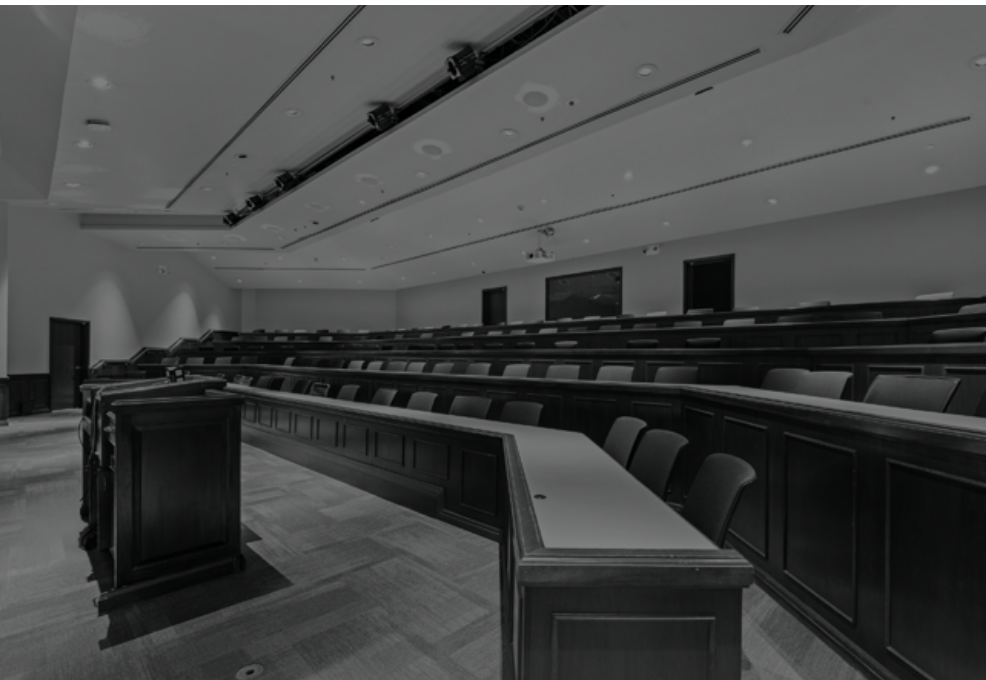




FRANKLIN CAMPUS

2650 DECKER LAKE BLVD
WEST VALLEY, UTAH 84119

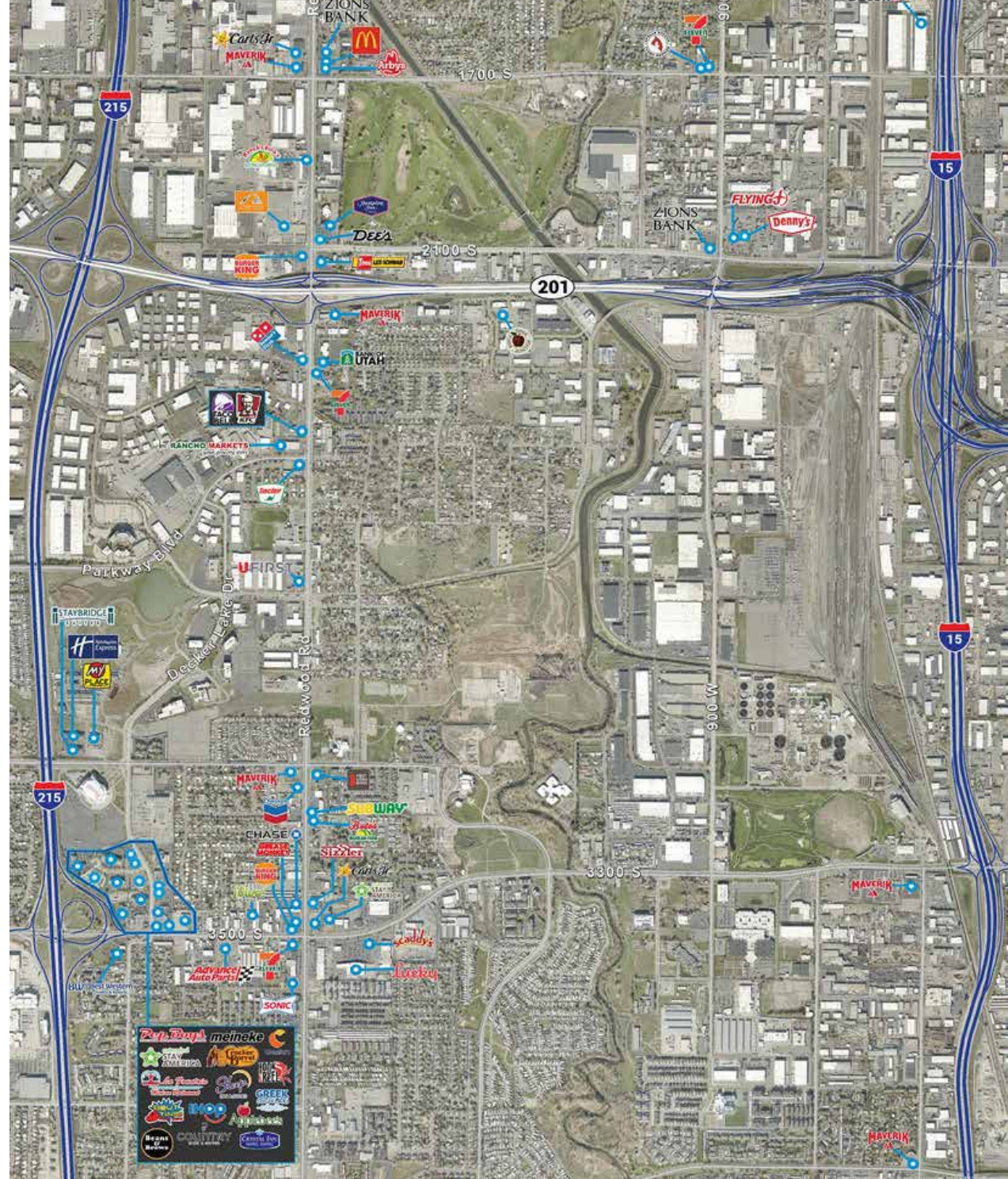


PRESENTED BY



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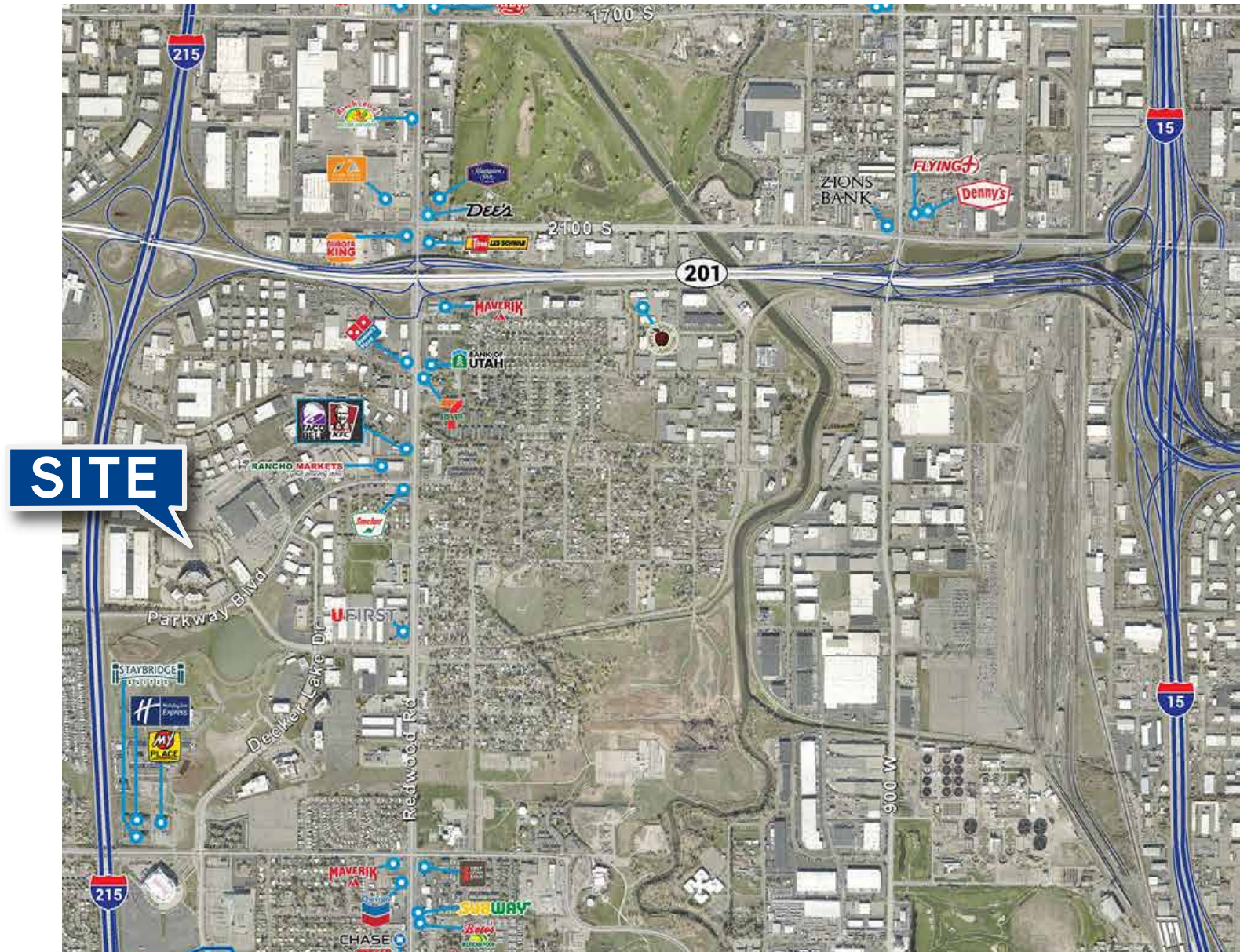
1. Regional map
2. Location Amenities Map & Overview
3. Why Utah?
4. Site Plan
5. Aerial Photo
6. Building Overview
7. Interior Highlights
8. Exterior Highlights
9. Floor Plans
10. Contact Info



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

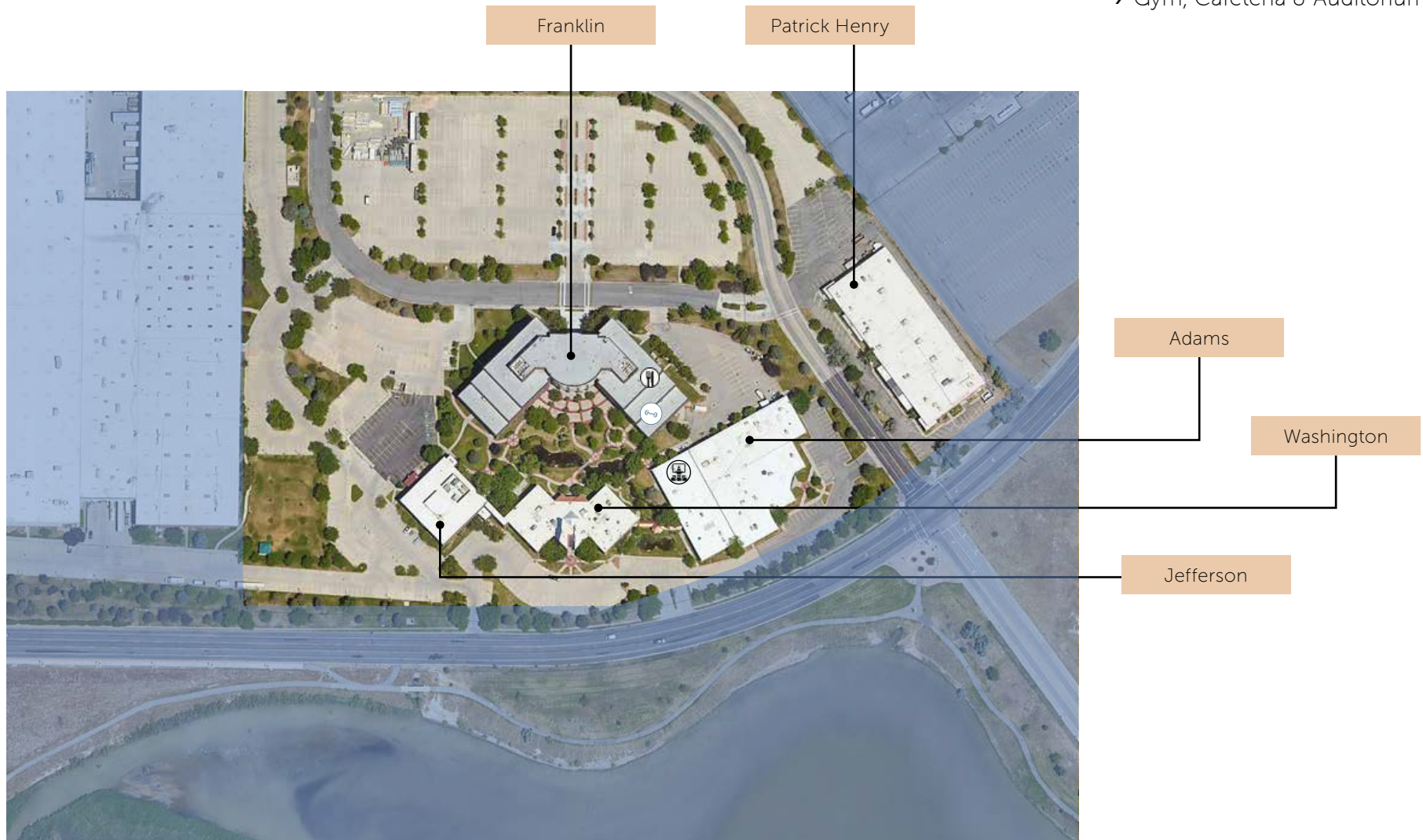
THE POINT ACCOLADES:

- 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



Jefferson

25,015 SF Building

1st Floor: 3,858 RSF

2nd Floor: 13,154 RSF



Patrick Henry

48,927 SF Building

1st Floor: 40,593 RSF

2nd Floor: 8,334 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.



Outdoor Amenities

Decker Lake Park
Outdoor seating
Walking paths



Parking Highlights

4/1000 Parking
602 Parking Stalls



Landscape Features

Lush landscaping
Mature trees
Walking paths
Water features
Park-like setting



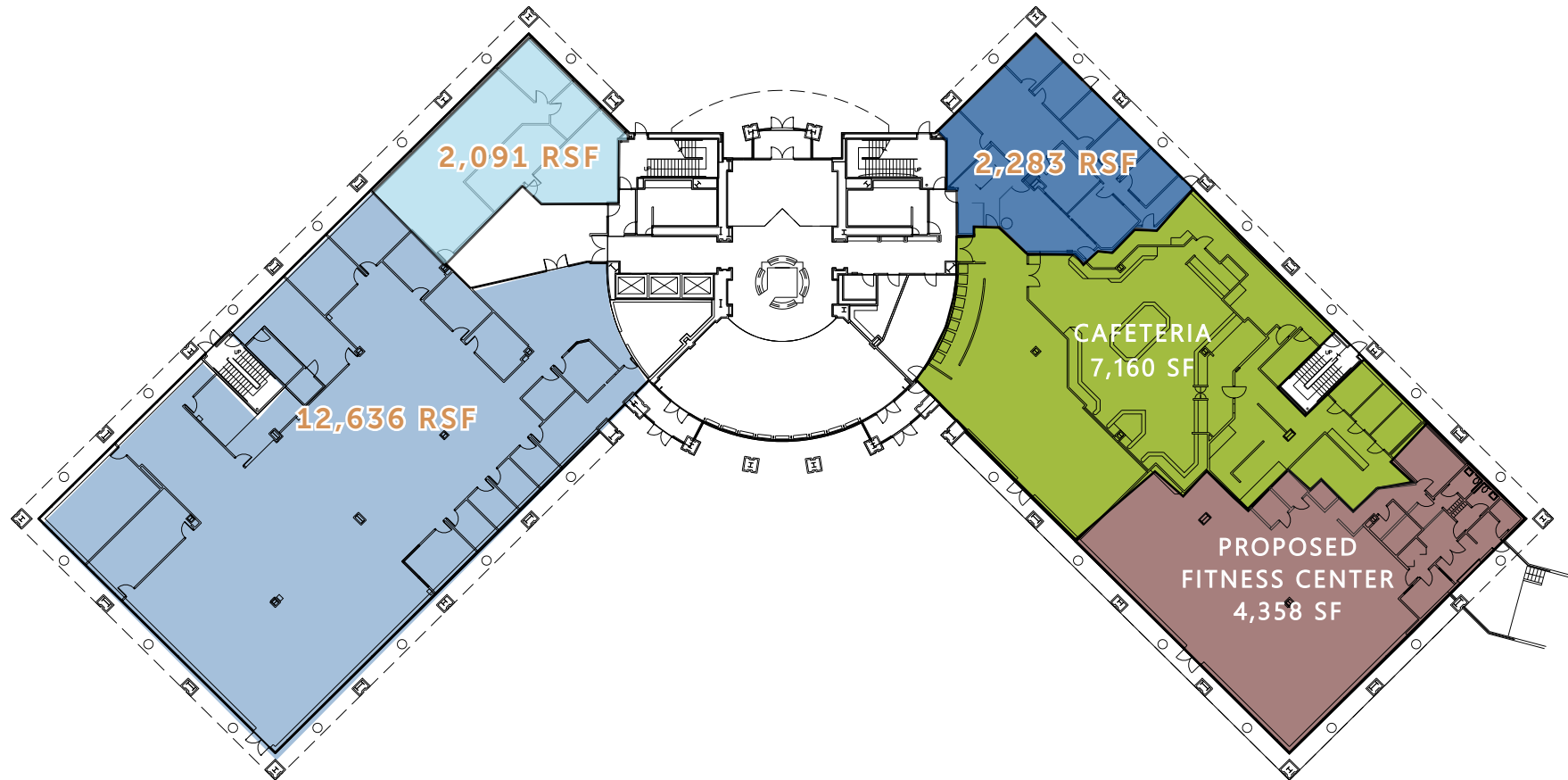
Fitness Activities

Fitness Center
Bike Storage
Decker Lake Park Trail



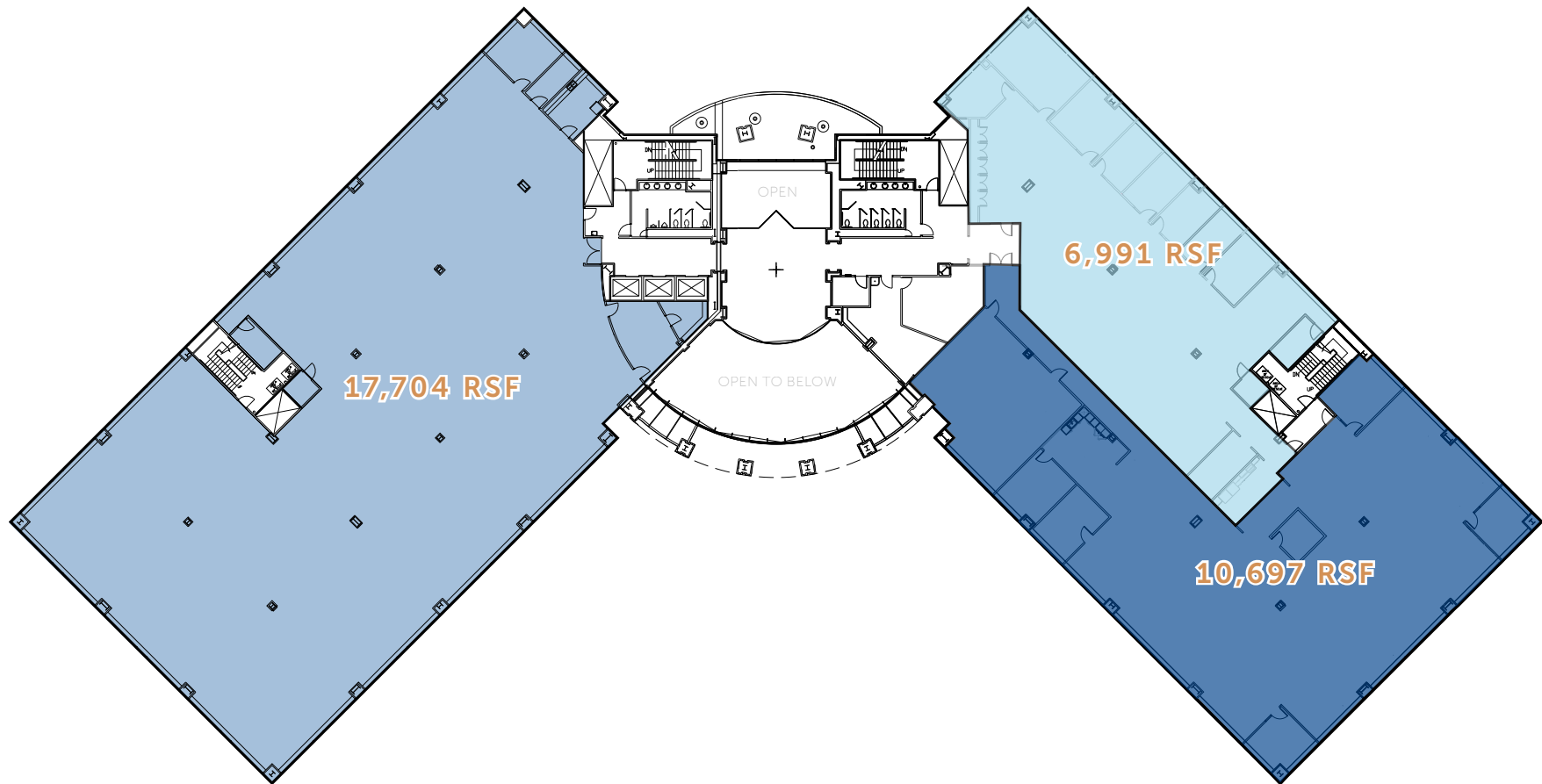
FLOOR PLANS FLOOR 1

FRANKLIN



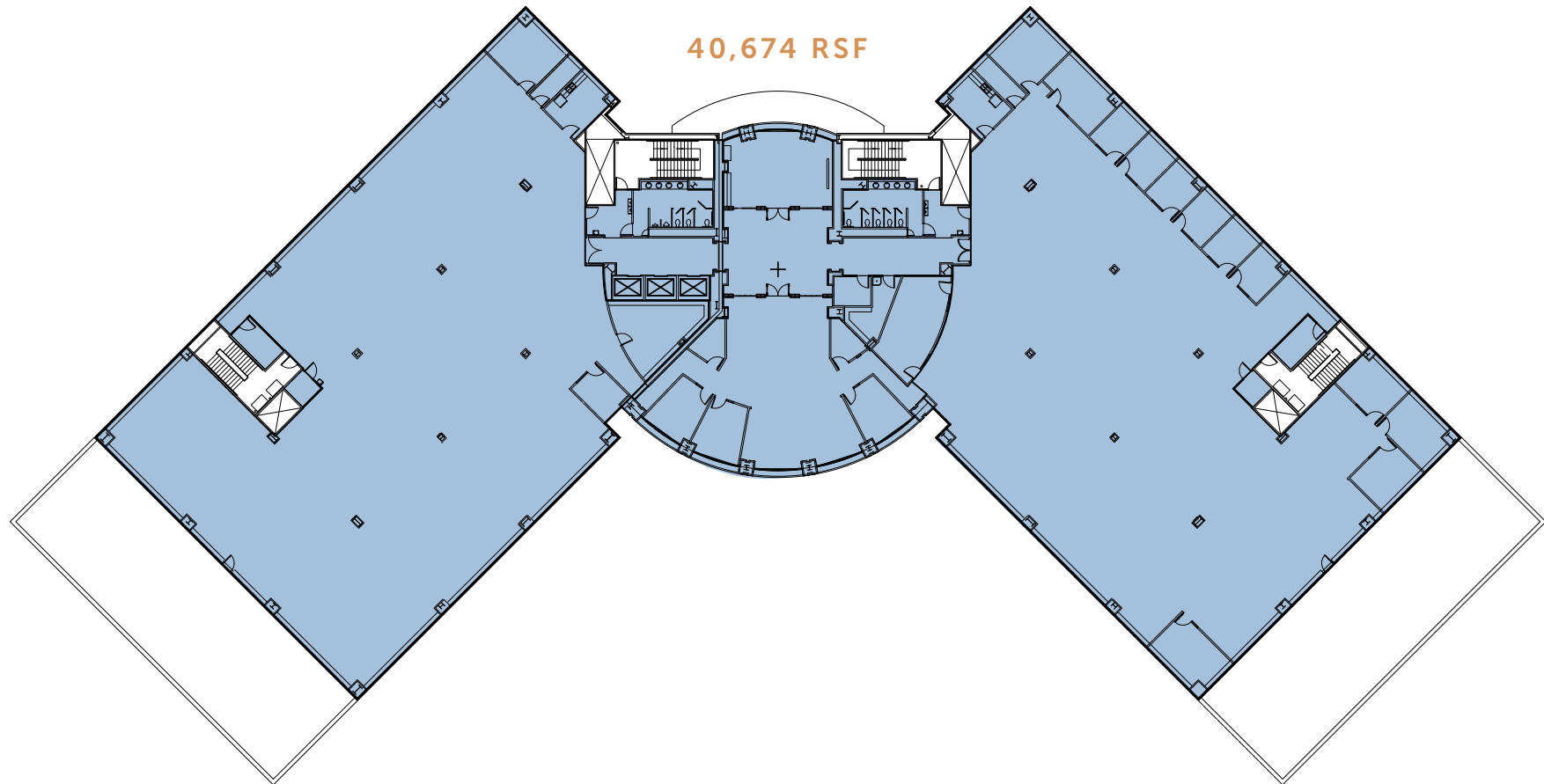
FLOOR PLANS FLOOR 2

FRANKLIN



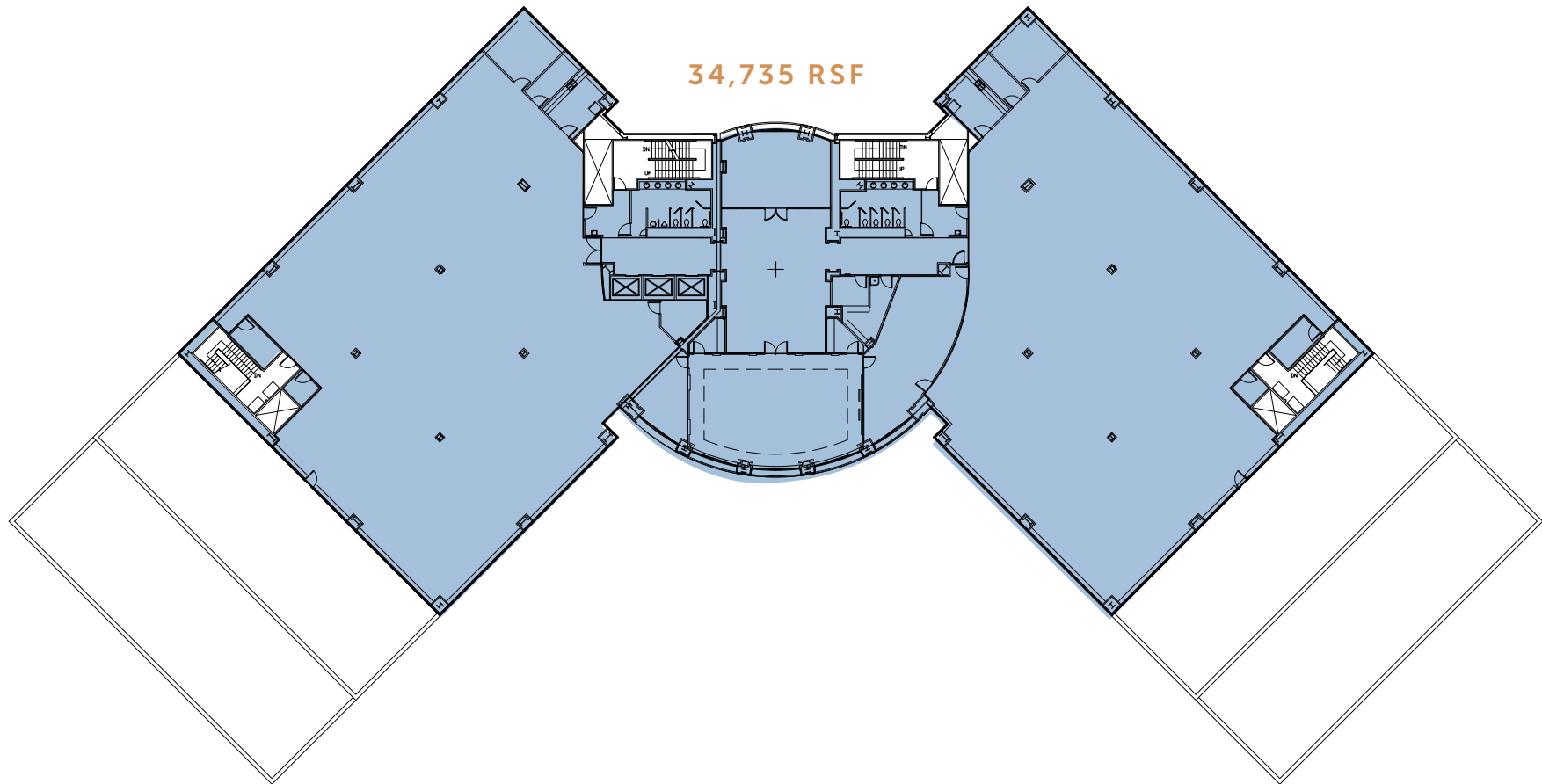
FLOOR PLANS FLOOR 3

FRANKLIN



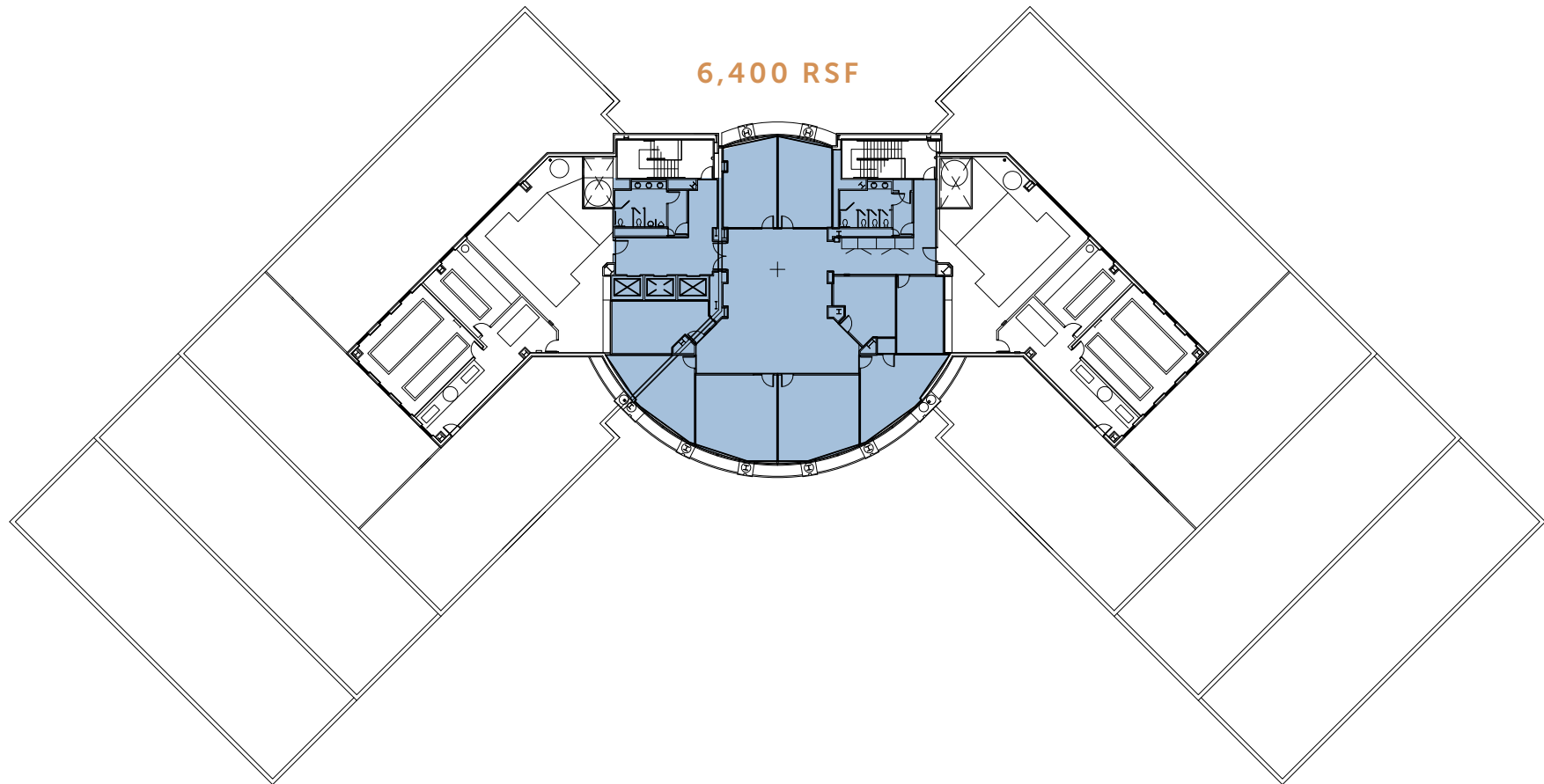
FLOOR PLANS
FLOOR 4

FRANKLIN



FLOOR PLANS
FLOOR 5

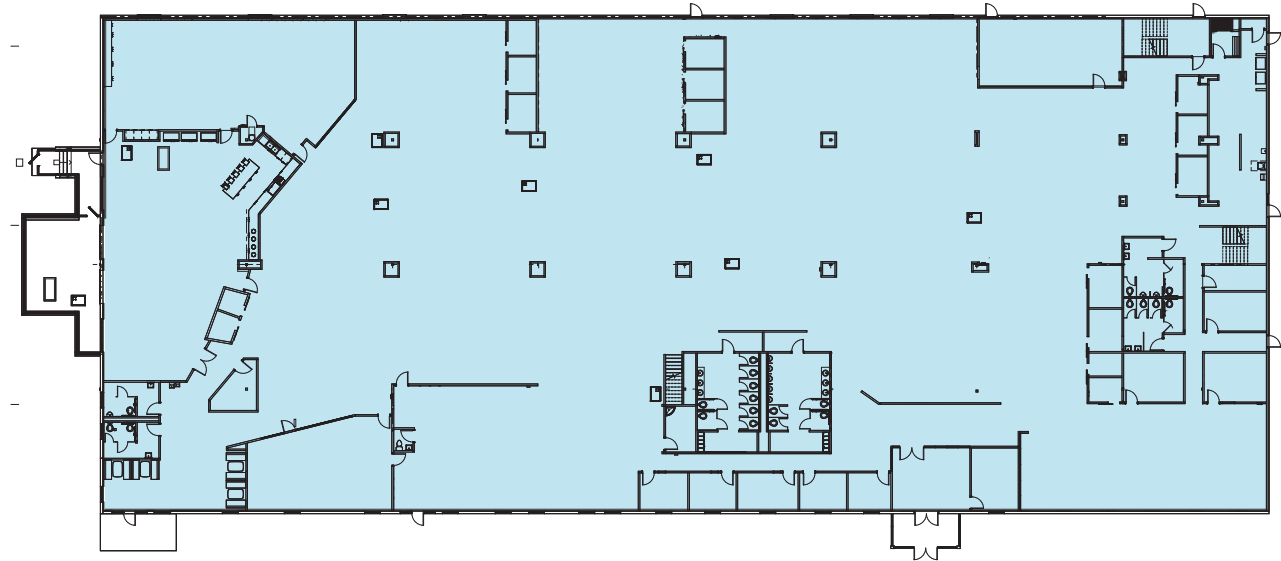
FRANKLIN



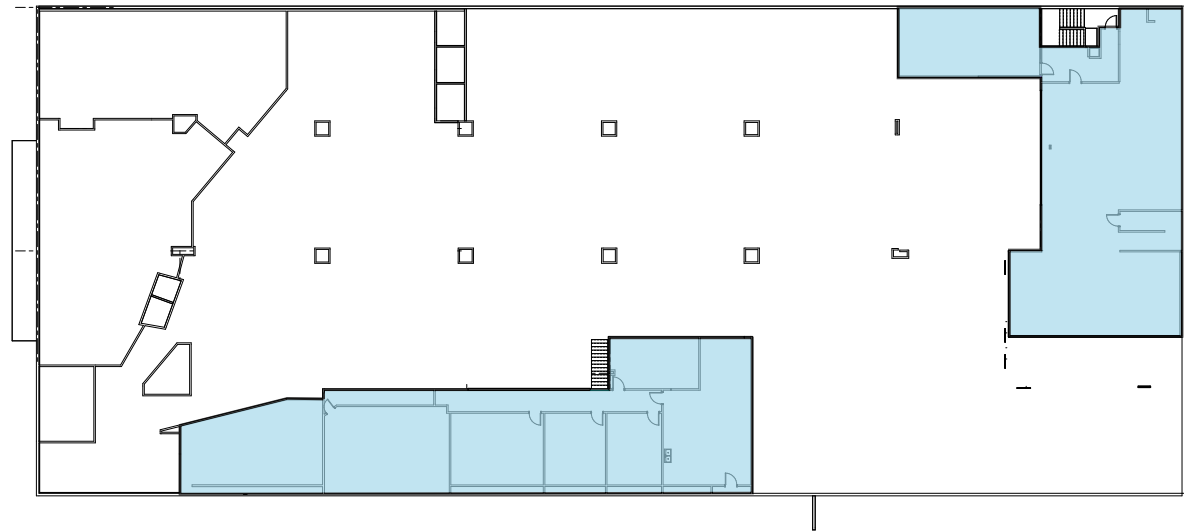
FLOOR PLANS FLOOR 1

- › 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

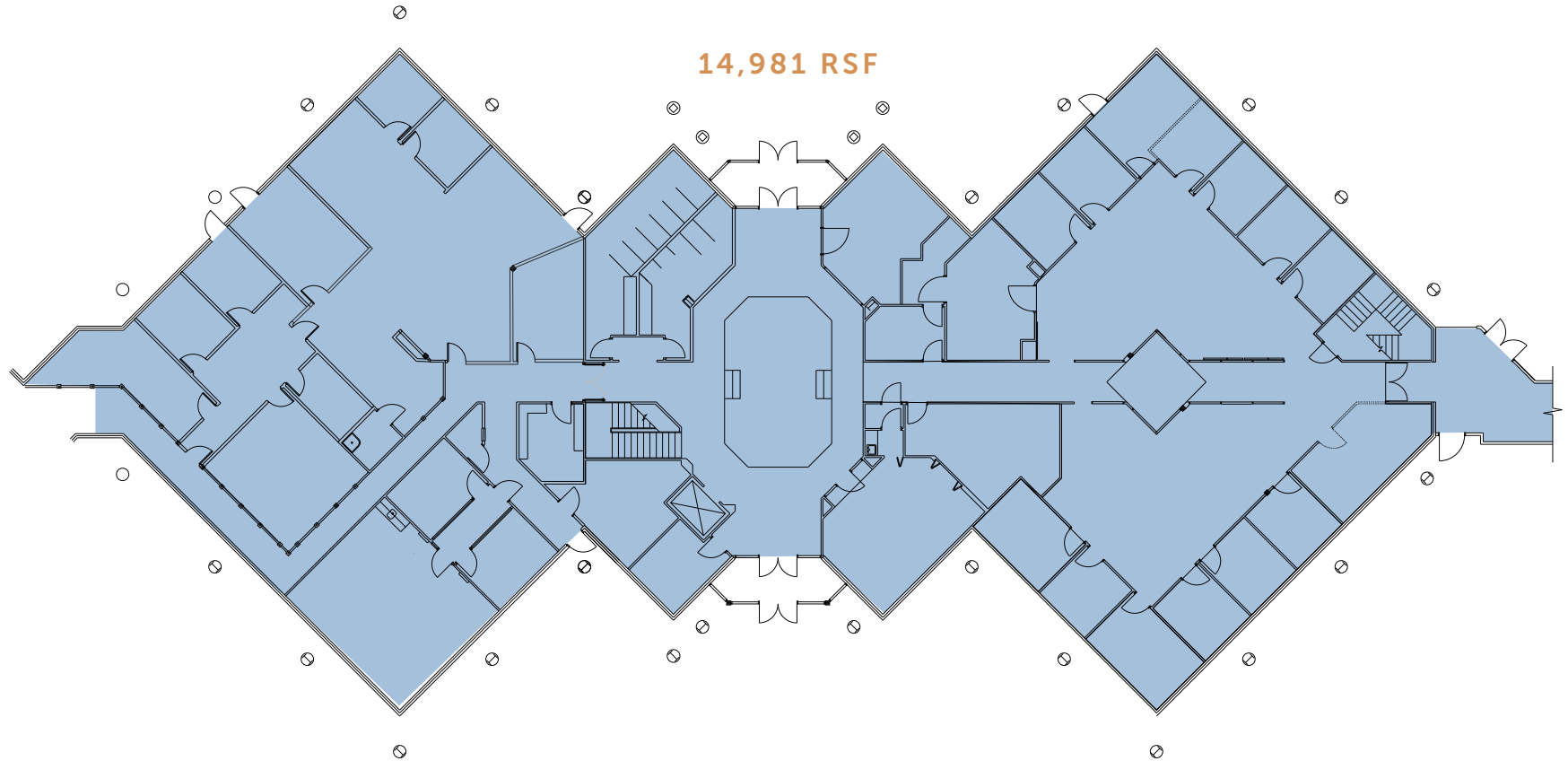
FIRST FLOOR



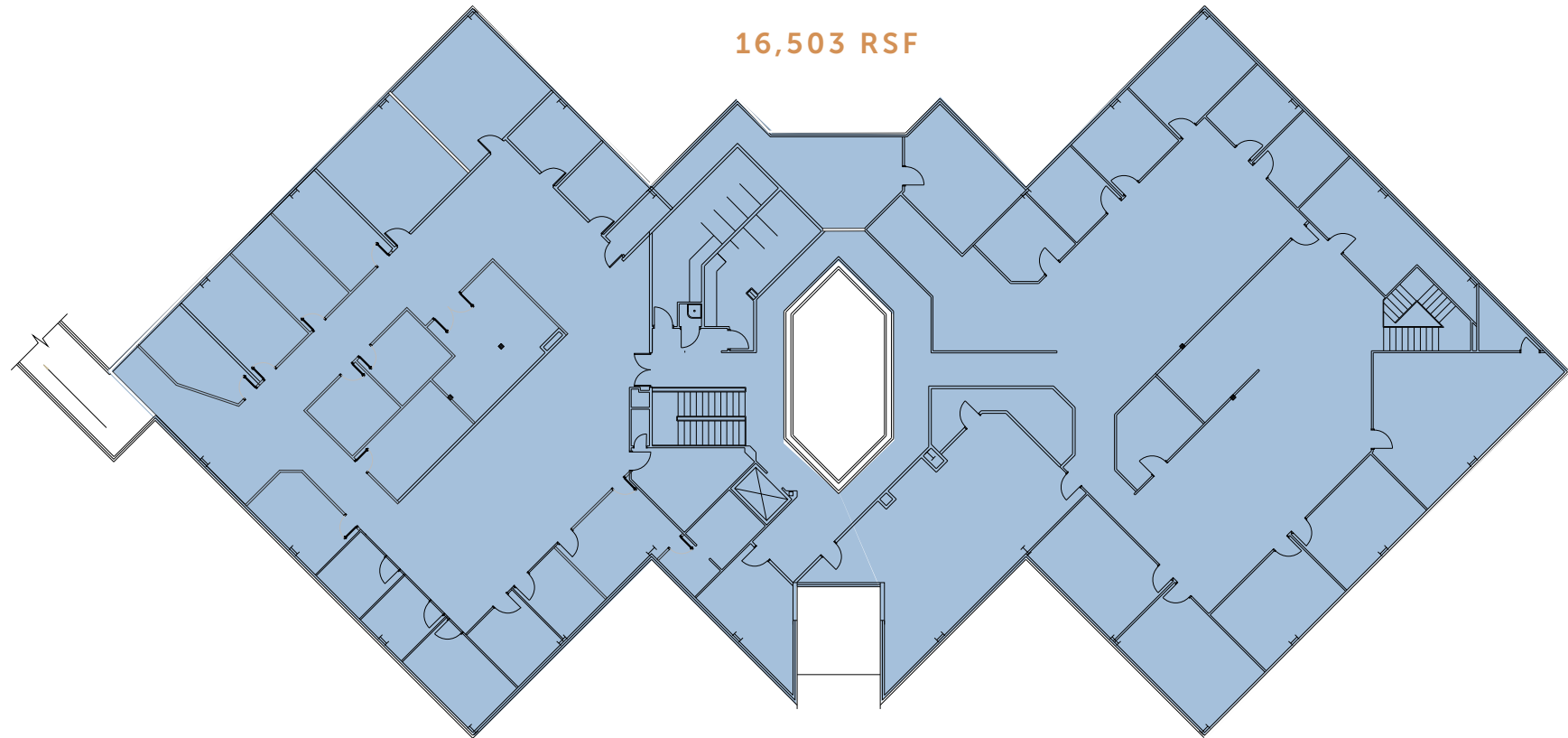
SECOND FLOOR



FLOOR PLANS FLOOR 1

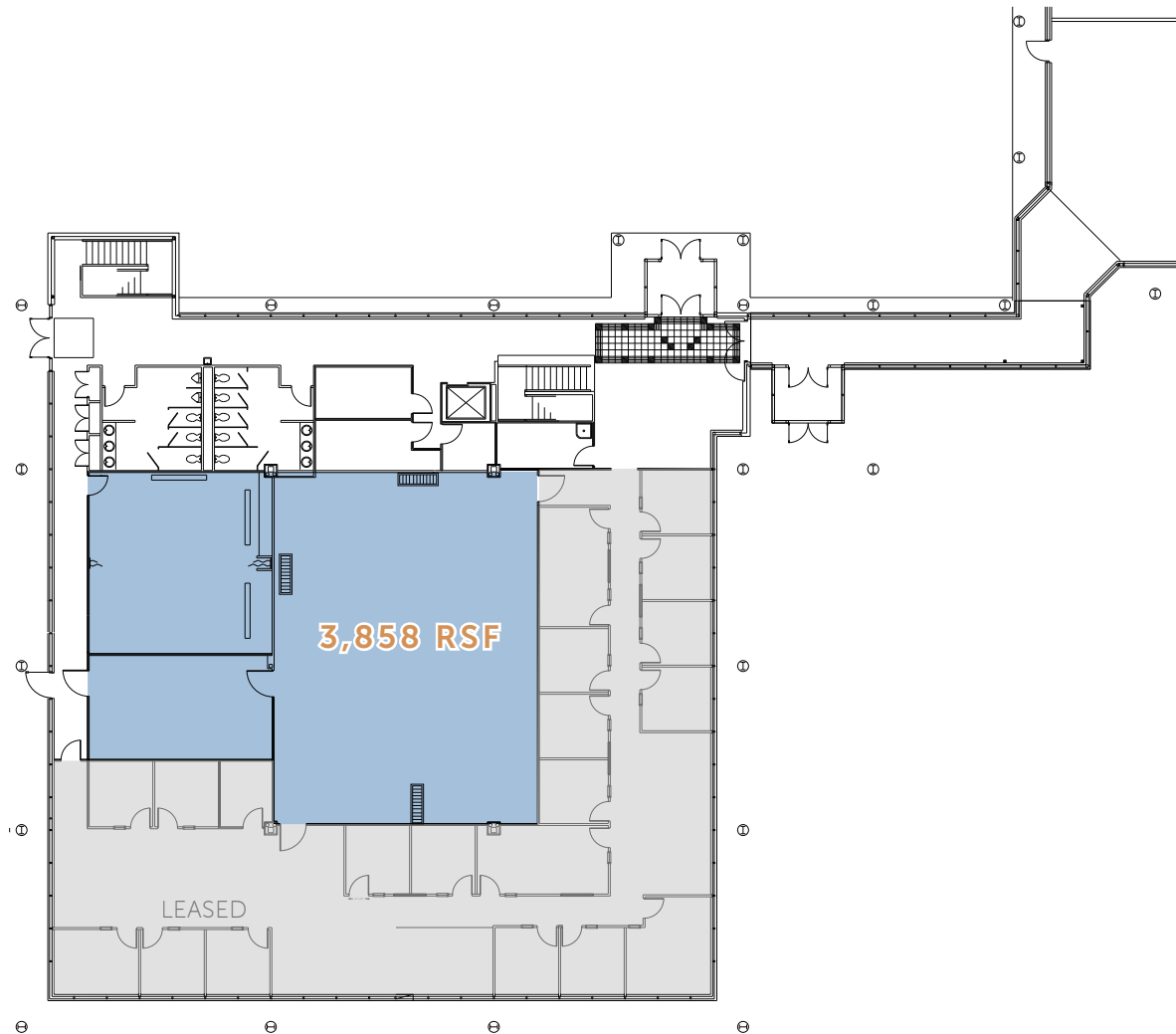


FLOOR PLANS FLOOR 2



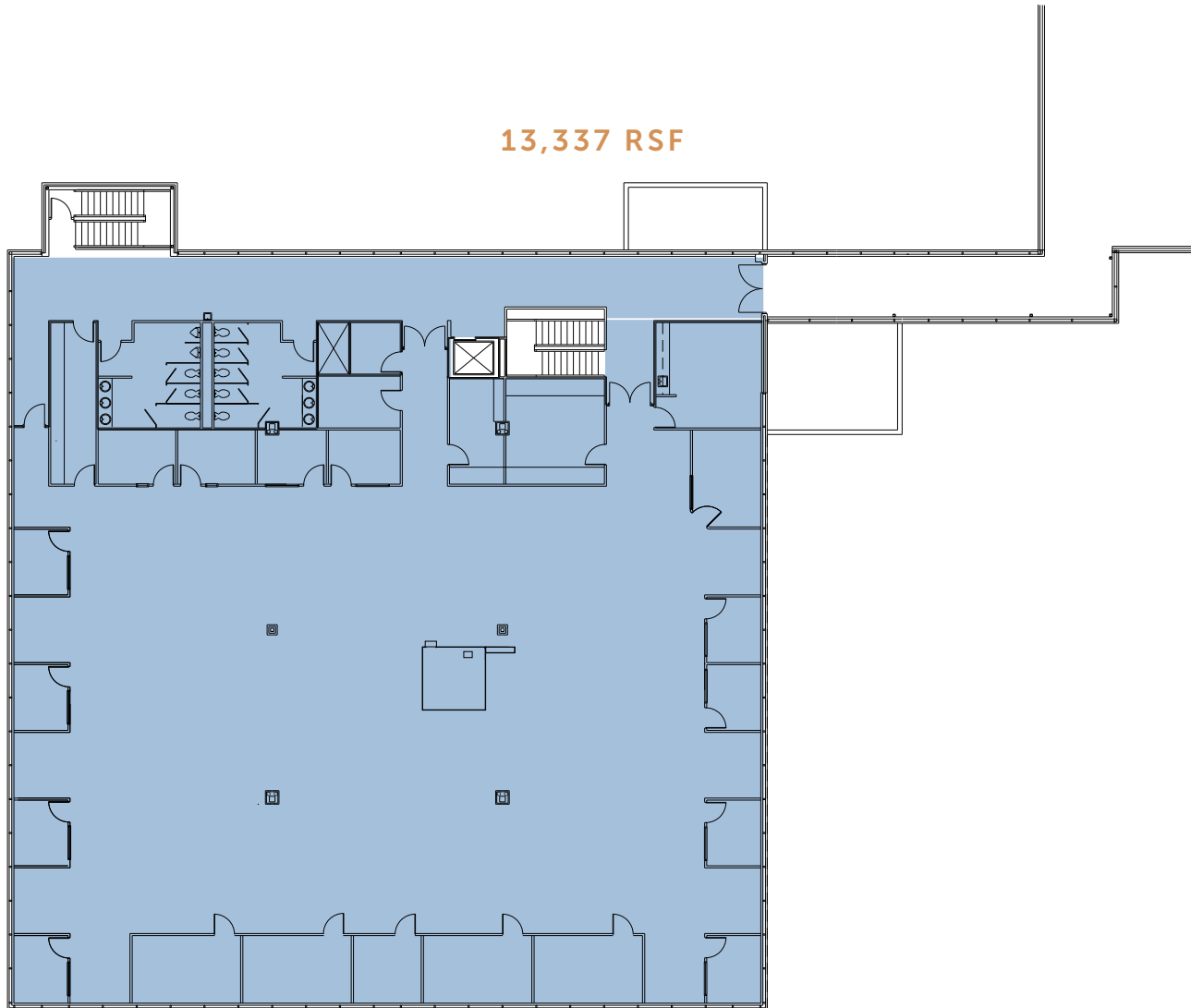
FLOOR PLANS FLOOR 1

JEFFERSON

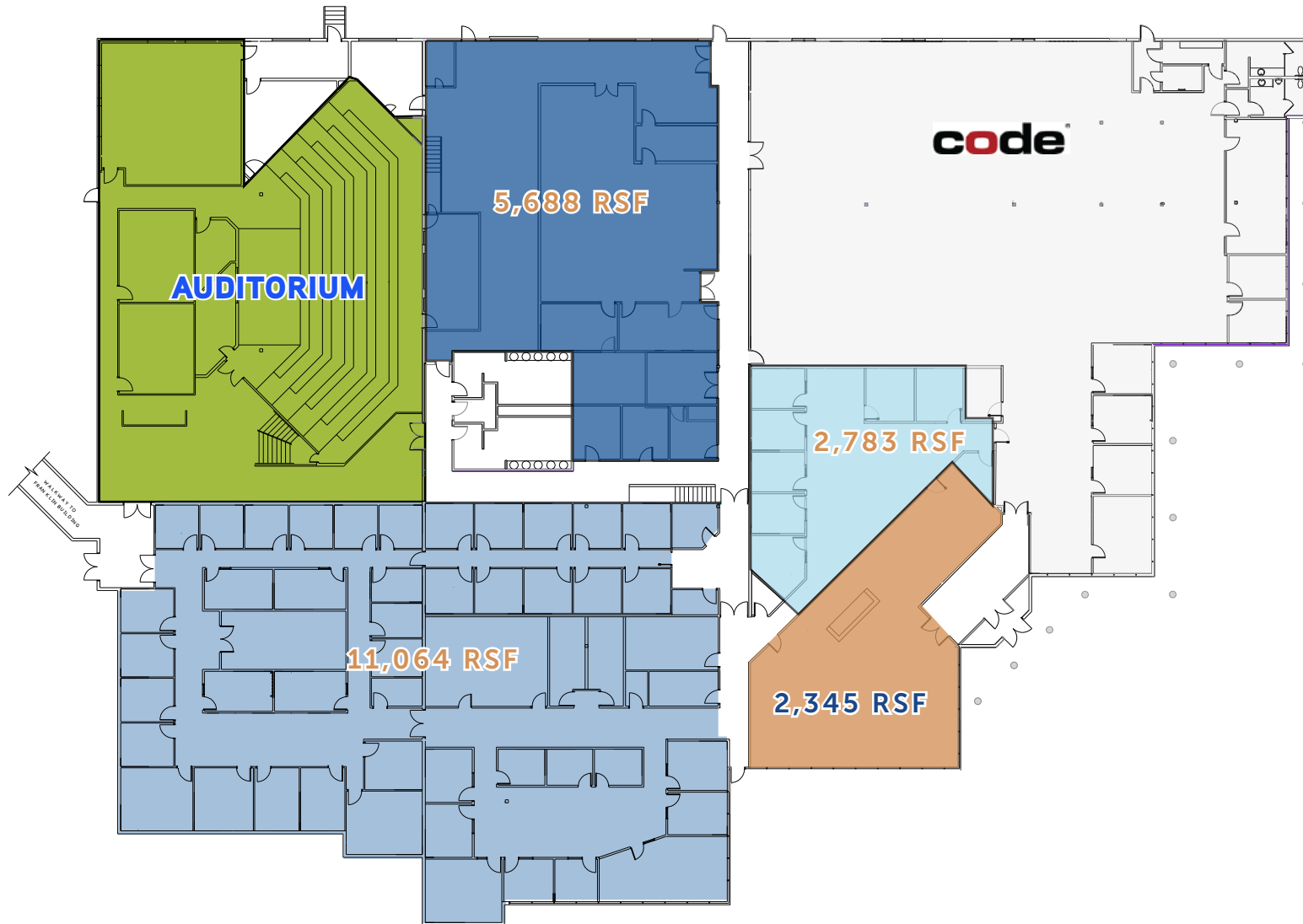


FLOOR PLANS FLOOR 2

13,337 RSF



FLOOR PLANS FLOOR 1





FRANKLIN CAMPUS

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