

LAKE POINTE

FOR LEASE



DECKER LAKE DR
WEST VALLEY CITY, UTAH



LAKE POINTE

Positioned at the epicenter of West Valley City's established business district, Decker Lake this multi-building campus offers a premier opportunity for growth and innovation for a wide range of professional and medical office tenants.

These buildings sit on a well-maintained campus setting with mature landscaping, ample parking, and immediate access to major transportation corridors—including I-215, I-80, and the Redwood Road corridor—allowing seamless connectivity to Salt Lake City, the airport, and the broader Wasatch Front.

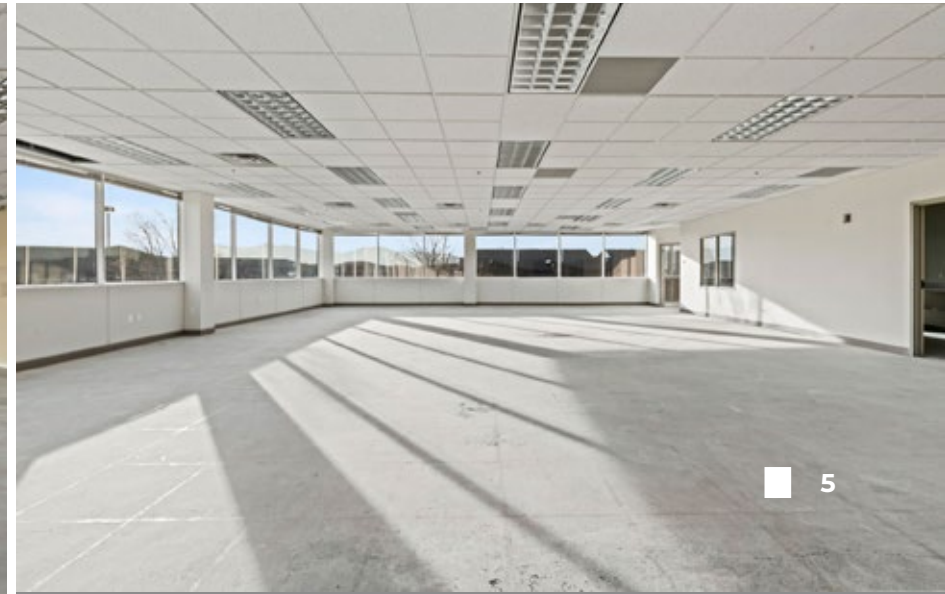
Featuring spacious floor plates, efficient layouts, and abundant natural light, the combined properties deliver both functionality and scalability. Tenants and visitors benefit from proximity to numerous retail, dining, entertainment, and lodging options, including the Maverik Center, Fairbourne Station, Stonebridge Golf Club, and the growing amenity base surrounding Decker Lake.



/ HIGHLIGHTS

- Lease rate: \$23.00 - \$24.00 per sq. ft. / Full Service
- Multi-tenant or single-user options
- Prime location with quick access to I-215 and I-80.
- Efficient floor plates suitable for office, medical, or back-office users.
- Ample on-site parking for employees and visitors.
- Bright interiors with window-lined perimeters.
- Close to major amenities, including Maverik Center, Valley Fair Mall, Stonebridge Golf Club and Fairbourne Station.
- Strong regional connectivity to downtown and the Salt Lake City International Airport.

/ LAKE POINTE 1

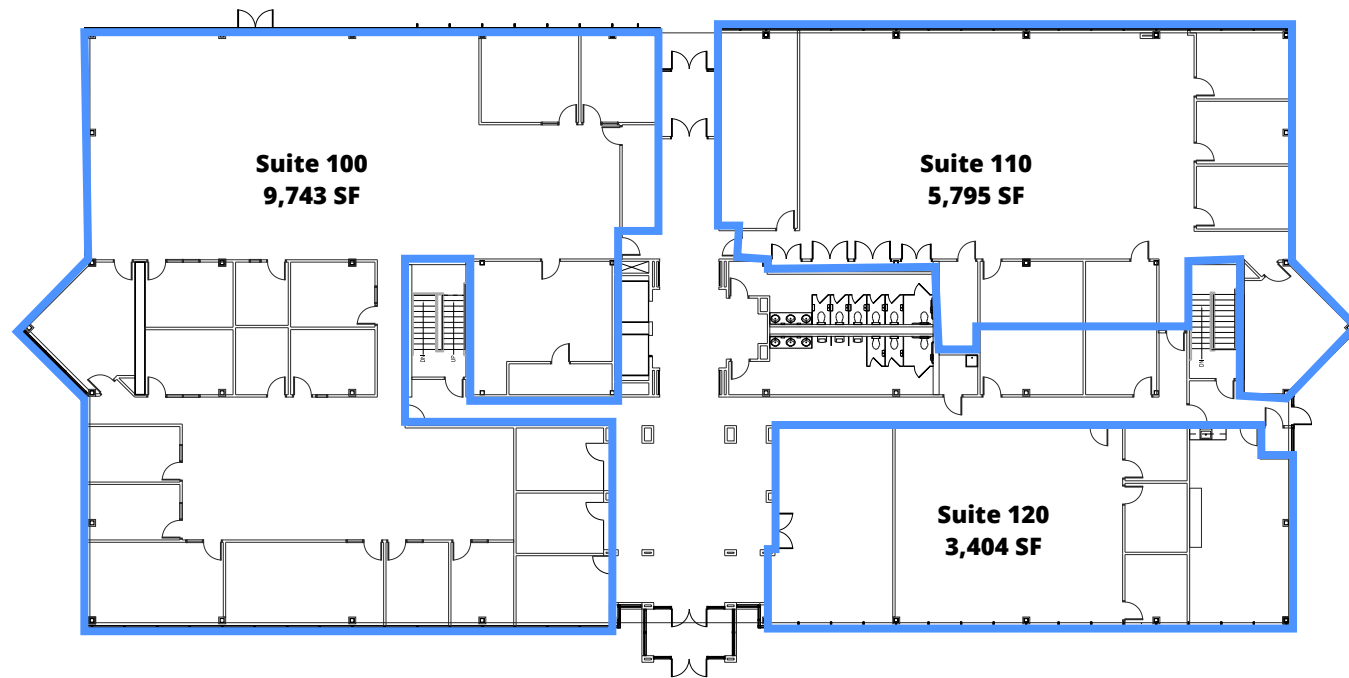


2850 DECKER LAKE DRIVE

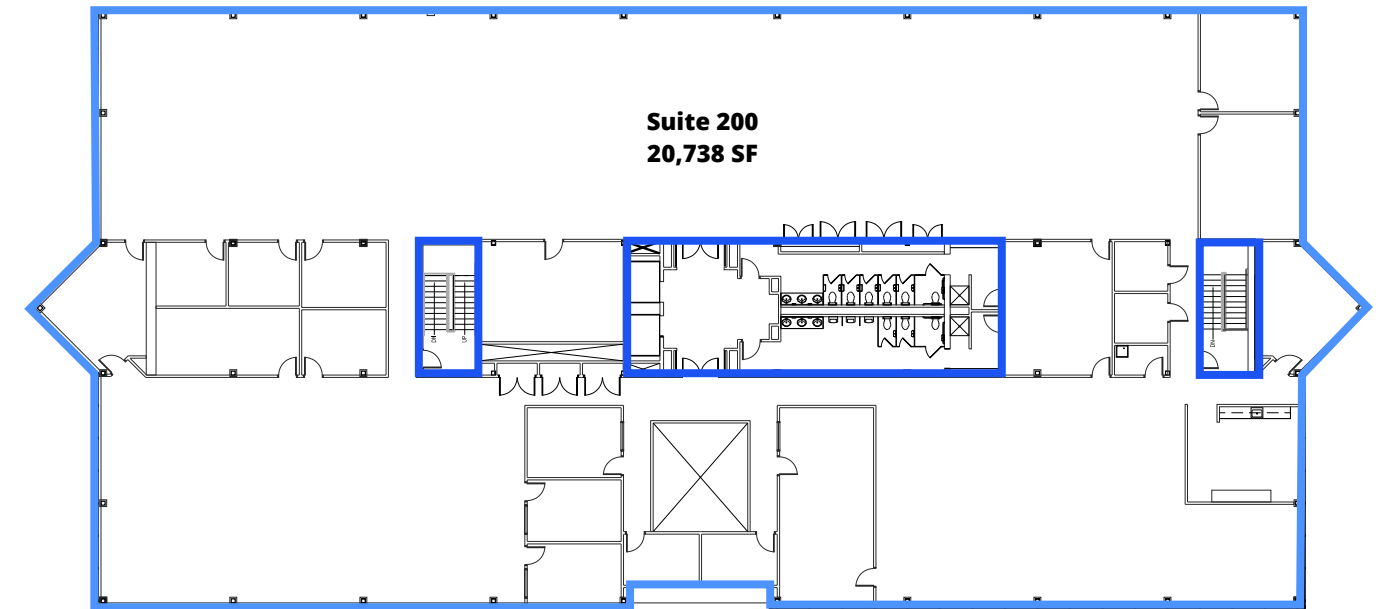
- Available Space: 60,908 square feet
- Lease Rate: \$23.00 - \$24.00 Per Sq. Ft. / Full service
- Layout: Multi-tenant configuration with flexible floor plans
- Features: Modern finishes and abundant natural light

/ LAKE POINTE 1

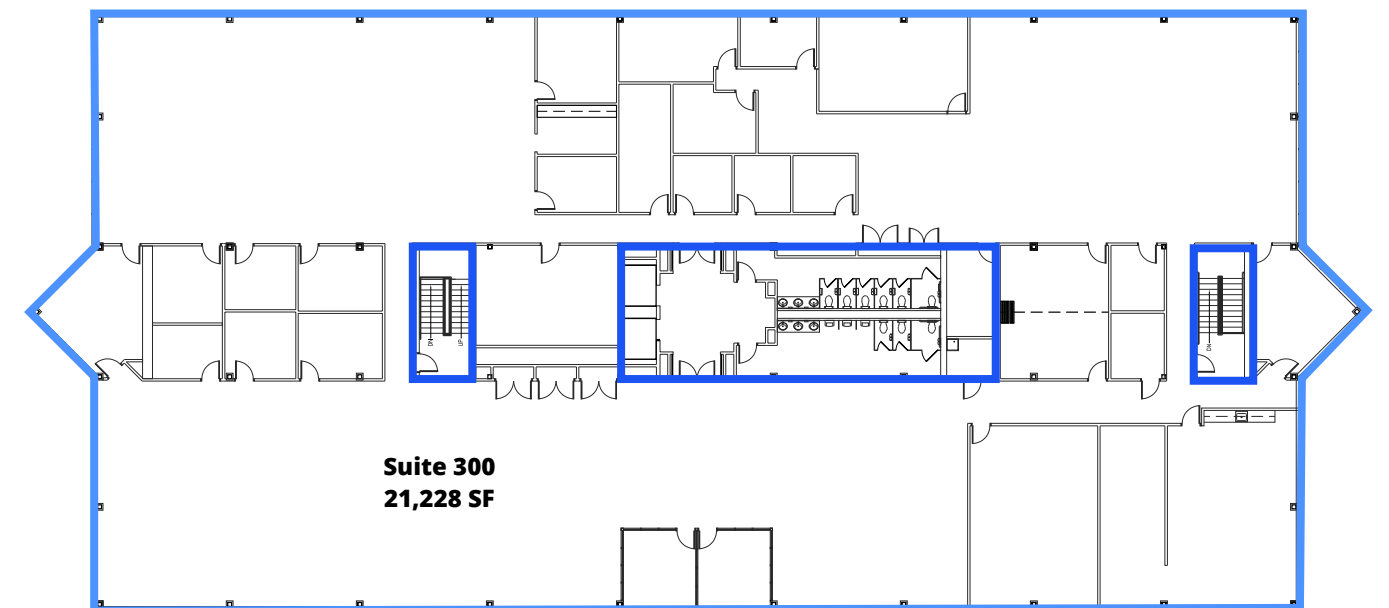
1ST FLOOR



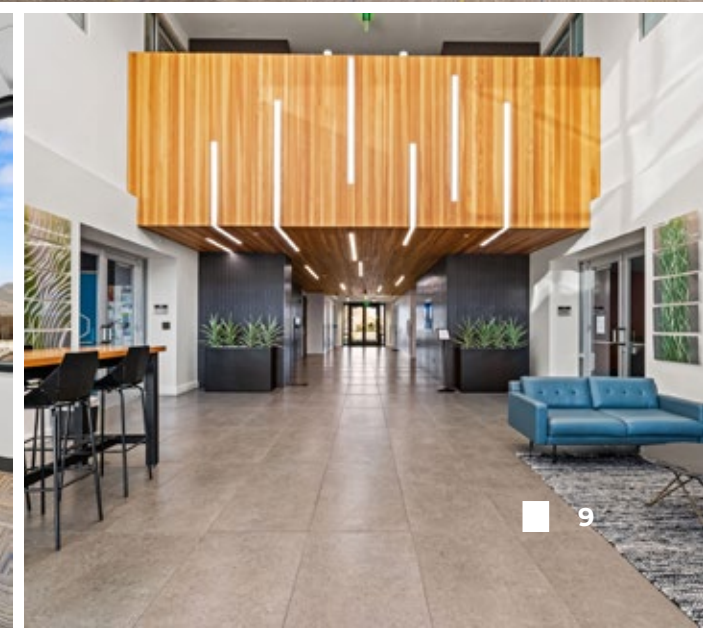
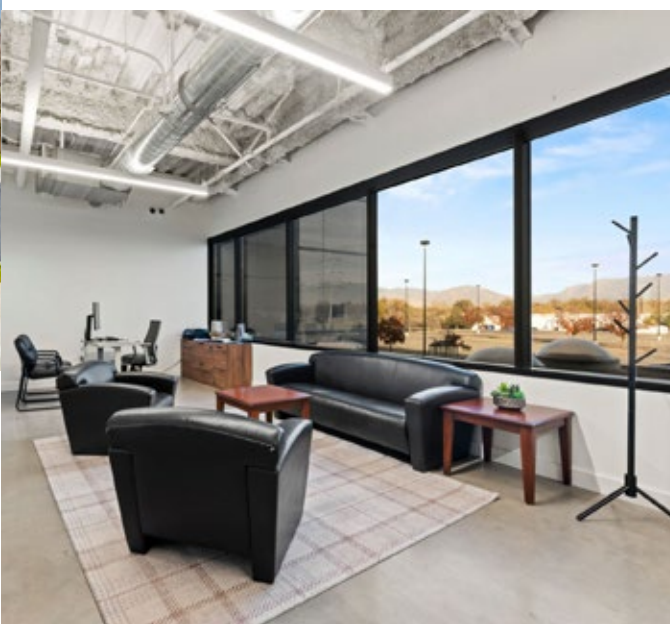
2ND FLOOR



3RD FLOOR



/ LAKE POINTE 3

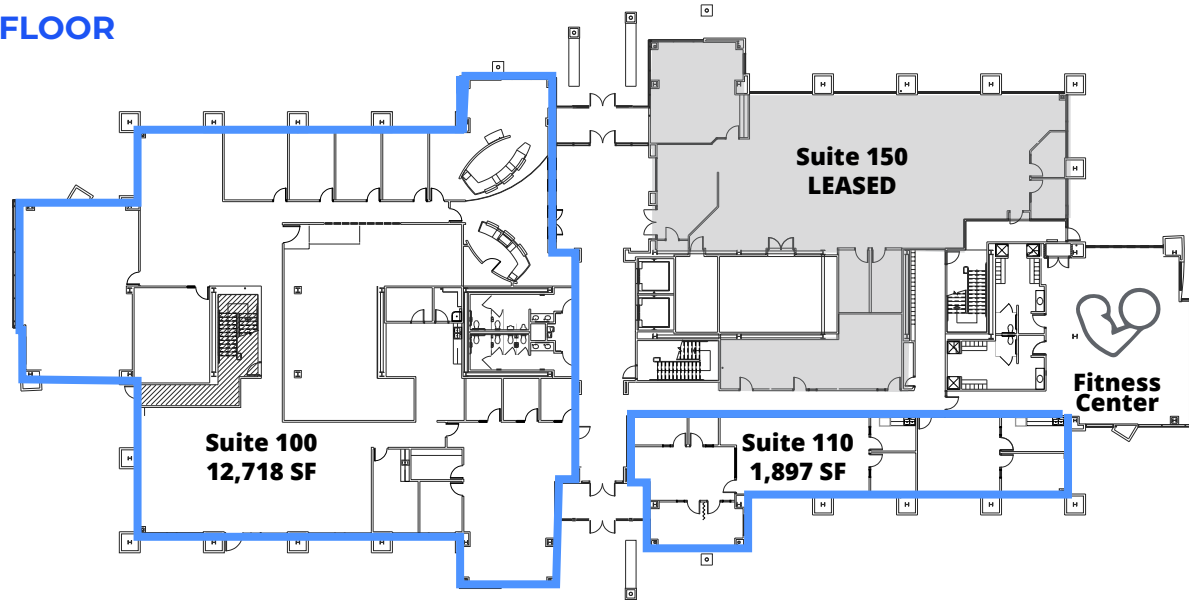


2875 DECKER LAKE DRIVE

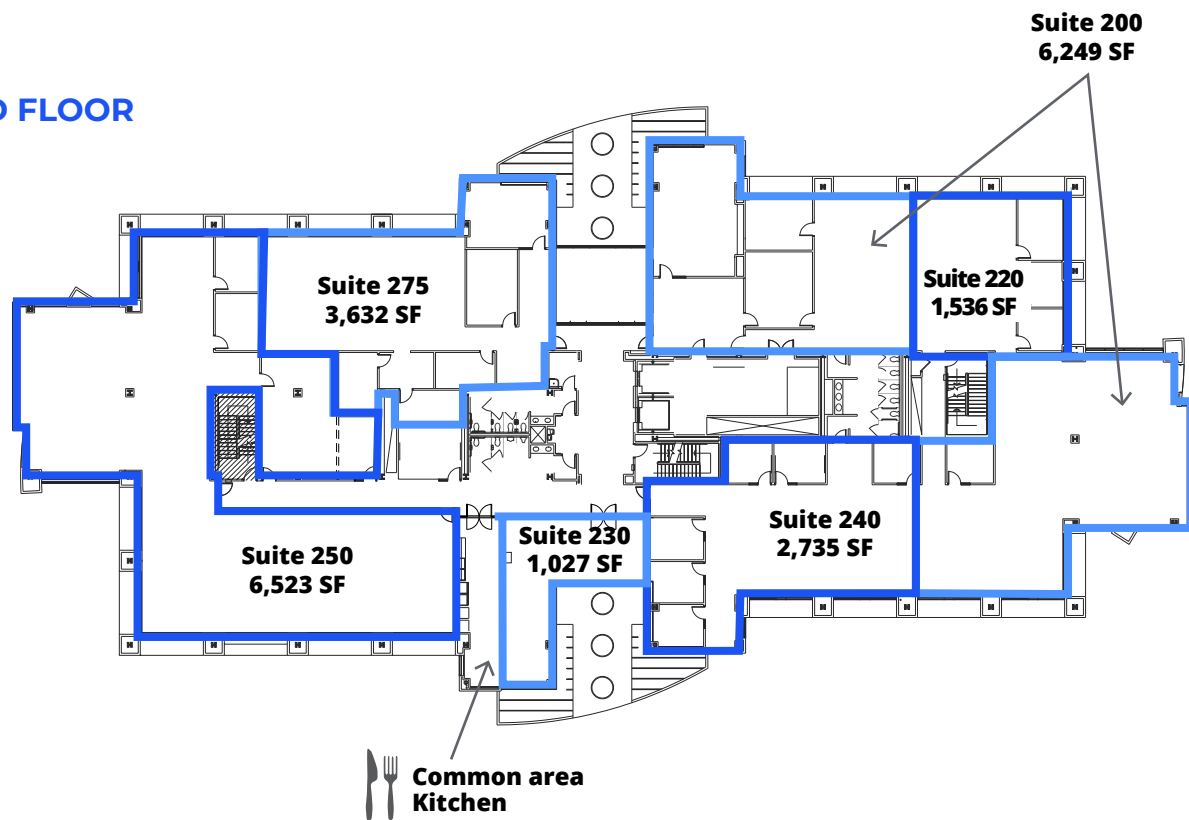
- Available Space: 1,027 - 111,814 square feet
- Lease Rate: \$23.00 - \$24.00 Per Sq. Ft. / Full service
- Highlights: Open office areas, private suites, collaborative spaces
- Upgrades: Recently updated common areas and landscaping

/ LAKE POINTE 3

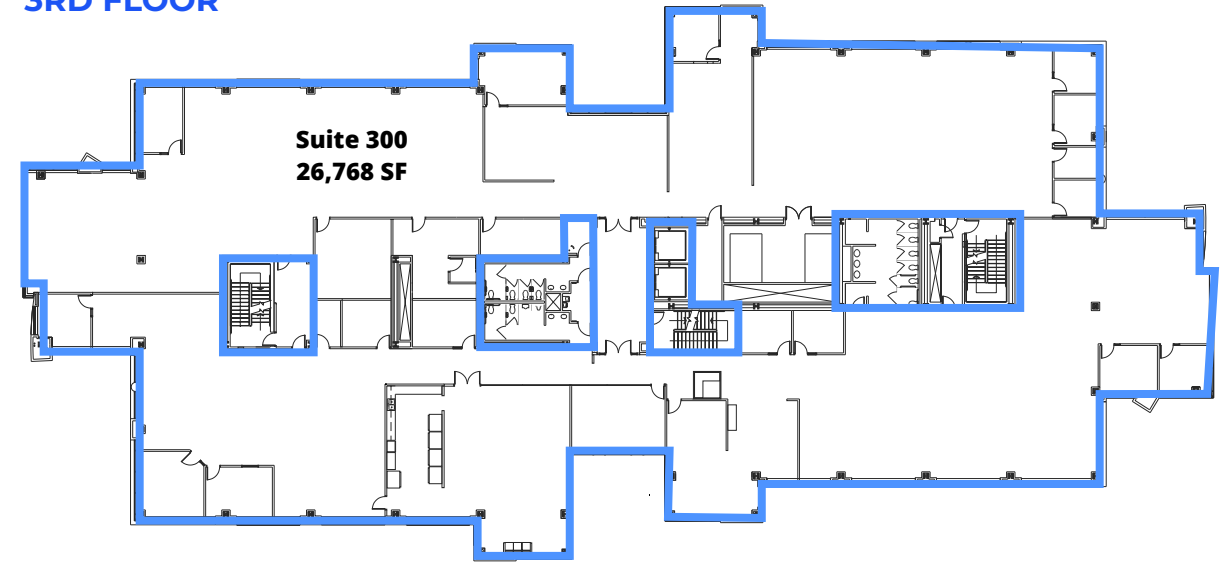
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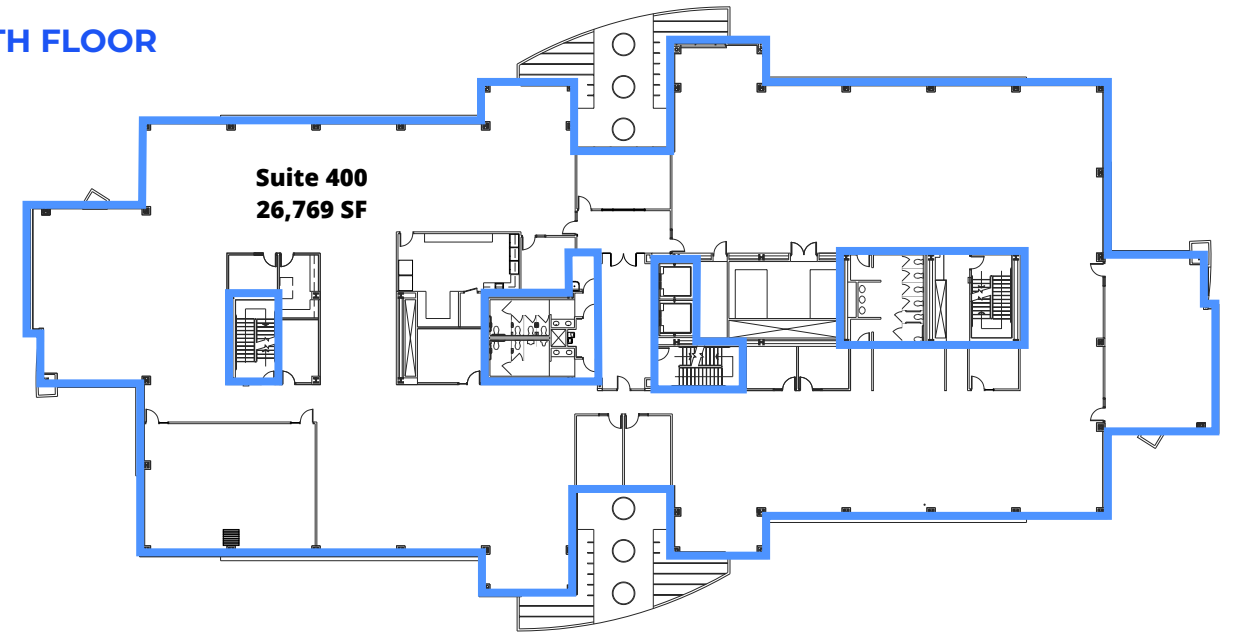
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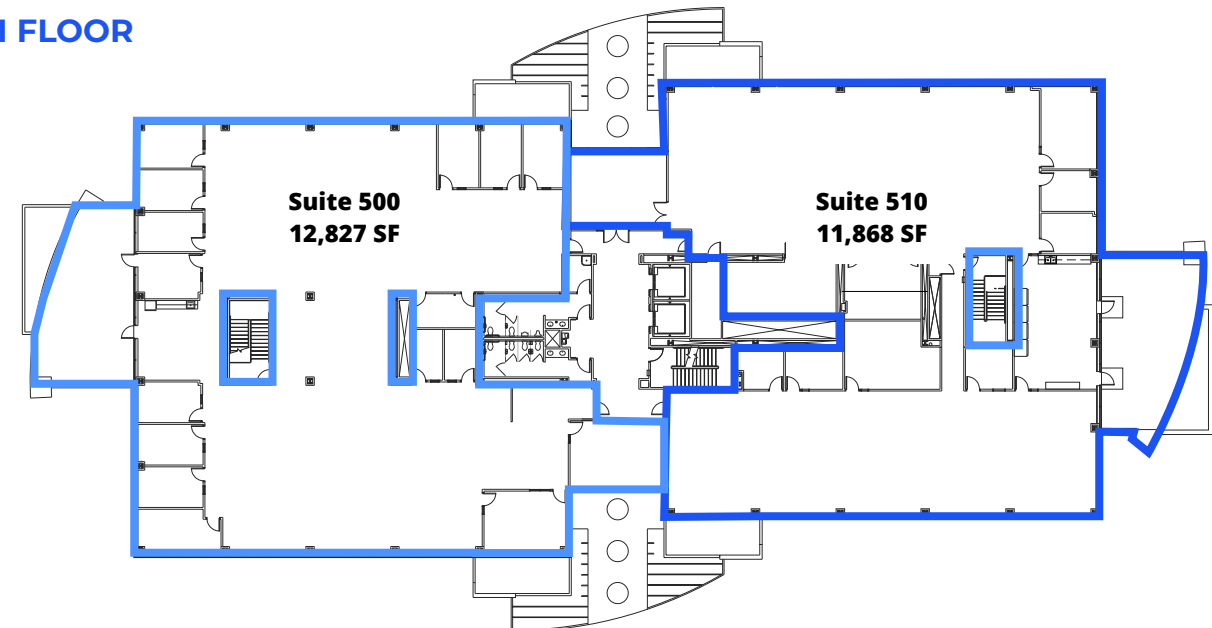
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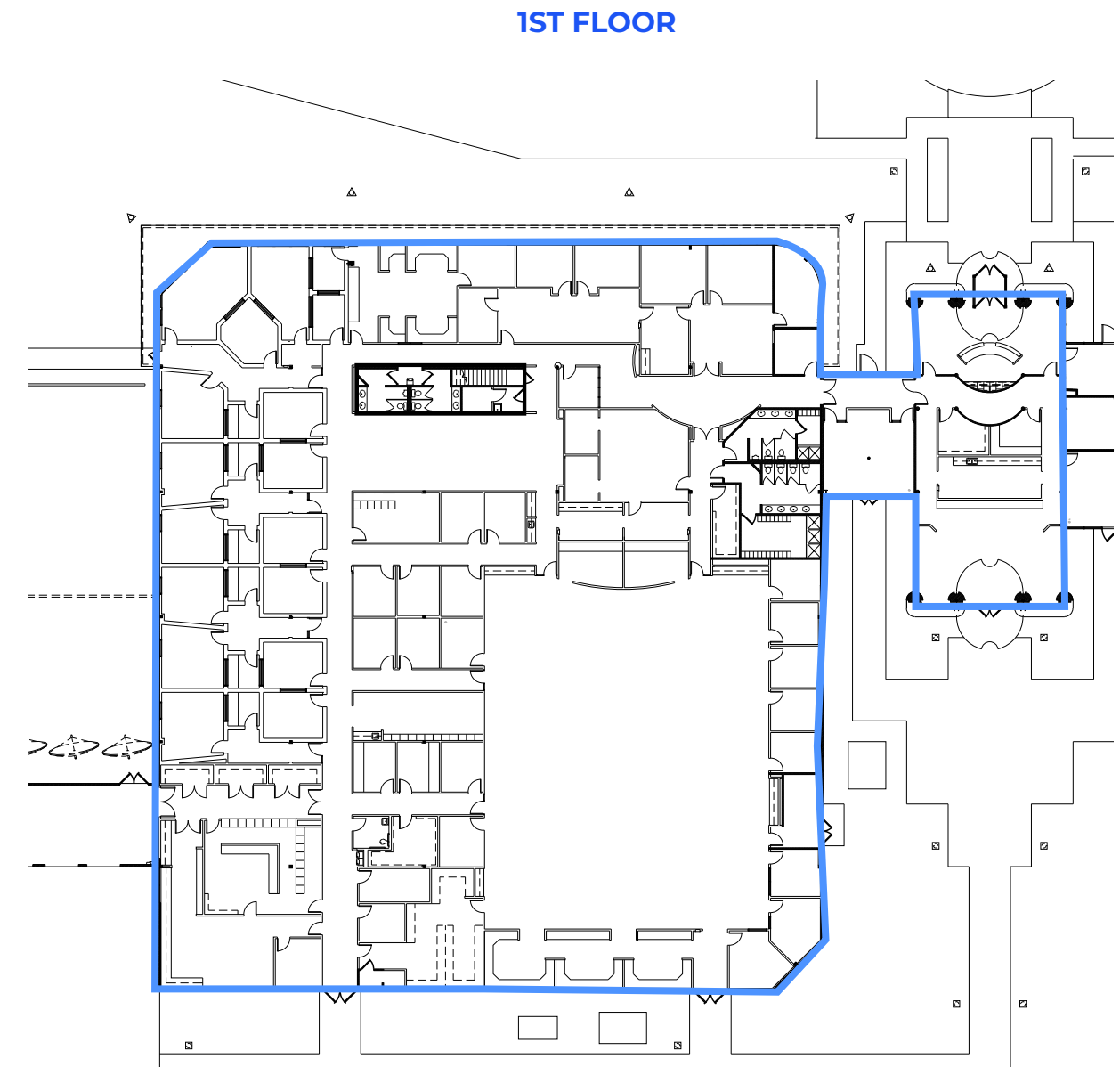
4TH FLOOR



5TH FLOOR



/ 2801 DECKER LAKE DRIVE



2801 DECKER LAKE DRIVE

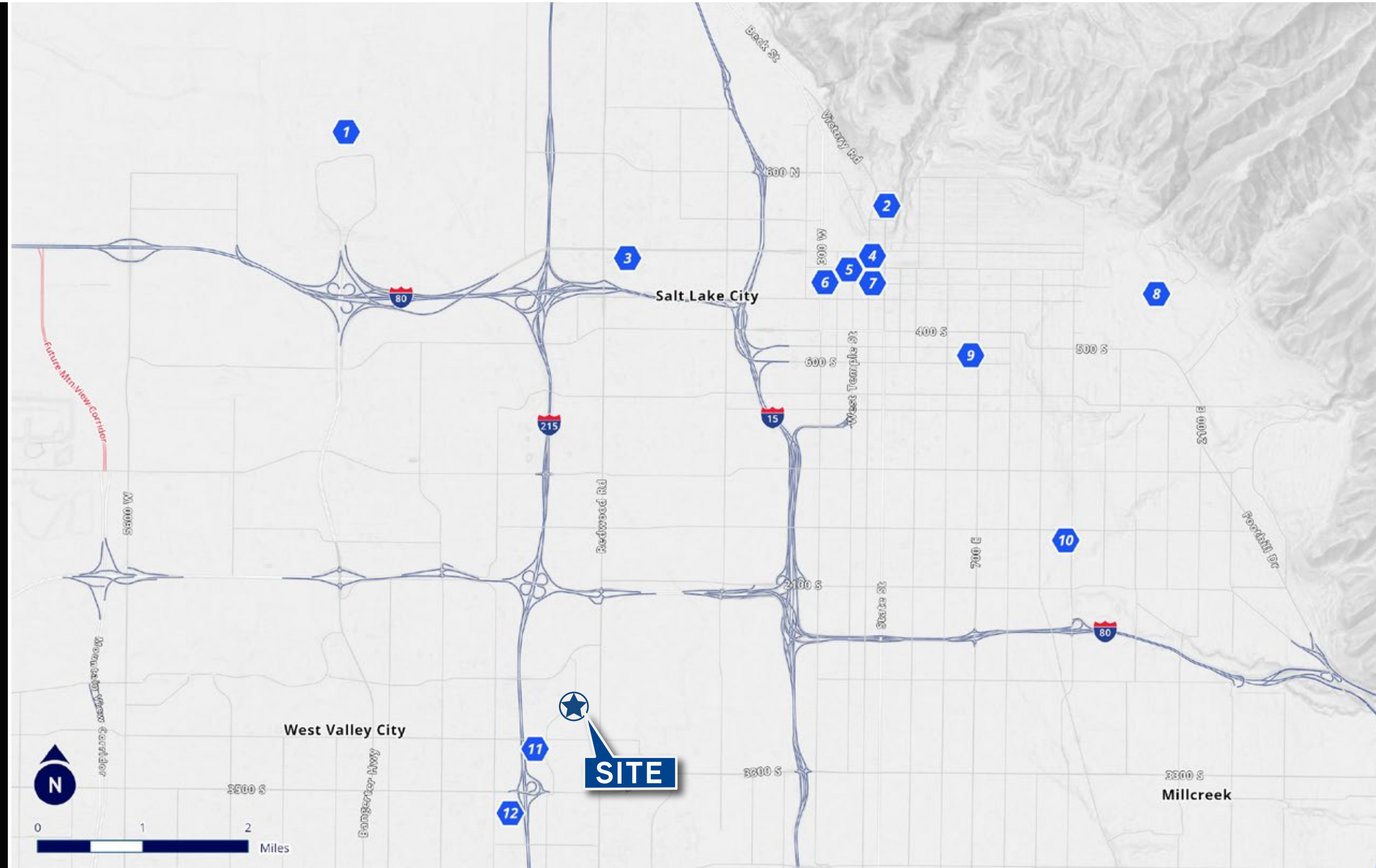
- Available Space: 33,903 square feet
- Lease Rate: \$16.00 - \$17.00 Per Sq. Ft. / NNN
- Equipped with two dedicated dock-high loading doors with levelers supporting box truck delivery. One concrete ramp platform for grade high delivery. Ideal for distribution, light manufacturing or service users.



/ VICINITY MAP

Nearby:

- 1 SLC Int'l Airport
- 2 Utah State Capital
- 3 Power District
- 4 Temple Square
- 5 Salt Palace
- 6 Delta Center
- 7 City Creek Mall
- 8 University of Utah
- 9 Trolley Square
- 10 Westminster University
- 11 Maverick Center
- 12 Valley Fair Mall
- 13 SLCC





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