



FRANKLIN CAMPUS

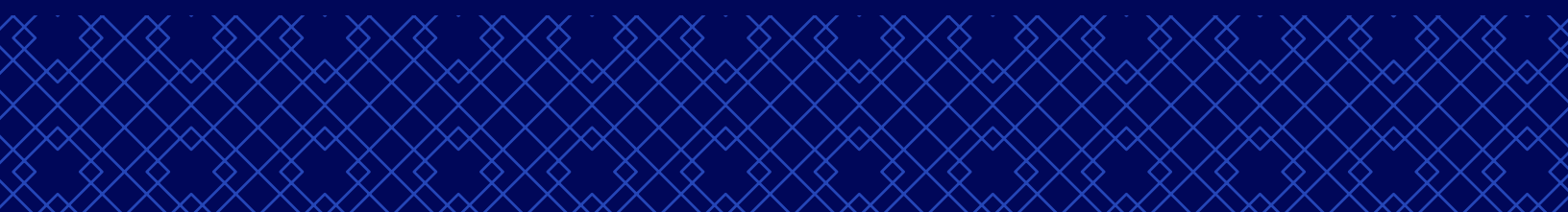
Offering Memorandum

2650 Decker Lake Blvd | West Valley, Utah 84119

Offered at

\$149

Per Square Foot



Portfolio Overview

Offered at
\$149
Per Square Foot

21.70
Acre Campus

5
Distinct Buildings

 Gym

 Auditorium

 Cafeteria

Franklin Campus is a ±21.7-acre, five-building office and flex campus located in the Decker Lake Corridor of West Valley City, Utah.

One of the region’s only institutional-scale office and flex environments

Located with high profile frontage and visibility on I-215 Franklin Campus spans 296,086 square feet across five distinct buildings, offering a rare opportunity to control a large-scale, fully improved commercial site with built-in infrastructure and campus-style amenities. Originally developed as a corporate headquarters, the property supports a wide range of use types — from traditional office and administrative operations to training, flex, and light industrial functions.

The five-story Franklin Building (149,471 RSF) serves as the campus anchor, featuring large, open floorplates and housing the on-site cafeteria and fitness center. The adjacent Adams Building (42,429 RSF) functions as a flexible, single-story asset and includes a 200-seat auditorium. Washington and Jefferson offer two-story office configurations, while the Patrick Henry Building provides 48,067 RSF of flex space with overhead door access and open layouts.

Collectively, the campus offers a rare mix of scale, flexibility, and infrastructure — supported by a robust amenity package, walkable outdoor areas, and a generous 5/1000 parking ratio. The location provides immediate access to I-215, TRAX Light Rail, Downtown Salt Lake City, and the Salt Lake International Airport.

This optionality, combined with the campus scale, infrastructure, and central location within the Salt Lake metro, makes Franklin Campus one of the region’s most compelling and versatile commercial offerings.



P-3

Property Address	2650 S Decker Lake Blvd, West Valley City, UT 84119
Property Name	Franklin Campus
Occupancy	10%
Campus Lot Size	21.70 AC
Years Constructed	1990's - early 2000's
Zoning	M – Manufacturing
Total Campus Rentable Square Feet	296,086
Parking	Abundant 5/1000 ratio applied to usable office
Assessor's Parcel Number (APN):	15-21-427-018-0000 1.04 Acres 15-21-476-027-0000 9.20 Acres 15-21-476-028-0000 8.20 Acres 15-22-351-008-0000 3.03 Acres

Franklin Campus Offering Highlights



Full Campus or Building-by-Building Utilization

Assets may be occupied, utilized, or repositioned together or separately. The five-building layout supports single-user control or building-by-building strategies aligned to operational needs, tenant demand, or phased growth.



Cost-Efficient Alternative to New Construction

With sitework, utilities, and amenity infrastructure already in place, Franklin Campus offers a faster and more economical solution compared to ground-up development. This is a mature, fully landscaped campus, offered at a fraction of replacement cost



Office and Flex Space on One Campus

This rare mix of building types allows users to combine administrative and office operations with flex space capable of supporting logistics functions such as shipping, storage, training, or light manufacturing — all within a campus environment.



Strong Access & Transportation Connectivity

Located just off I-215 with proximity to TRAX light rail, downtown Salt Lake City, and the Salt Lake International Airport, the site is well positioned for regional access and employee convenience.



Amenities That Support Large-Scale Use

An on-site cafeteria, 200-seat auditorium, fitness center, and abundant parking at a 5/1000 ratio based on usable office square footage create a built-in amenity package rarely available in comparable multi-building offerings.



Institutional-Scale Offering with Full User Control

With 296,086 square feet across five fully vacant buildings, Franklin Campus offers a level of scale and user control rarely available in the Salt Lake market — ready to support immediate occupancy, reuse, or long-term strategic planning.

Campus Features & Amenities



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



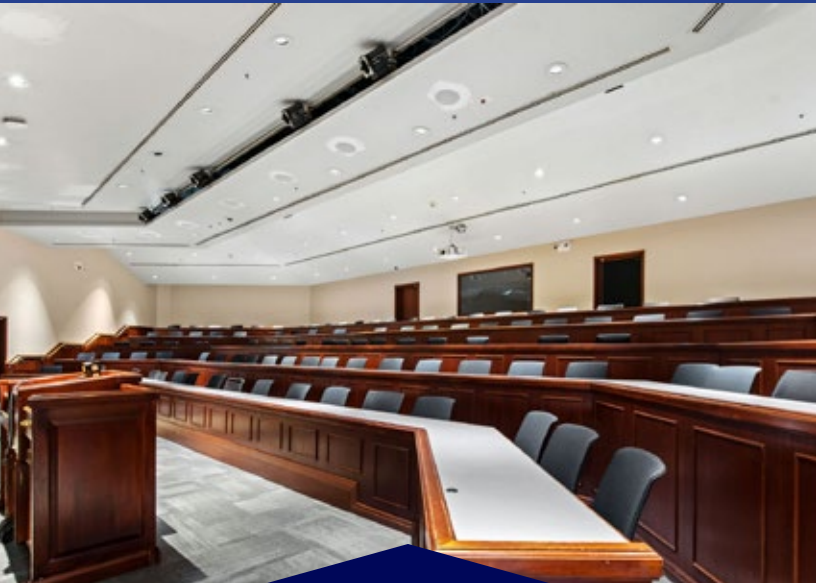
Outdoor Amenities

- Decker Lake Park
- Outdoor seating
- Walking paths



Parking Highlights

- Abundant 5/1000 ratio applied to usable office



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.



Landscape Features

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



Fitness Activities

- Fitness Center
- Bike Storage
- Decker Lake Park Trail

Aerial Photography



Campus Photos



P-11



Campus Buildings

Campus-Scale Office & Flex with Infrastructure & Reuse Opportunity

Franklin Building				
	Gross Building Area	Rentable Area	Usable Area	R/U Ratio
	156,136	149,471	143,339	1.04
Adams Building				
	Gross Building Area	Rentable Area	Usable Area	R/U Ratio
	49,190	42,429	37,404	1.13
Patrick Henry Building				
	Gross Building Area	Rentable Area	Usable Area	R/U Ratio
	48,927	48,067	47,827	1.01
Washington Building				
	Gross Building Area	Rentable Area	Usable Area	R/U Ratio
	32,966	31,484	25,422	1.24
Jefferson Building				
	Gross Building Area	Rentable Area	Usable Area	R/U Ratio
	25,015	24,635	21,840	1.13



Tenant Overview

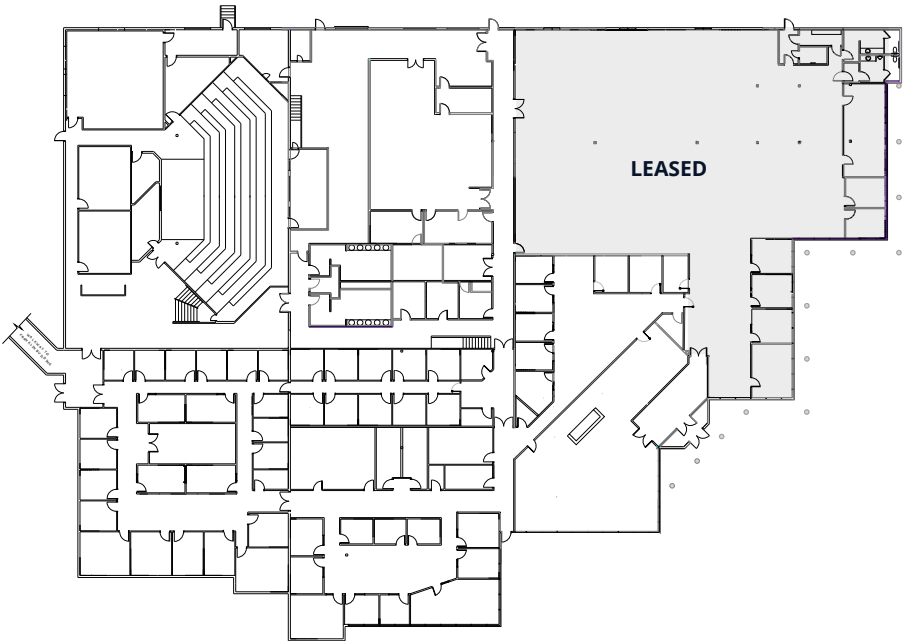
Franklin Campus is currently majority vacant, offering near-immediate occupancy or redevelopment potential across most of the portfolio. The few remaining tenants are under short-term or flexible lease arrangements, providing interim income without limiting future repositioning, user-driven activation, or owner-occupancy.



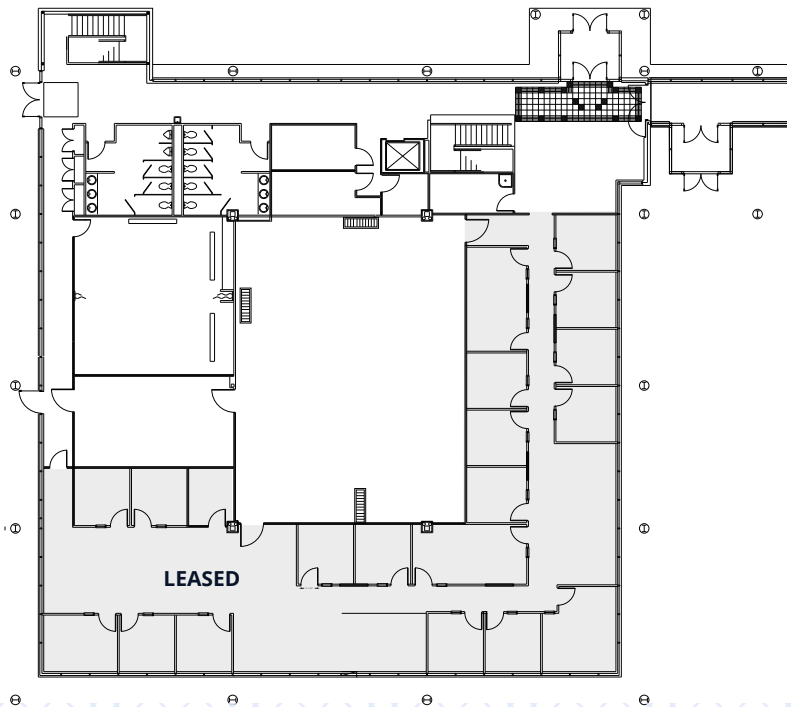
Lease Information

Building	RSF
Adams (Warehouse)	11,633
Jefferson (Office)	4,982

ADAMS



JEFFERSON

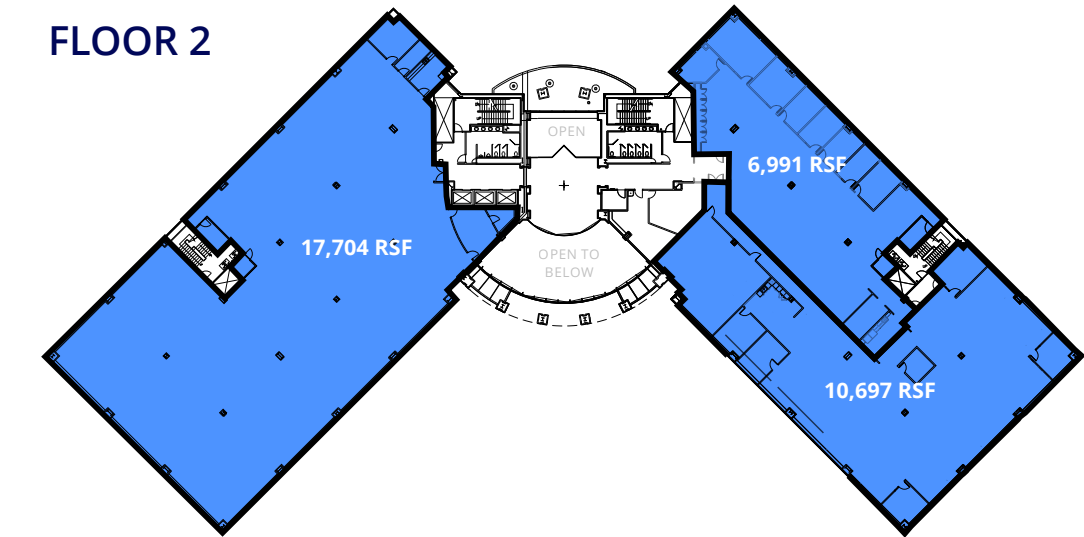
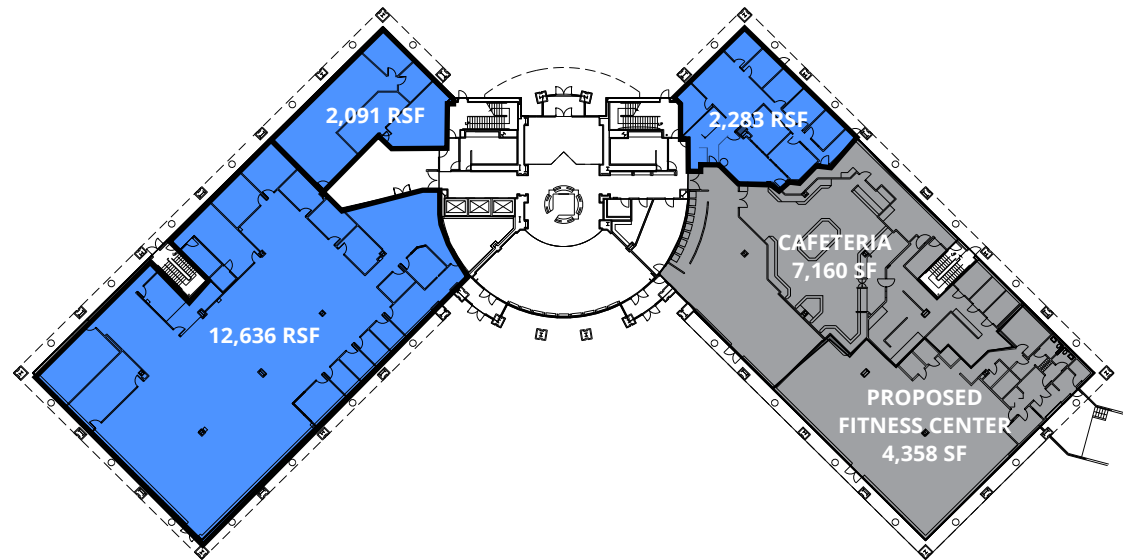




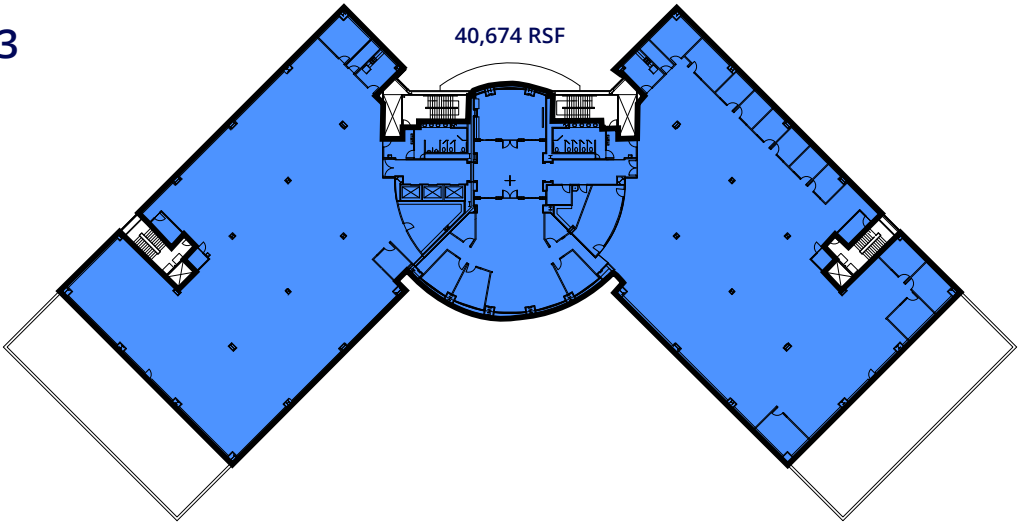
Key

- Amenity Space
- Available Lease Space

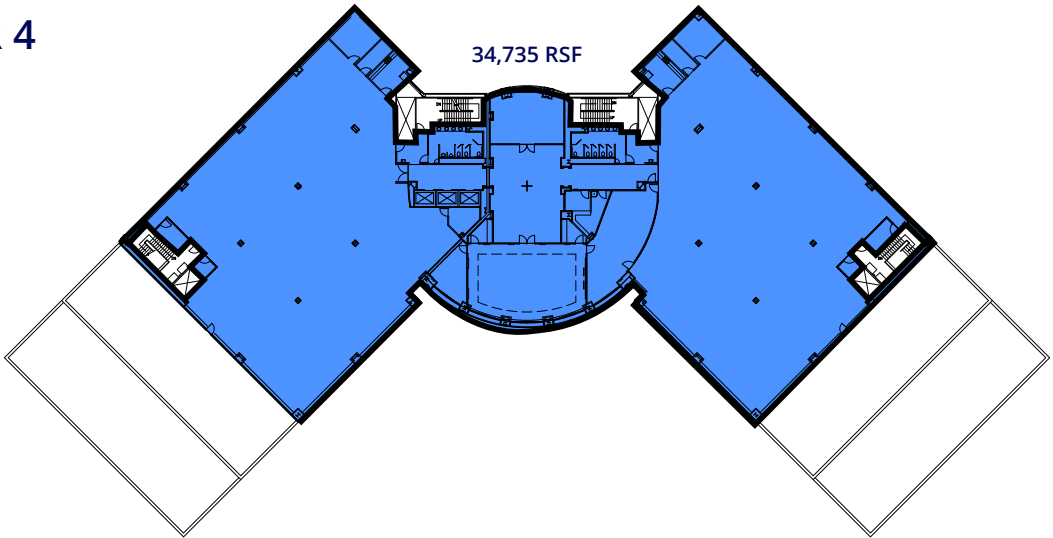
Franklin Building Floor plan



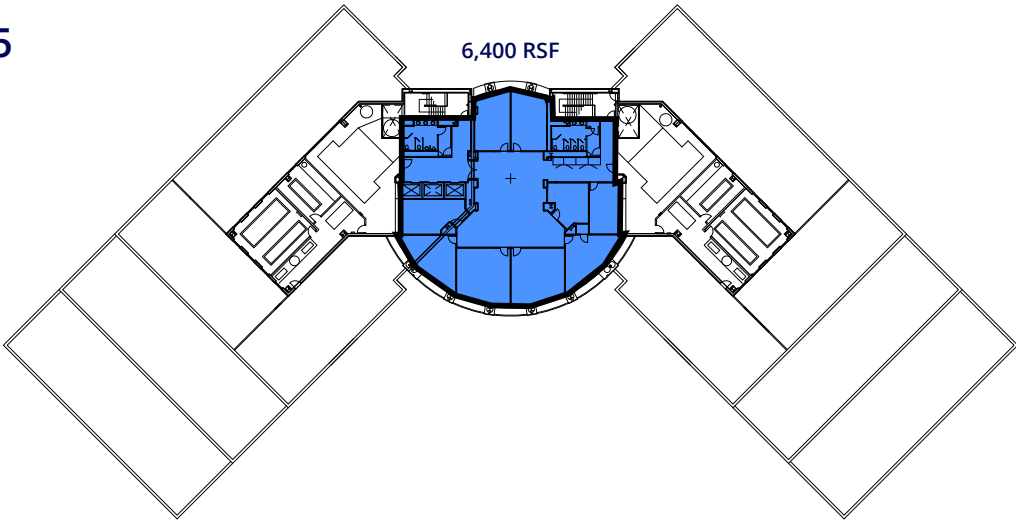
FLOOR 3



FLOOR 4



FLOOR 5



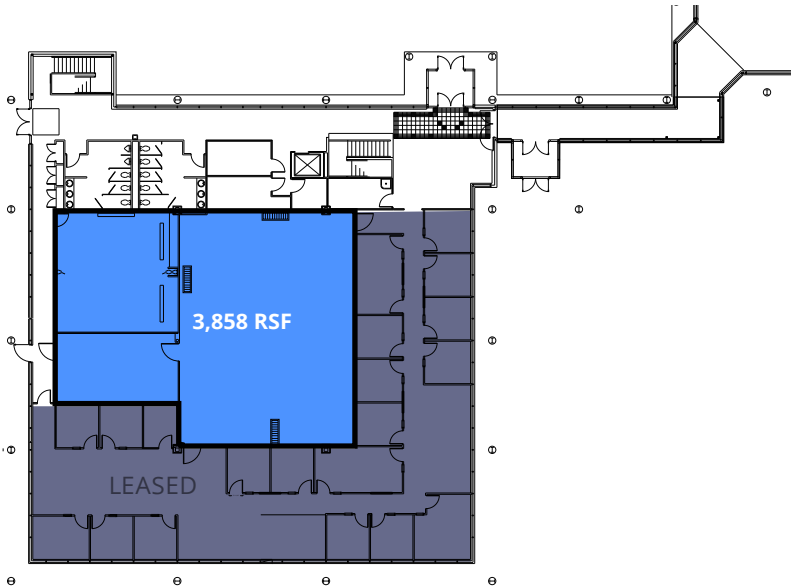


Key

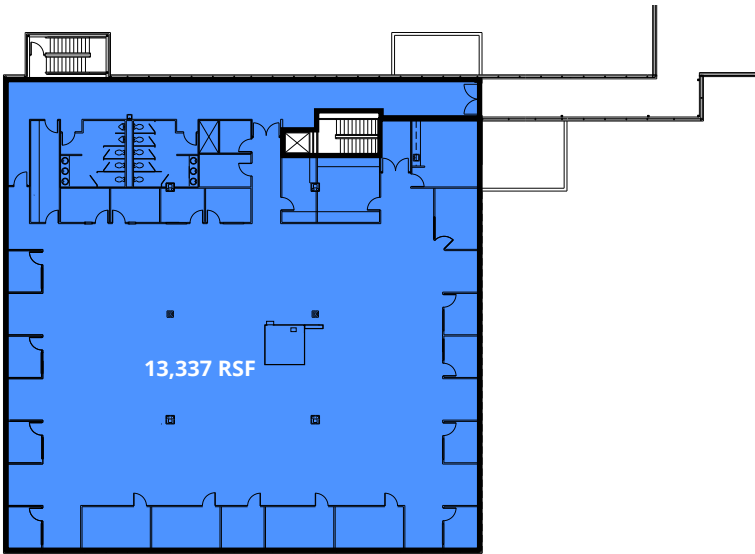
- Amenity Space
- Available Lease Space
- Leased Space

Jefferson Building Floor plan

FLOOR 1



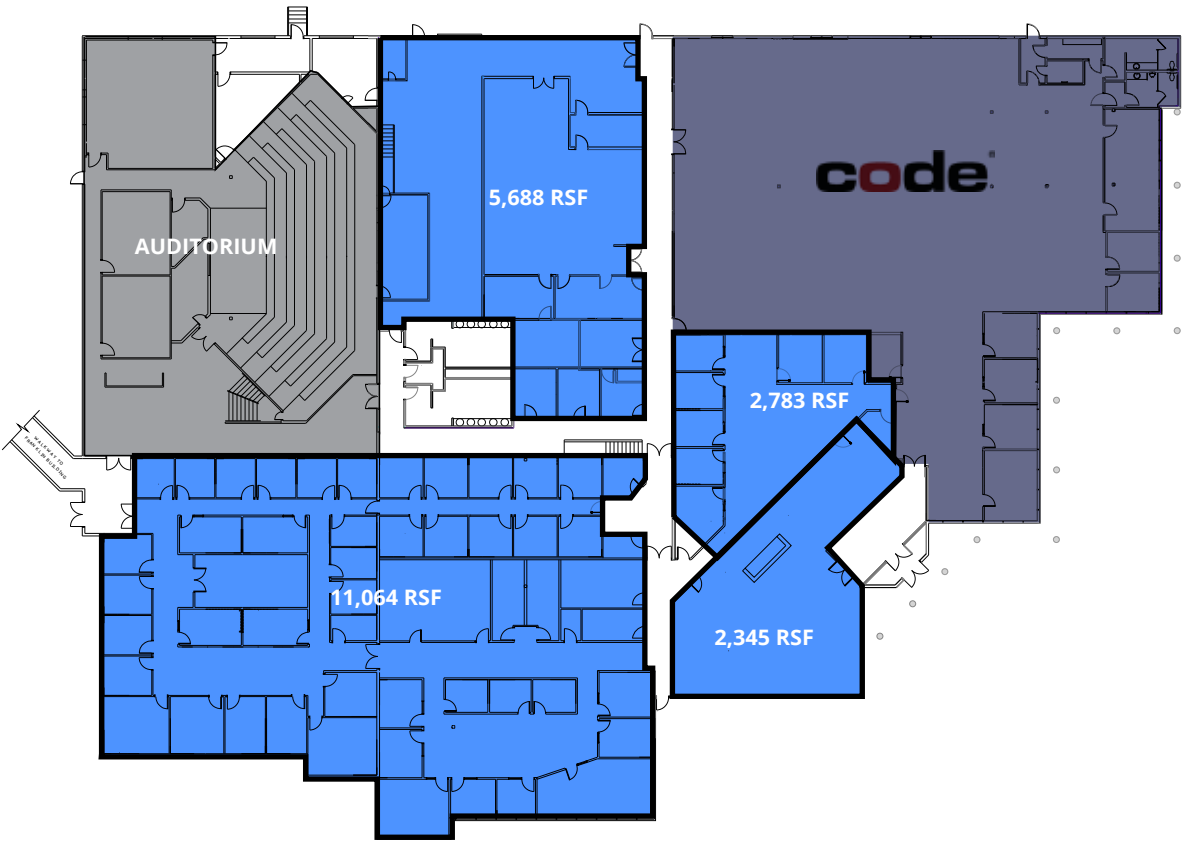
FLOOR 2



Key

- Amenity Space
- Available Lease Space
- Leased Space

Adams Building Floor plan

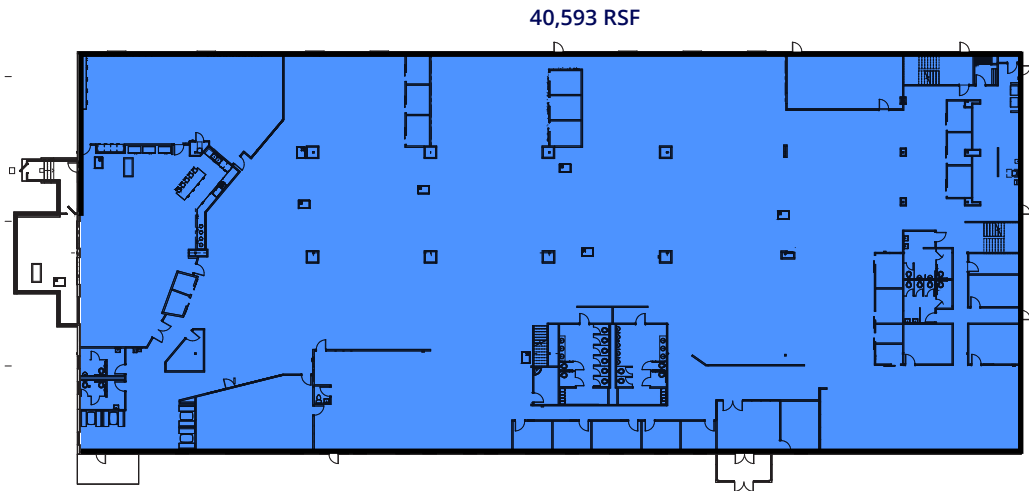




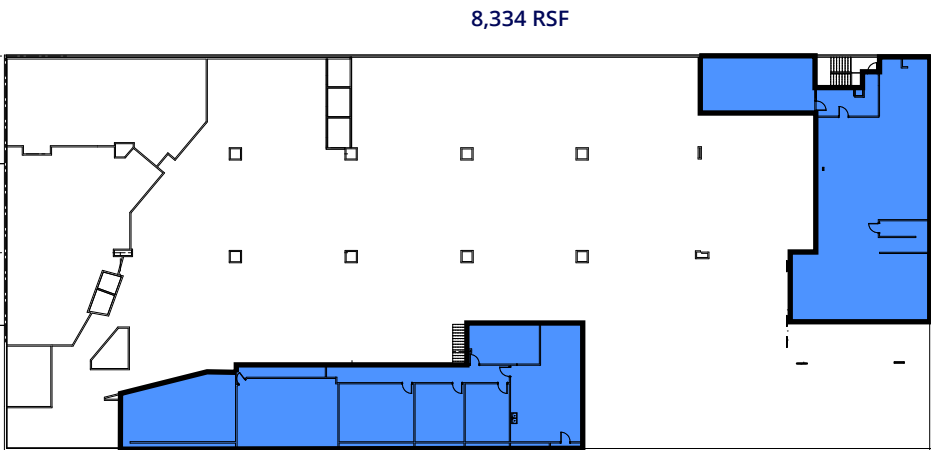
Key
■ Tenant Lease Space

Patrick Henry Building Floor plan

FLOOR 1



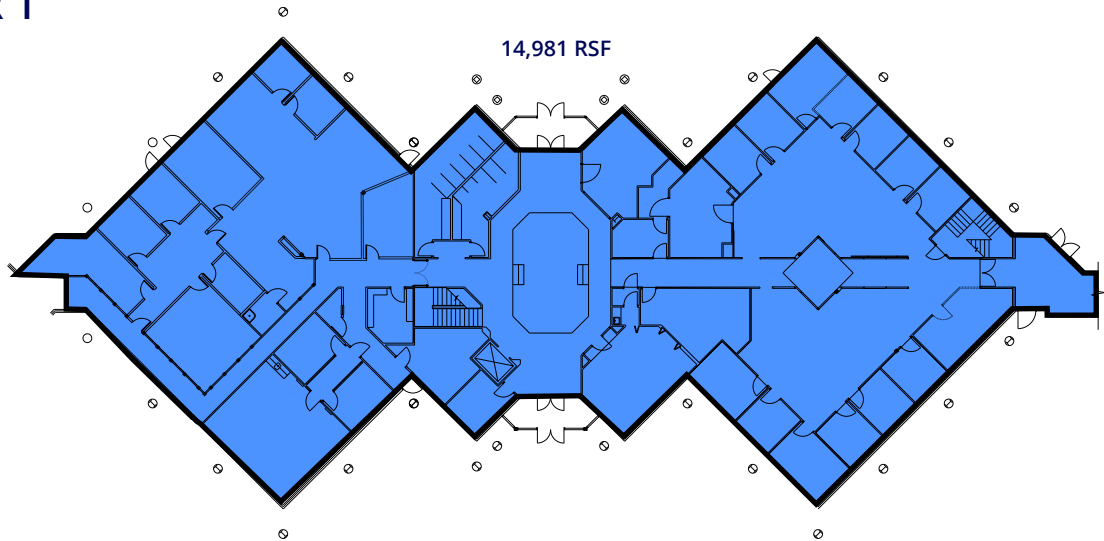
FLOOR 2 (Mezzanine)



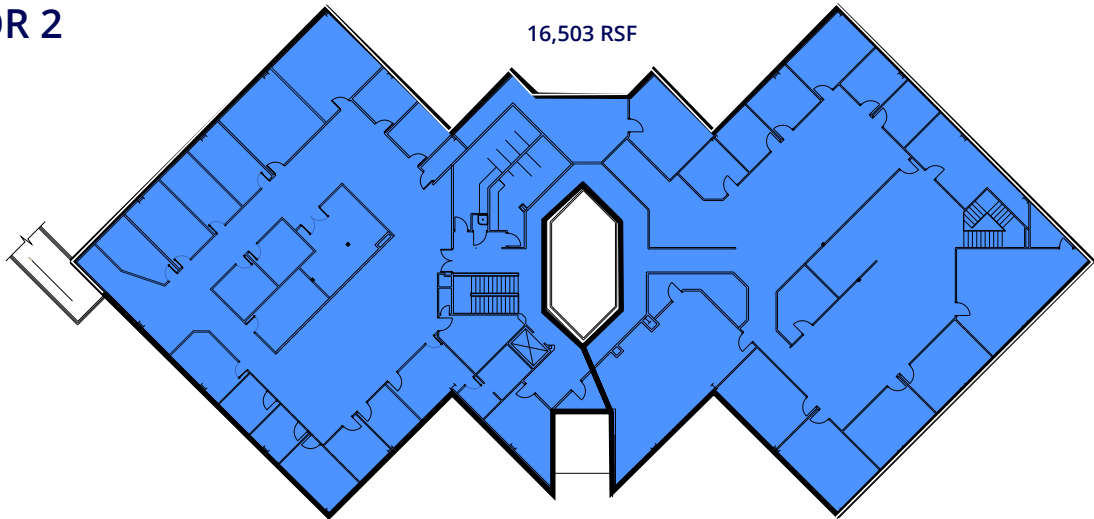
Key
■ Tenant Lease Space

Washington Building Floor plan

FLOOR 1



FLOOR 2





Area Overview

Prime Access in a Thriving Urban Market

Franklin Campus is strategically positioned just minutes from downtown Salt Lake City and the Salt Lake International Airport, offering seamless connectivity to the region's most important economic and civic hubs. Located only one block from the Decker Lake TRAX Station, the campus provides direct Blue Line service to downtown and the airport corridor, supporting employee convenience, reducing commute times, and enhancing long-term relevance in a market increasingly focused on transit-oriented development.

Situated in West Valley City, Utah's second-largest city by population, Franklin Campus benefits from a pro-business environment, sustained municipal investment, and a growing workforce. The area offers a strong mix of civic, corporate, and community assets, creating a stable and supportive backdrop for long-term campus viability.

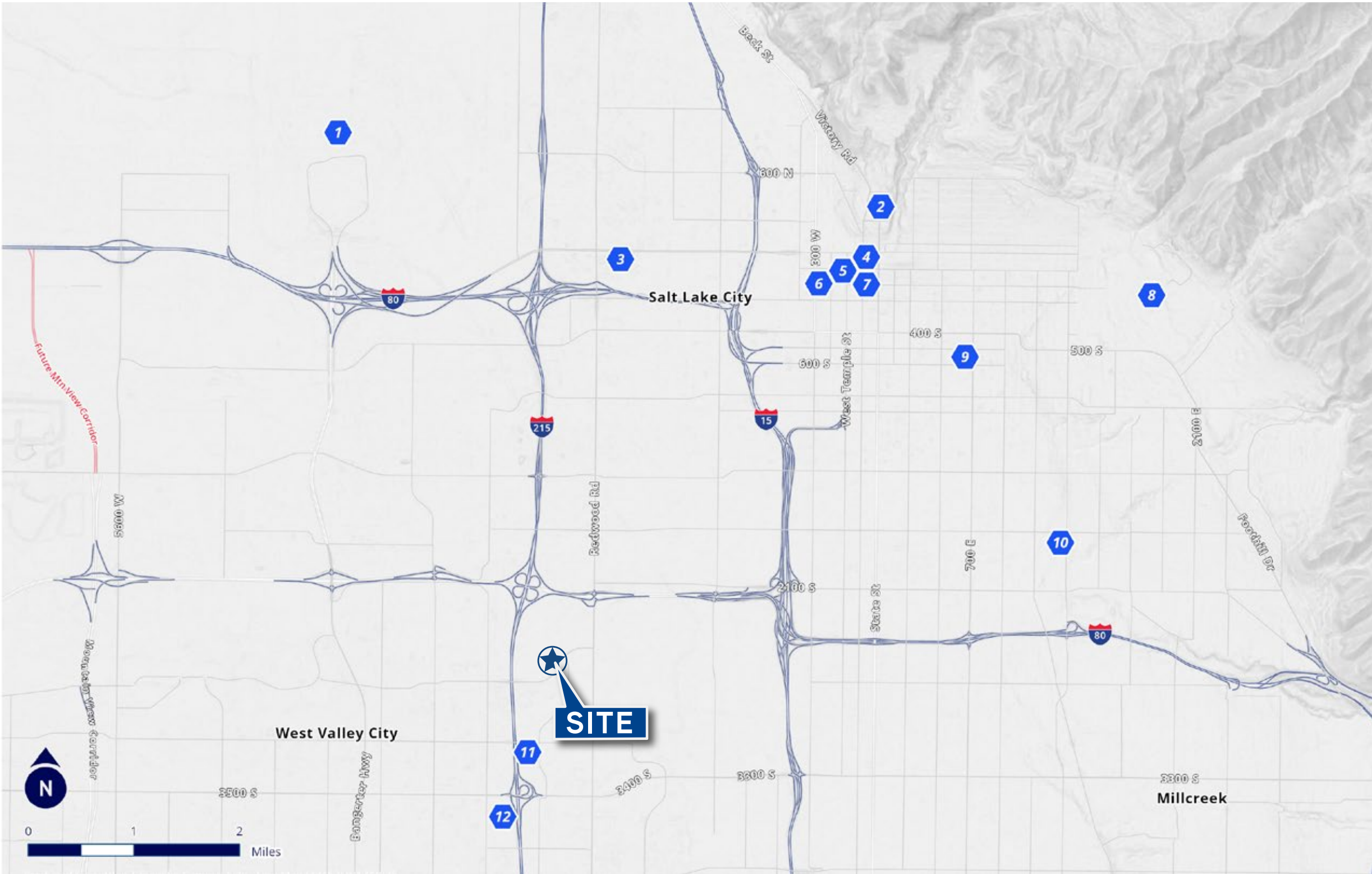
The site is surrounded by a dense cluster of retail, dining, and public amenities, including Valley Fair Mall, Maverik Center, Costco, and a variety of fast-casual and sit-down dining options. Nearby parks, schools, and city services further enhance the campus's embedded location within a well-developed urban fabric, providing convenience for employees and visitors alike.

Located at the convergence of Salt Lake County's core and westward expansion zones, the Decker Lake area continues to experience rising development pressure within the urban ring. Large, flexible sites like Franklin Campus are increasingly rare, offering both immediate usability and long-term exit potential driven by sustained population and employment growth.

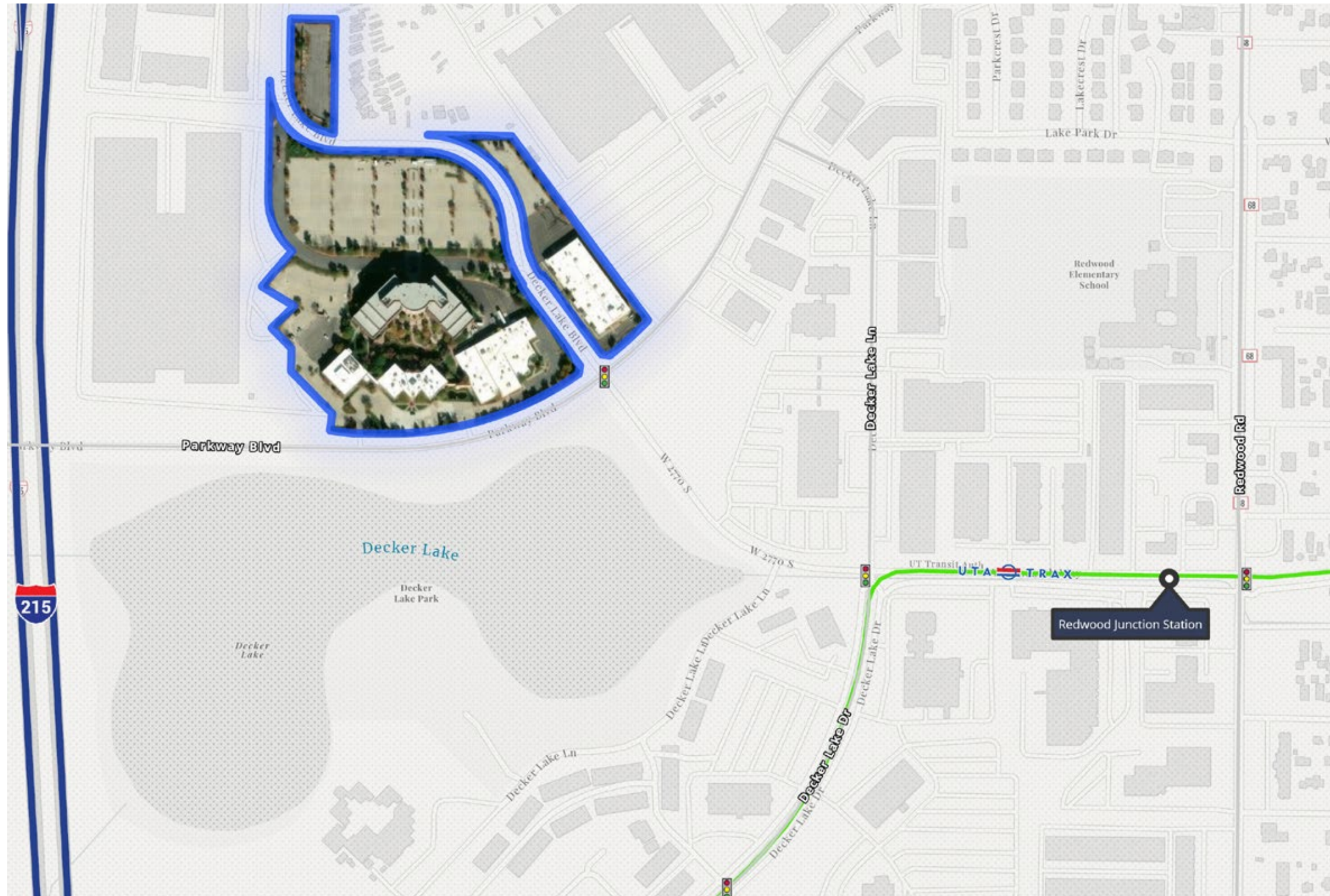
Vicinity Map

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



Seamless Access to Light Rail



Transit-Oriented Investment in a Growing District

Franklin Campus sits within a designated Station Area Planning Zone along UTA's TRAX Green Line — a growing corridor prioritized for mixed-use redevelopment, mobility improvements, and urban activation. The Decker Lake TRAX Station is less than a 5-minute walk from the campus, offering direct rail access to Downtown Salt Lake City, Salt Lake International Airport, and the University of Utah.

Much like university and civic district planning in other major metros, West Valley City's Station Area Master Plan provides a framework for phased development, with goals for the next 3-10 years that include:

- Increased walkability and pedestrian connectivity
- Mixed-use infill and adaptive reuse of commercial sites
- Infrastructure upgrades to support residential density
- Greater integration of green space and public amenities

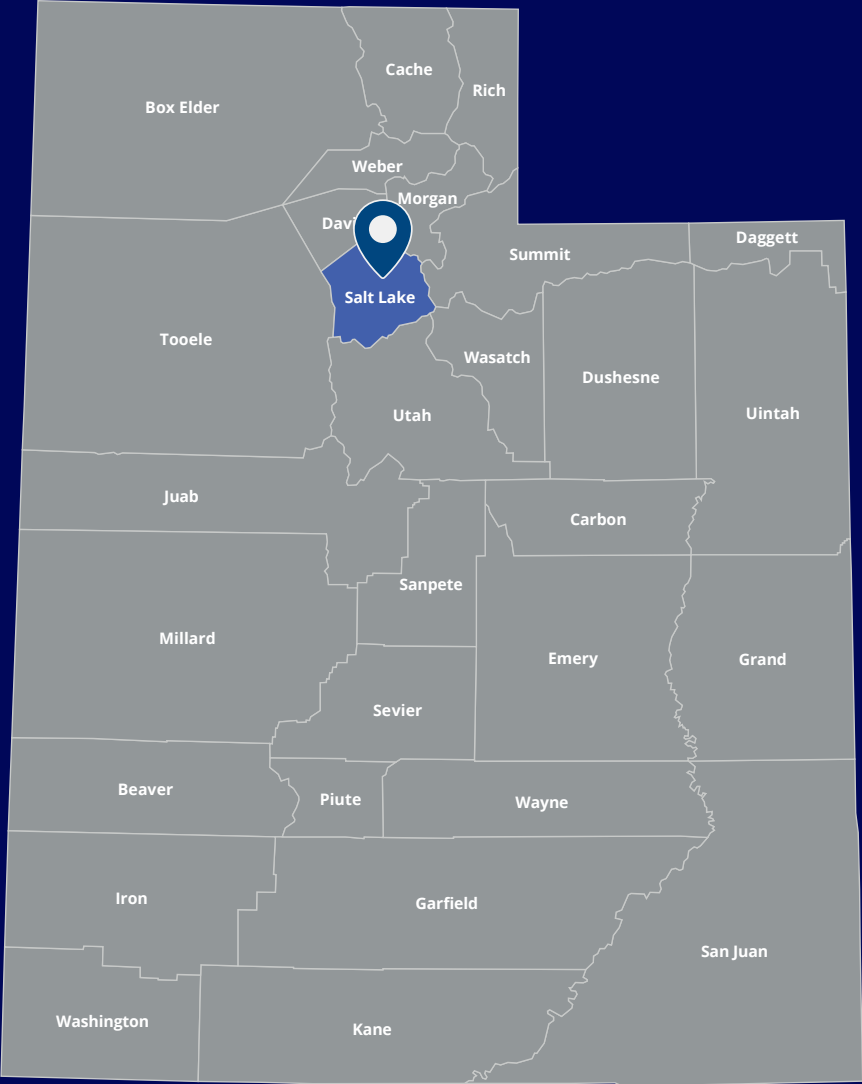
By aligning with these regional goals, Franklin Campus is uniquely positioned to benefit from future growth while offering immediate functionality — a rare blend for users or investors seeking a foothold in Salt Lake's expanding west side.

Area Demographics

West Valley City offers a strategic combination of population density, infrastructure, and economic accessibility. As Utah’s second-largest city, it benefits from proximity to downtown Salt Lake City, Salt Lake International Airport, and a highly connected regional freeway and transit network. The area supports a diverse labor force and is home to a mix of civic facilities, entertainment venues, and community services. West Valley’s economy is bolstered by growth in healthcare, logistics, and public-sector investment, while its pro-business climate, cultural diversity, and steady population growth contribute to long-term commercial viability.



Salt Lake County



Demographics | 5-10 Mile Radius

	\$112,734 Average Household Income		24% Bachelor’s or Higher
	\$417,514 Median Home Value		32.5 Median Age
	566,782 Current Total Population		16,070 Total Businesses
	204,928 Current Total Households		262,582 Total Employees





WHY UTAH - 2025 State Rankings

3.5M
Population

1.1M
Households

3.3
Unemployment Rate

#1

Best Economic Outlook

18th year in a row

Rich States Poor States — April 202

#1

Best State

3rd consecutive year

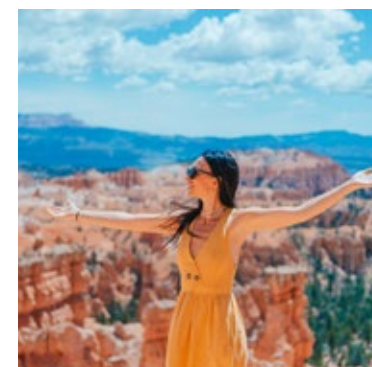
U.S. News & World Report — May 2025



11

World Class Ski Resorts

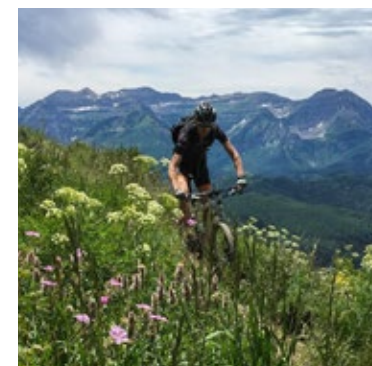
There are 11 ski resorts along the Wasatch Mountain Range.
Less time in the car, more time on the mountain.



5

National Parks

Utah's Mighty 5 national parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



3,400+

Dedicated Trails

For hiking, mountain biking, backpacking and more.

Best State Economy

Utah ranked #2 for best state economy
WalletHub — June 2025

Top State for Business and Trade

Utah ranked #3 state for business and trade
Schweitzer Engineering (SEL) — July 2025

Most Affordable States 2024

Utah is the #6 most affordable state
USA Today — March 2024

Best State to Move to

Utah ranked the #1 best state to move to
ConsumerAffairs — August 2024

Utah is America’s Premier Destination for Outdoor Lifestyle and Adventure

One of the Nation’s Most Business-Friendly States

Utah consistently ranks among the top 10 states for tax competitiveness, according to the Tax Foundation’s State Business Tax Climate Index, placing #10 in 2024.



Annual Visitors (+4.3% YOY)

22M



Convention Attendance (+0.1% YOY)

700K Attendees (2023)



Salt Lake Airport Passenger Volume (+5.2% YOY)

28.3M



Host of the 2034 Winter Olympic Games

3.2B Projected Global Viewers



Direct Visitor Spending (+7% YOY)

\$12.7B



Travel & Tourism Impact (+6% YOY)

\$23.4B



Utah is a Western Hub for Tourism, Talent & Lifestyle-Driven Investment

From pro sports and ski resorts to global headquarters and Olympic-ready infrastructure, Utah blends outdoor access with long-term economic appeal, making it a top-tier destination for both visitors and visionaries.



HOME OF THE
UTAH JAZZ

TOP 10 NBA ATTENDANCE MARKET



HOME OF
REAL SALT LAKE

MLS WESTERN CONFERENCE FRANCHISE



RETURN OF THE
UTAH ROYALS FC

PIONEER IN WOMEN'S PRO SOCCER



HOME OF THE
UTAH MAMMOTH

NHL'S NEWEST TEAM



HOME OF THE
SALT LAKE BEES

TRIPLE-A BASEBALL TEAM



HOME TO THE
GREATEST SNOW ON EARTH

10 RESORTS WITHIN 1 HOUR OF SLC



HOST OF THE
STATE'S PREMIER OUTDOOR
CONCERT VENUE

FORMERLY USANA AMPITHEATRE (20+ YEAR LEGACY)



HOST TO THE
UTAH GRIZZLIES & SLC
STARS

KEY ARENA IN OLYMPIC SPORTS HOSTING PIPELINE



HOST TO THE
UTAH JAZZ &
UTAH MAMMOTH

PREMIER DUAL-SPORT ARENA IN DOWNTOWN SLC

Disclaimer

Colliers International Utah, LLC (“Broker”) has been exclusively retained to represent the Seller in connection with the marketing and sale of the property described herein (the “Property”).

This Offering Memorandum (the “OM”) has been prepared by Broker solely for the use of qualified prospective purchasers to assist them in evaluating the opportunity to acquire the Property. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require. All financial data, projections, and other information provided in this OM are for general reference purposes only and were compiled from sources believed to be reliable. However, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information provided herein, and the Seller and Broker disclaim any liability for representations or warranties, expressed or implied, contained in or omitted from this OM or any other written or oral communication transmitted to the recipient.

The information contained in this OM is subject to change without notice. Additional information may be made available to interested and qualified parties upon request. Prospective purchasers are advised to conduct their own thorough, independent investigation of the Property, including, but not limited to, legal, zoning, physical condition, environmental matters, and all other considerations deemed relevant to a purchase decision. By accepting this OM, the recipient acknowledges and agrees that it is their sole responsibility to verify the accuracy of all information presented and to perform their own due diligence.

Neither Seller nor Broker makes any representation regarding the accuracy of any cash flow projections or any other forward-looking statements contained in this OM. Projections are provided for illustrative

purposes only and are based on assumptions related to general market conditions, which are subject to change and outside the control of the Seller and Broker.

By accepting this OM, the recipient agrees that (i) it will not duplicate, distribute, or otherwise disclose this OM or any of its contents to any person or entity other than its internal advisors, without the prior written consent of Broker or Seller; (ii) it will not contact any tenants, employees, property management staff, or other parties affiliated with the Property without the prior written consent of Broker; and (iii) it will use this OM solely for the purpose of evaluating a potential purchase of the Property.

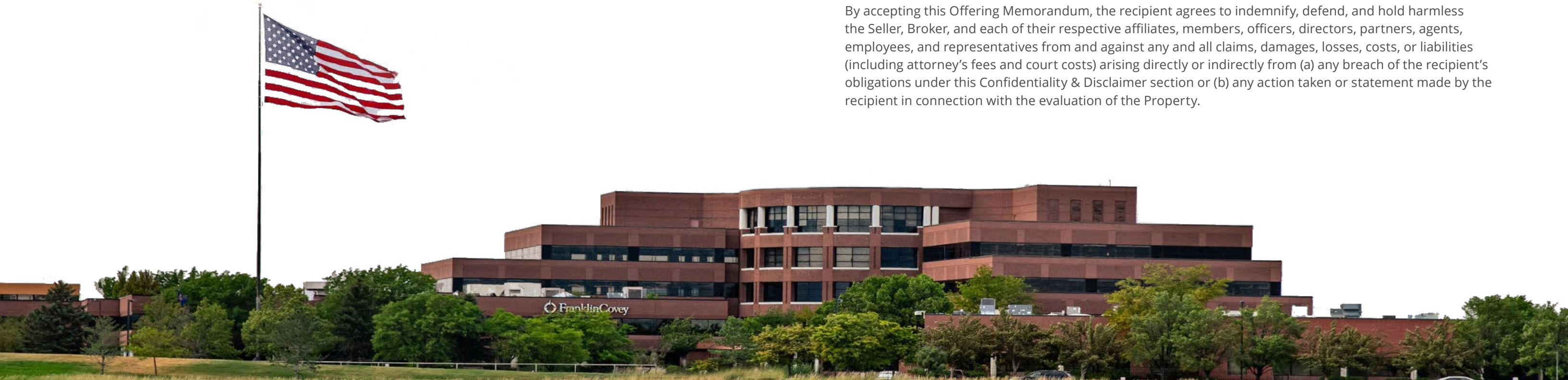
Brokerage relationships in Utah are governed by Utah Code §61-2f and the administrative rules of the Utah Division of Real Estate. Broker represents the Seller exclusively in this transaction and owes fiduciary duties of loyalty, disclosure, and confidentiality to the Seller. Broker also has duties to prospective purchasers to deal honestly and in good faith and to disclose material information known to Broker.

The Seller and Broker each expressly reserve the right, in their sole and absolute discretion, to reject any or all offers, to terminate discussions with any party at any time, and to modify or withdraw the Property from the market without notice or obligation.

Only a fully executed purchase and sale agreement, signed by both Seller and Buyer and approved by Seller’s legal counsel, shall create any legal obligation on the part of the Seller. No legal or contractual obligations shall arise as a result of this OM or any other written or verbal communications unless and until such agreement is fully executed.

Indemnification

By accepting this Offering Memorandum, the recipient agrees to indemnify, defend, and hold harmless the Seller, Broker, and each of their respective affiliates, members, officers, directors, partners, agents, employees, and representatives from and against any and all claims, damages, losses, costs, or liabilities (including attorney’s fees and court costs) arising directly or indirectly from (a) any breach of the recipient’s obligations under this Confidentiality & Disclaimer section or (b) any action taken or statement made by the recipient in connection with the evaluation of the Property.





FRANKLIN CAMPUS

Chris Kirk, SIO

Managing Director

+1 801 947 8385

chris.kirk@colliers.com

Brandon Fugal

Chairman

+1 801 947 8300

brandon.fugal@colliers.com

Colliers

111 S. Main St., Suite 2200

Salt Lake City, UT 84111

Main: +1 801 947 8300

colliers.com

Colliers