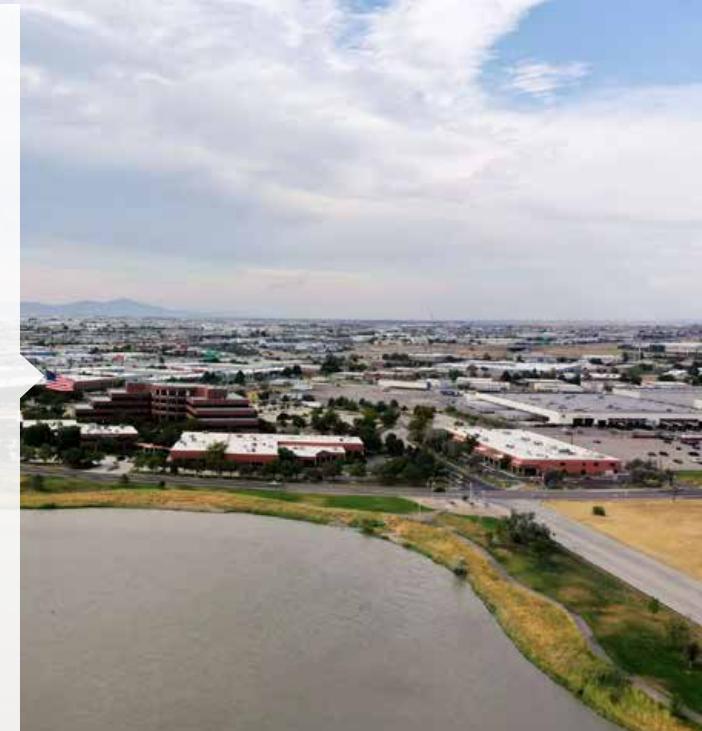
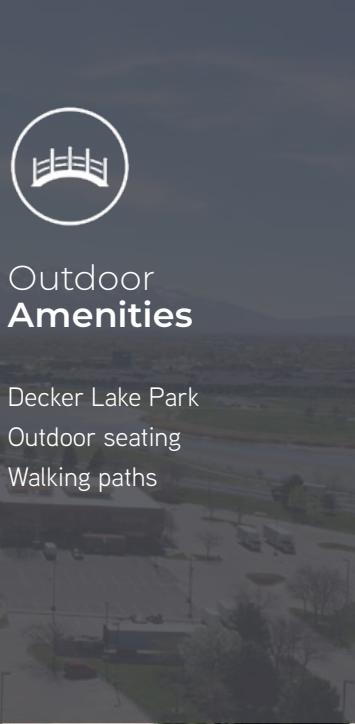
## Meeting Space

Large training room with  
multiple small training rooms  
throughout  
200-seat conference room

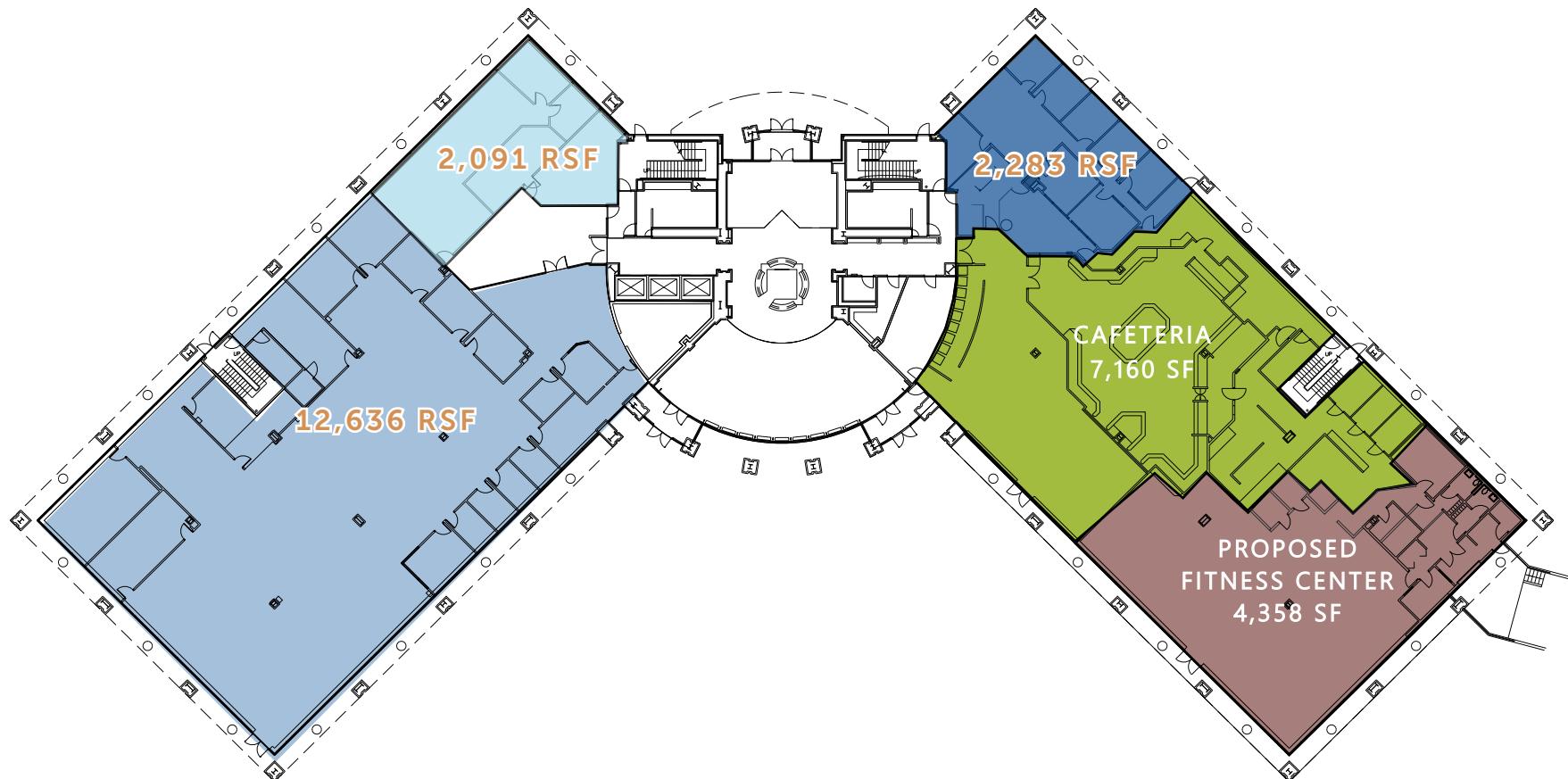


## Upgraded Highlights

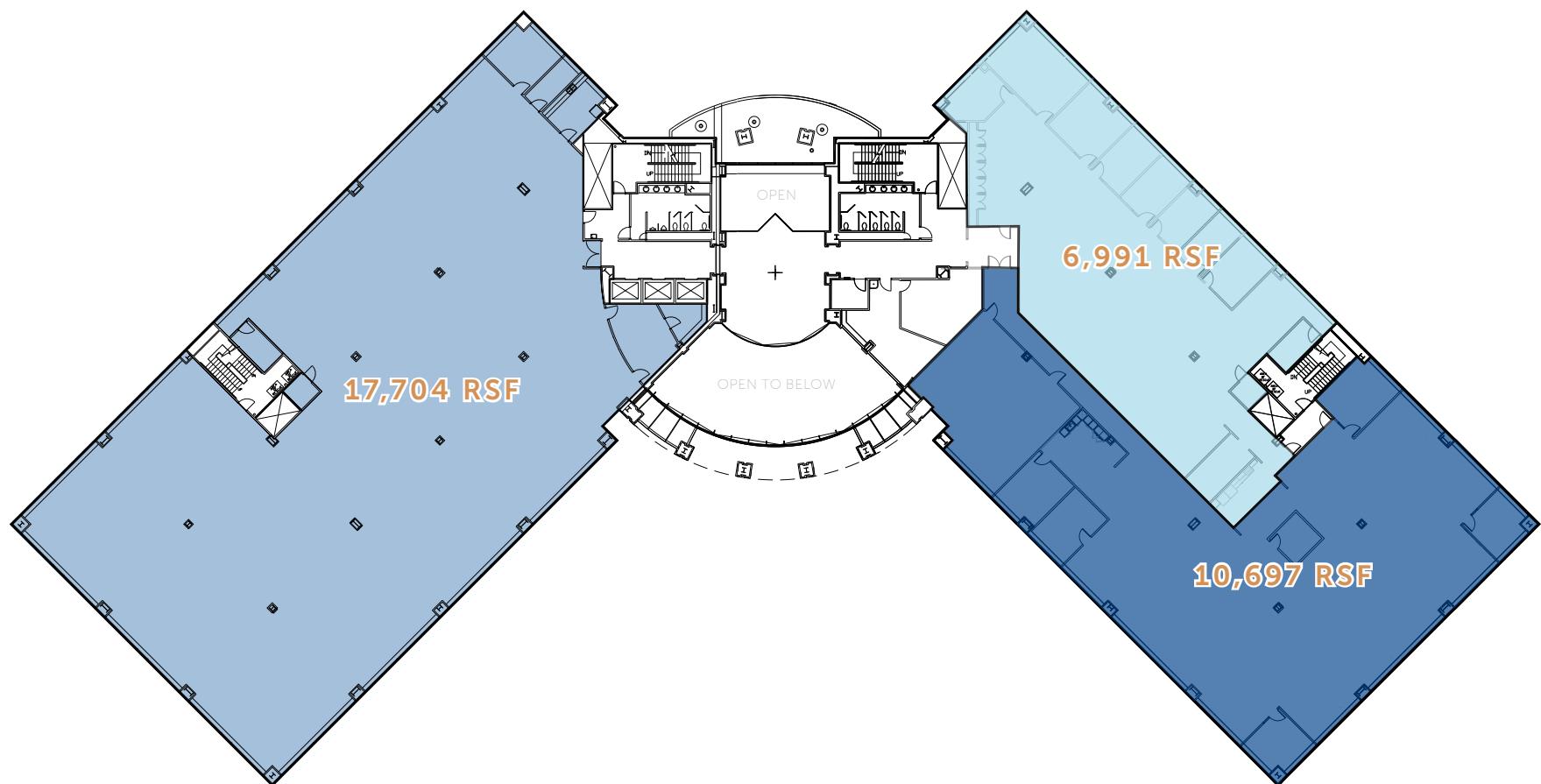
Enjoy state-of-the art amenities including gym, cafeteria, a 200-seat conference room, all overlooking a pond in the central courtyard.



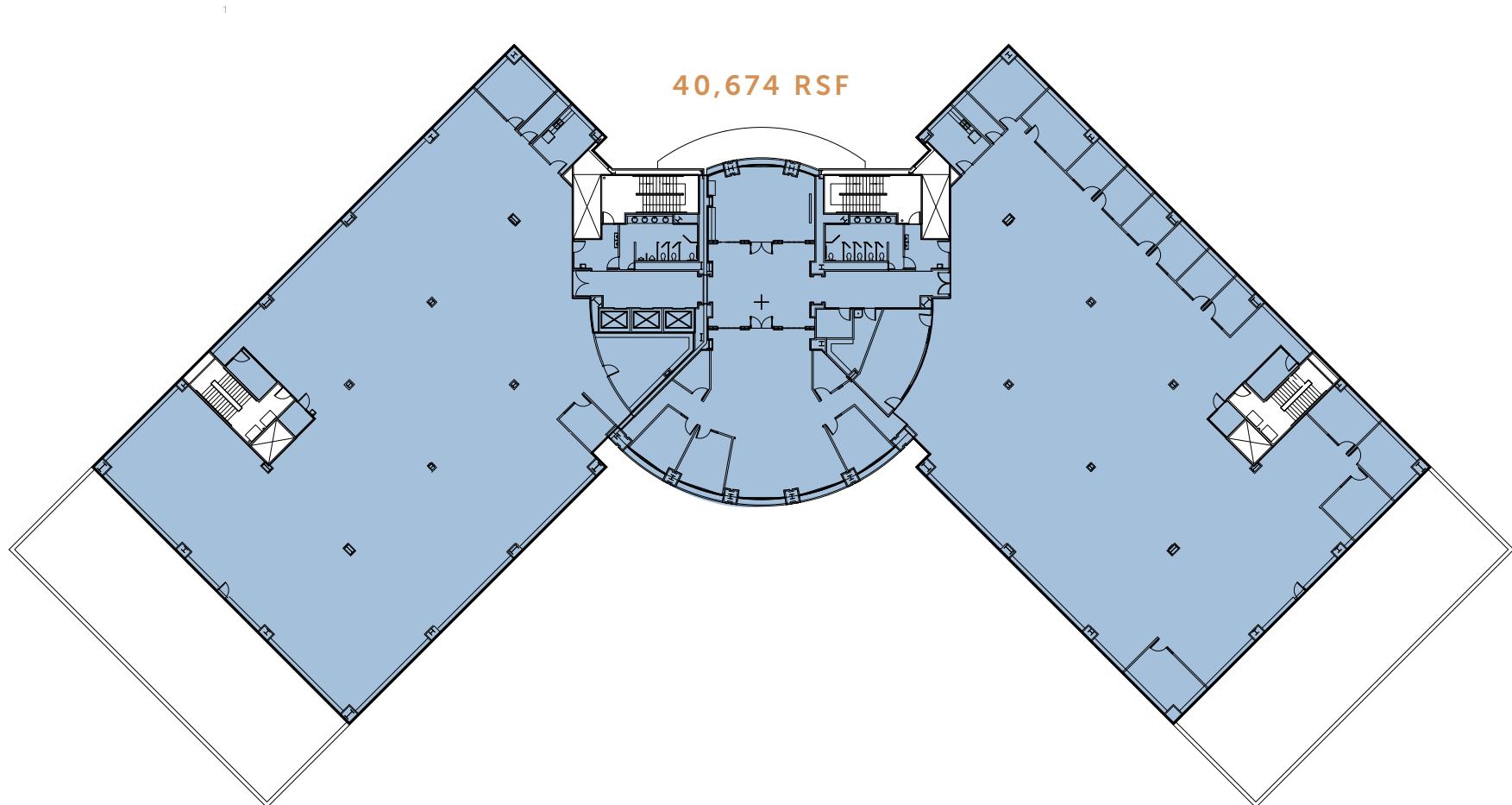
## FLOOR PLANS FLOOR 1



## FLOOR PLANS FLOOR 2

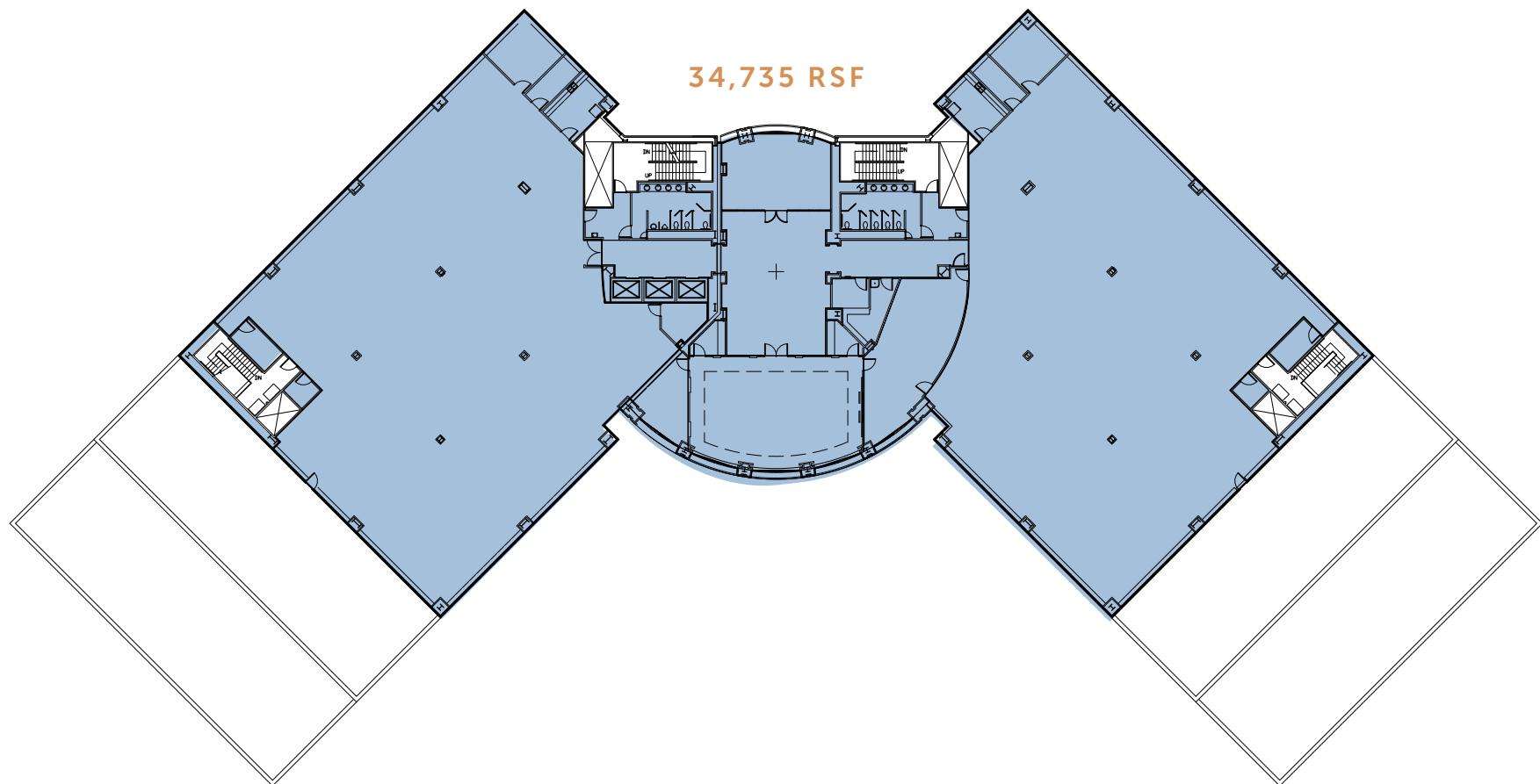


## FLOOR PLANS FLOOR 3

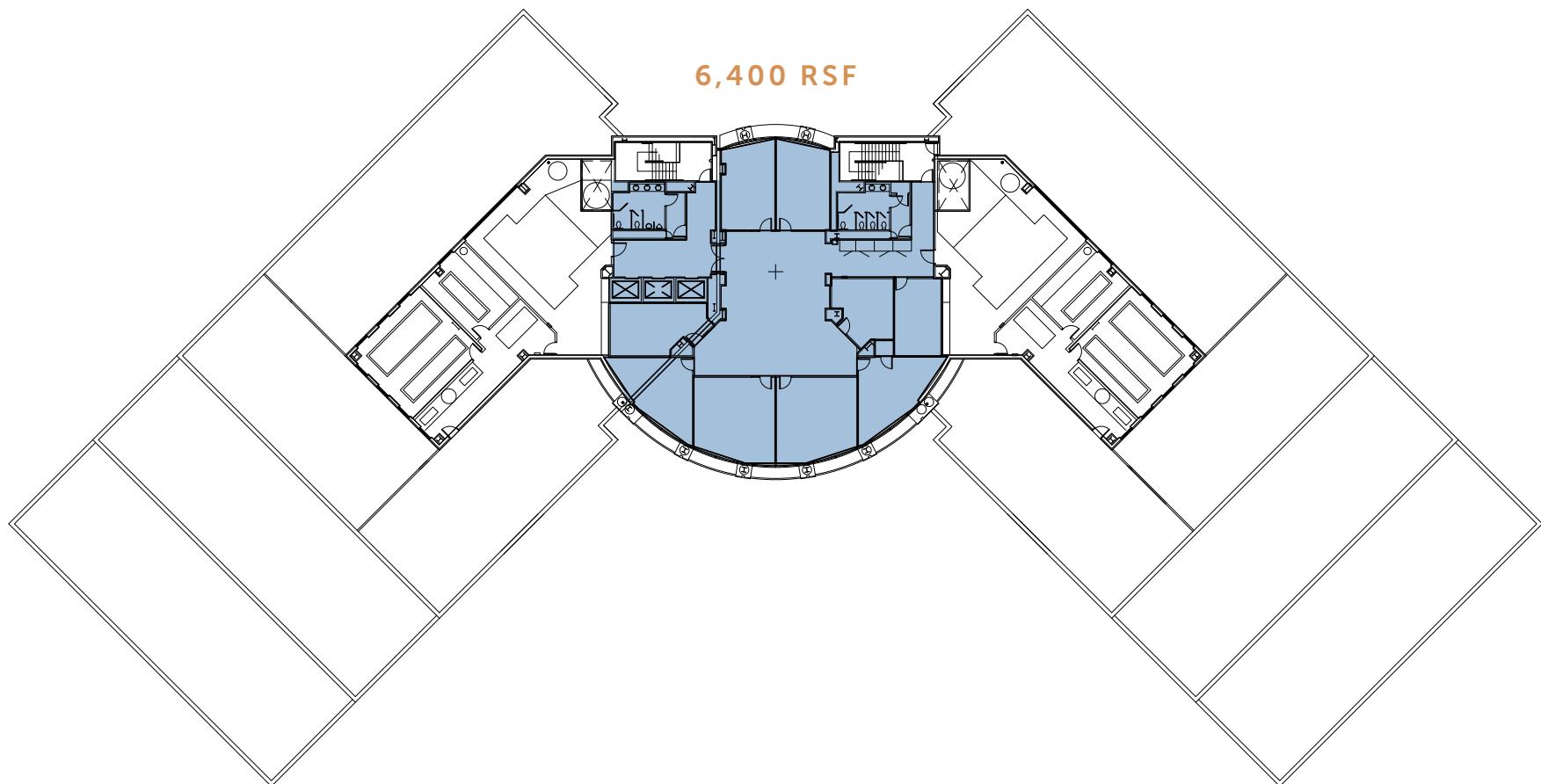


# FRANKLIN

## FLOOR PLANS FLOOR 4

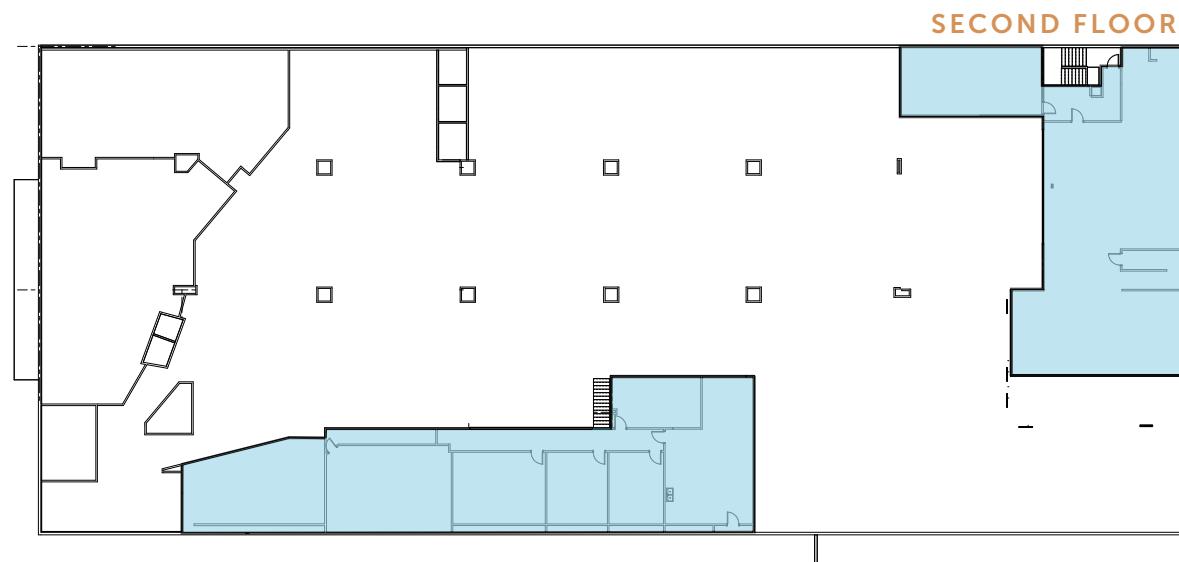
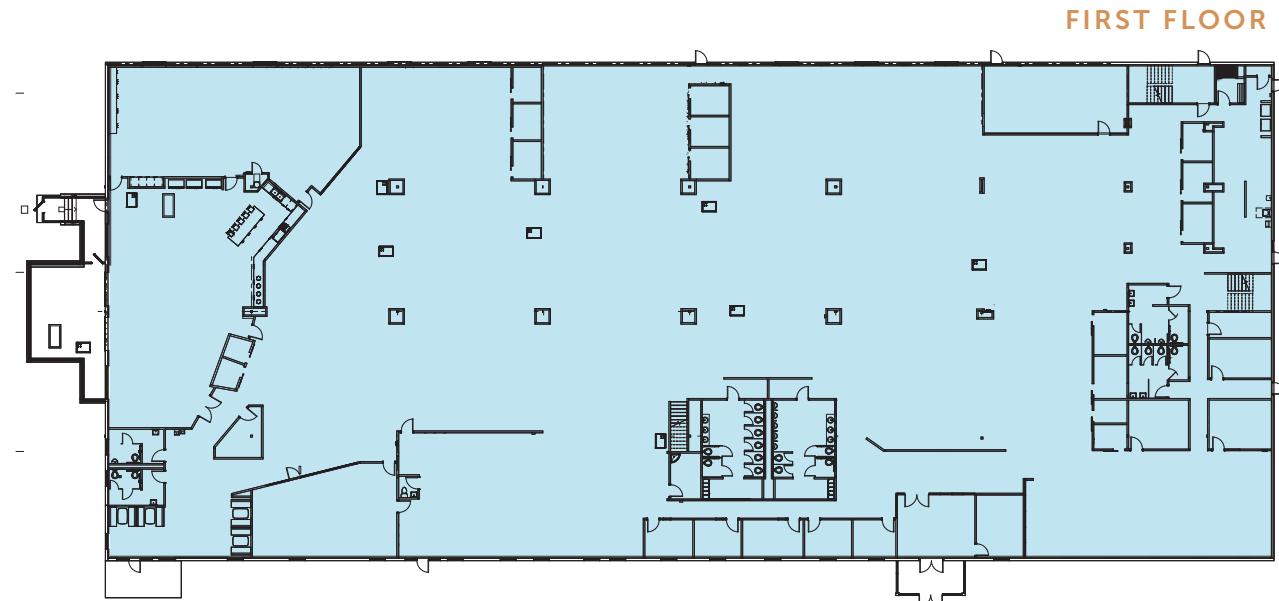


## FLOOR PLANS FLOOR 5



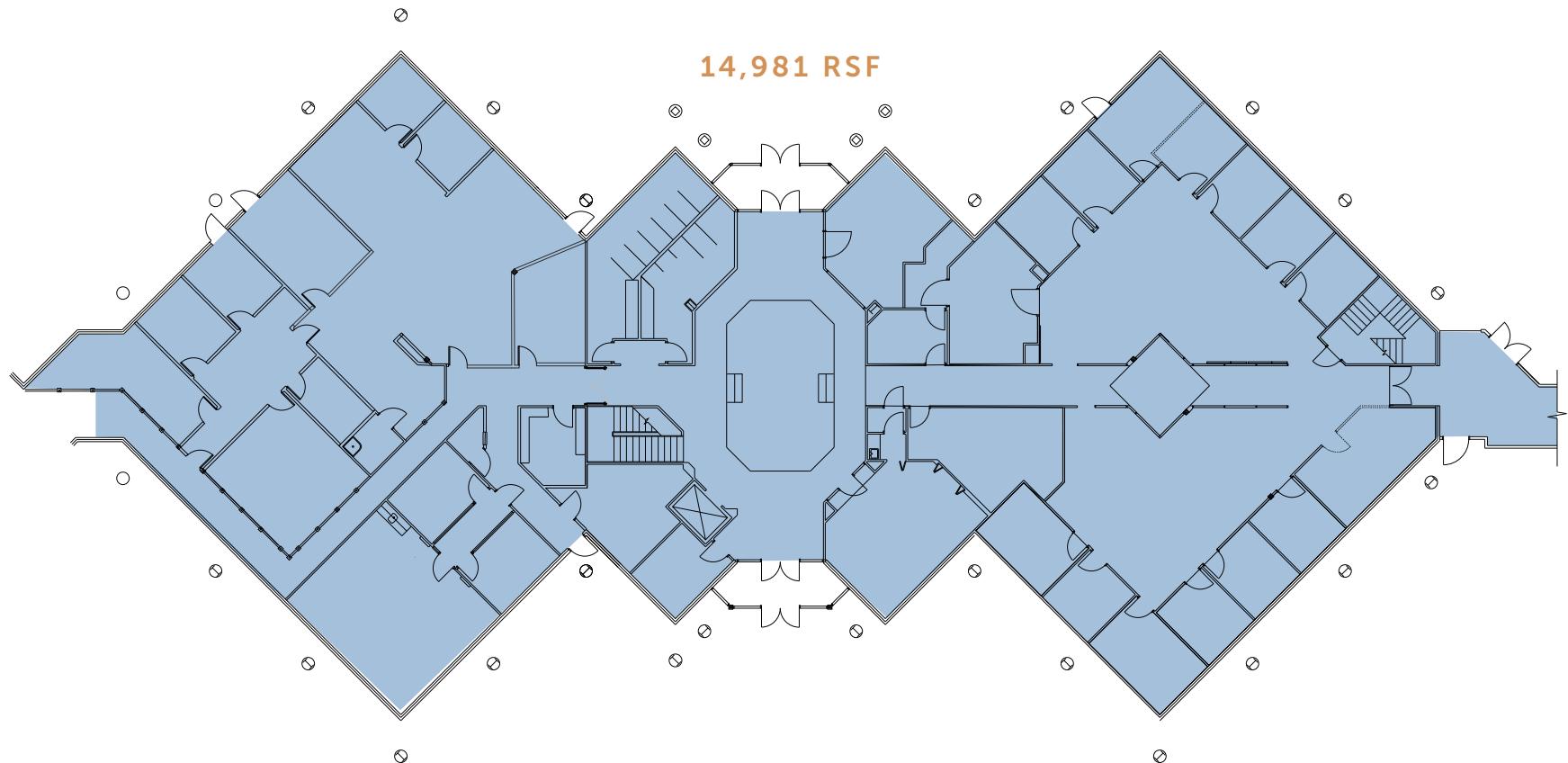
## FLOOR PLANS FLOOR 1

- › 48,927 SF Building
- › Level One: 40,593 RSF
- › Level Two: 8,334 RSF
- › Second-floor mezzanine office ideal for administrative or flexible workspace use
- › Rear 8' overhead door with concrete loading platform
- › Previously utilized as a fulfillment center with



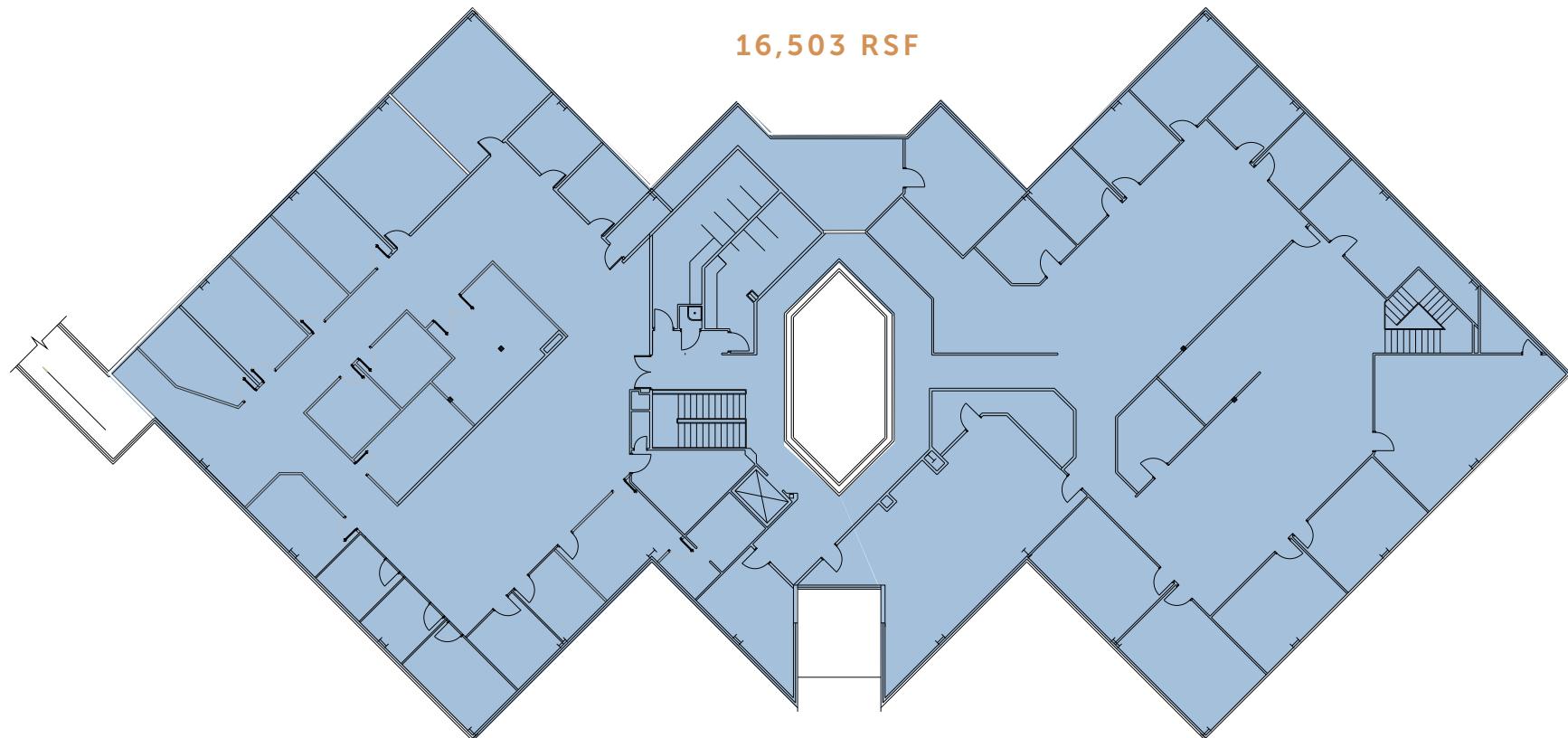
# WASHINGTON

## FLOOR PLANS FLOOR 1

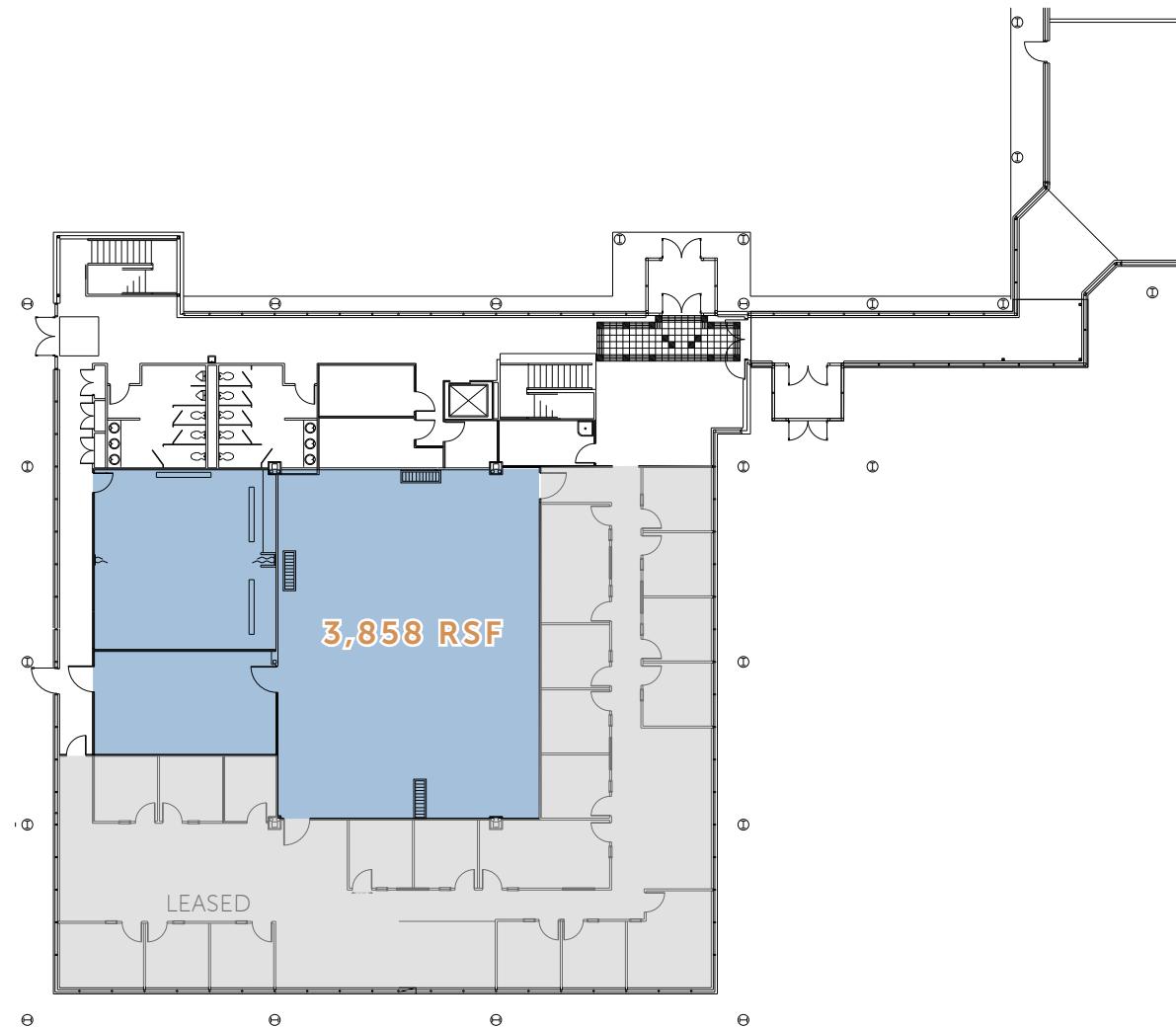


# WASHINGTON

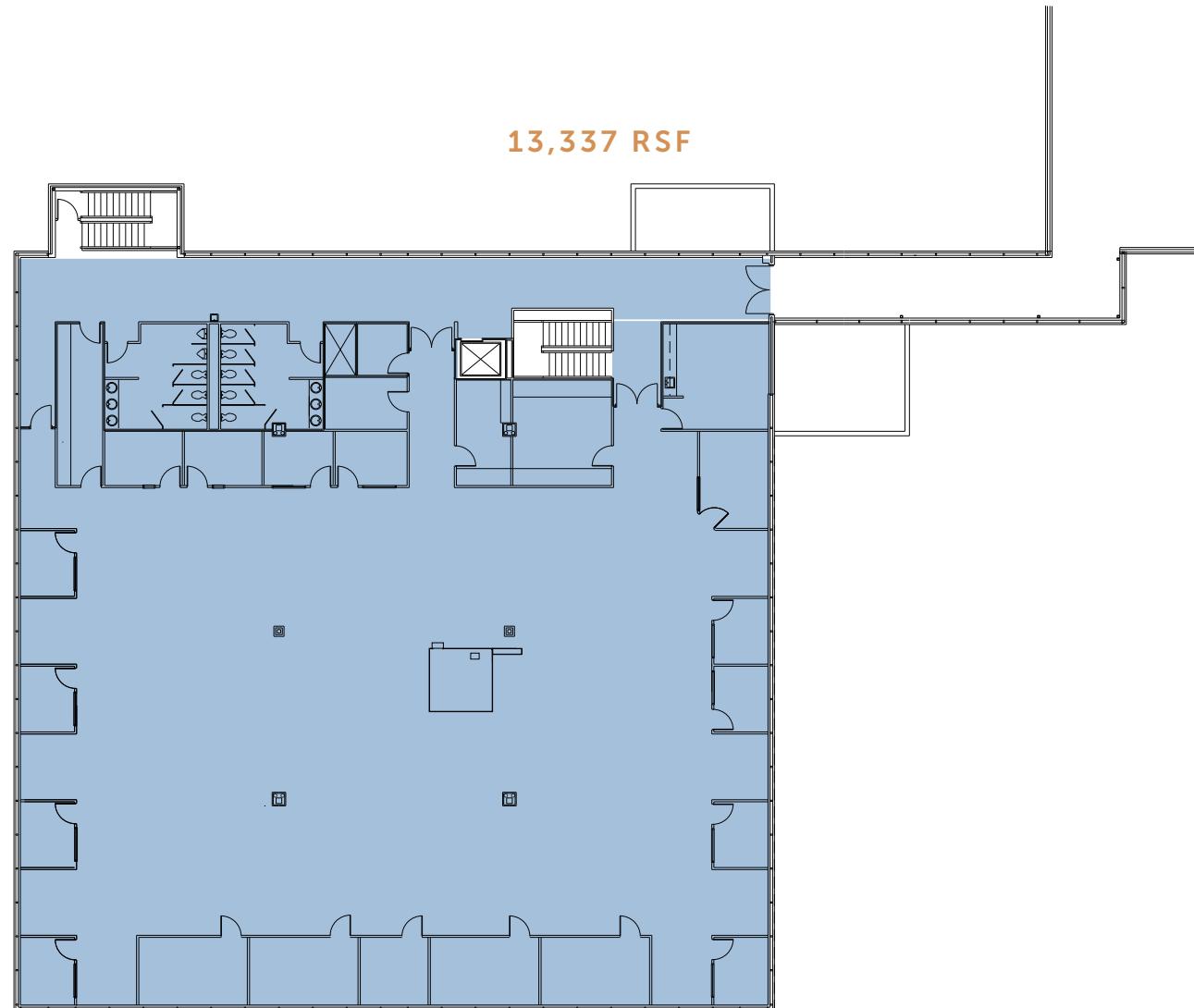
## FLOOR PLANS FLOOR 2



## FLOOR PLANS FLOOR 1



## FLOOR PLANS FLOOR 2



## FLOOR PLANS FLOOR 1





# FRANKLIN CAMPUS

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