

Colliers



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.



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

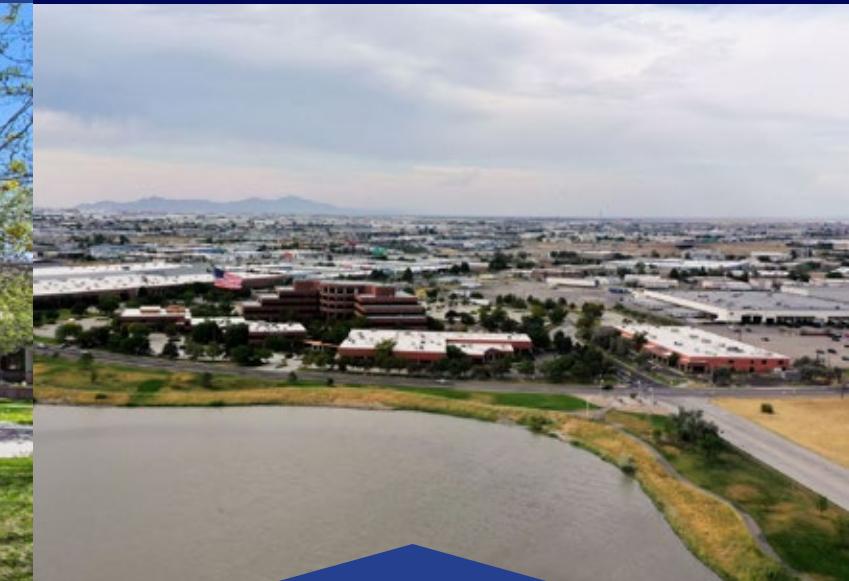
Open floor plans
Scalable office space
Conference & Meeting rooms
Lounge areas

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



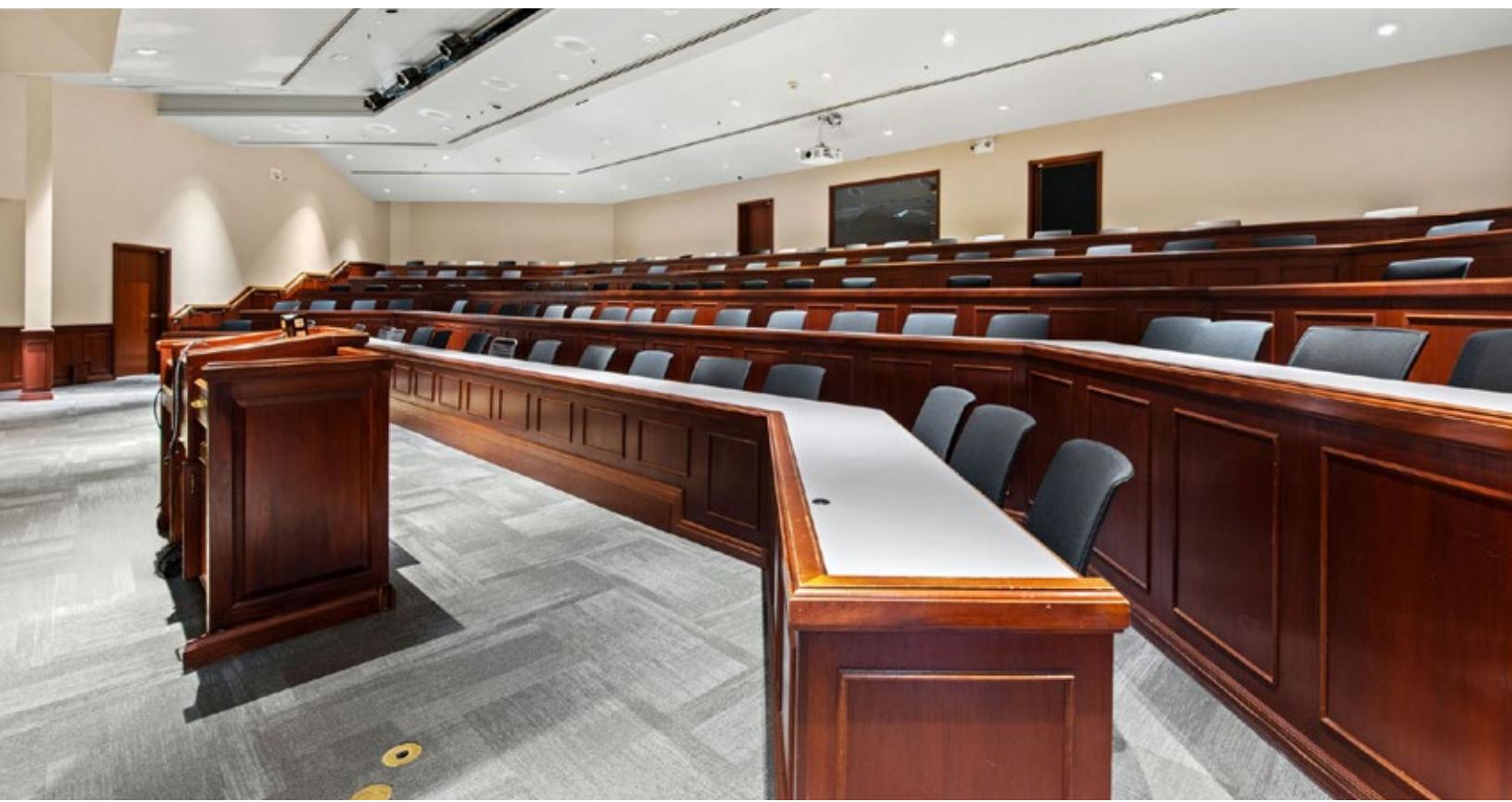
Fitness Activities

Fitness Center
Bike Storage
Decker Lake Park Trail

Aerial Photography



Campus Photos



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

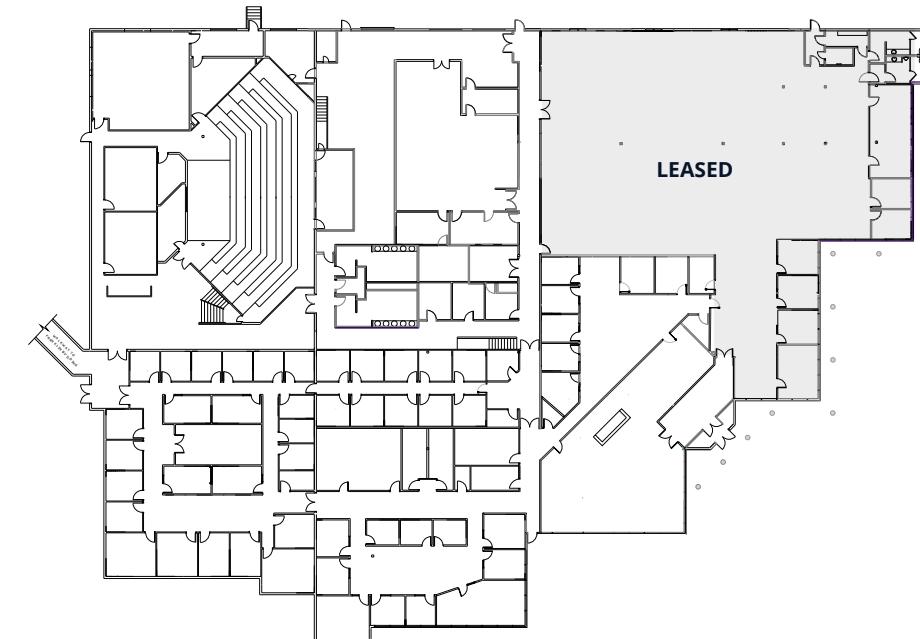
Franklin Campus is currently majority vacant, offering near-immediate occupancy or redevelopment potential across most of the portfolio. The few remaining tenants are under short-term or flexible lease arrangements, providing interim income without limiting future repositioning, user-driven activation,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



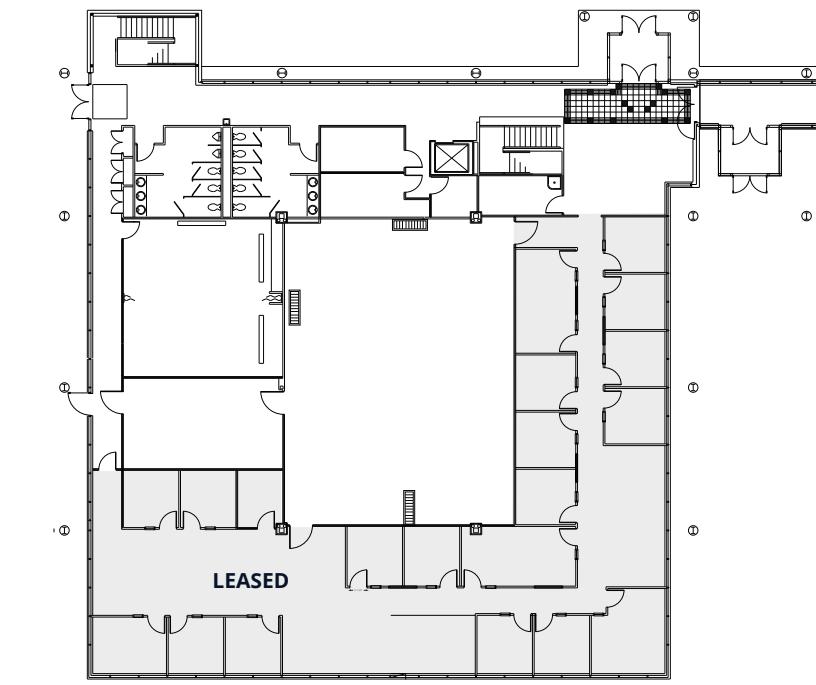
Lease Information

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

ADAMS



JEFFERSON



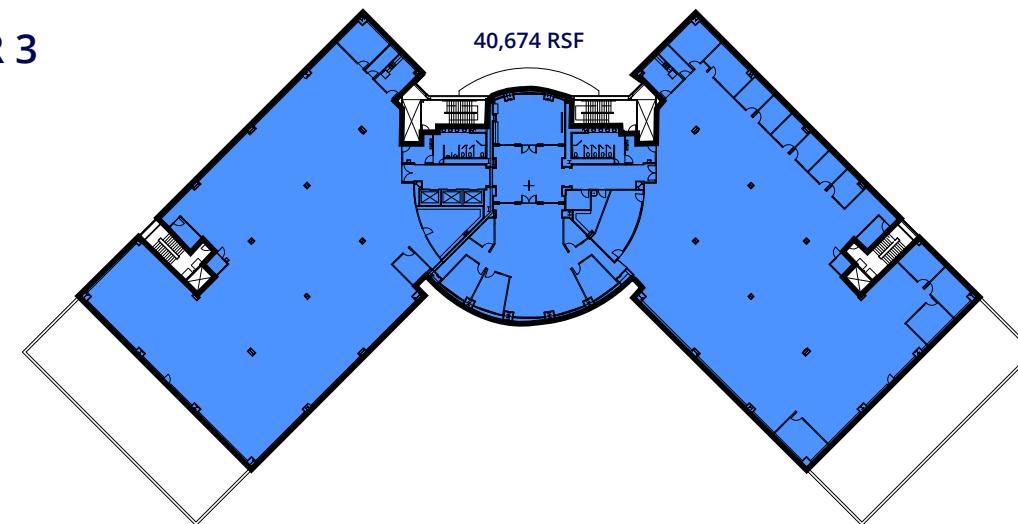


Key

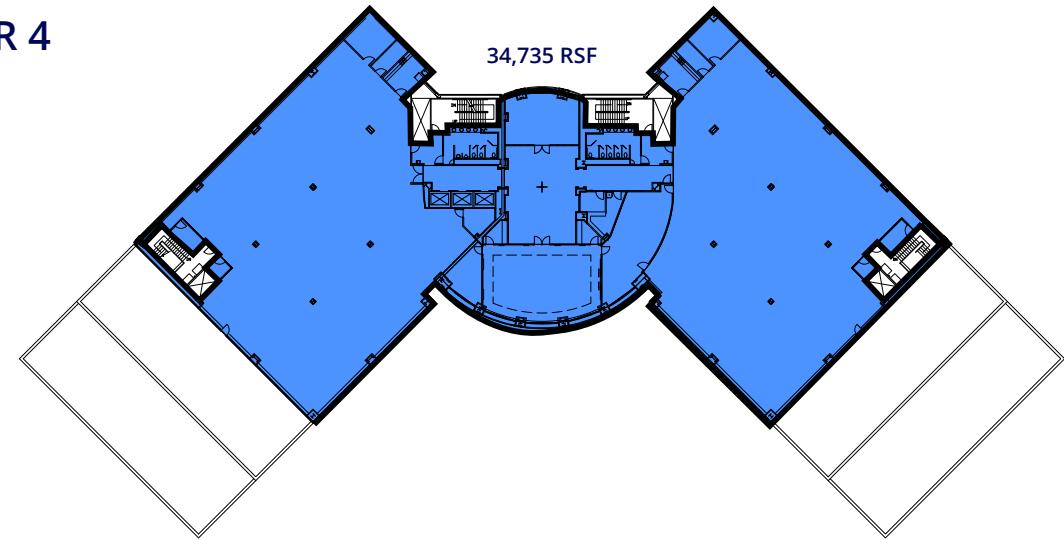
- Amenity Space
- Available Lease Space

Franklin Building Floor plan

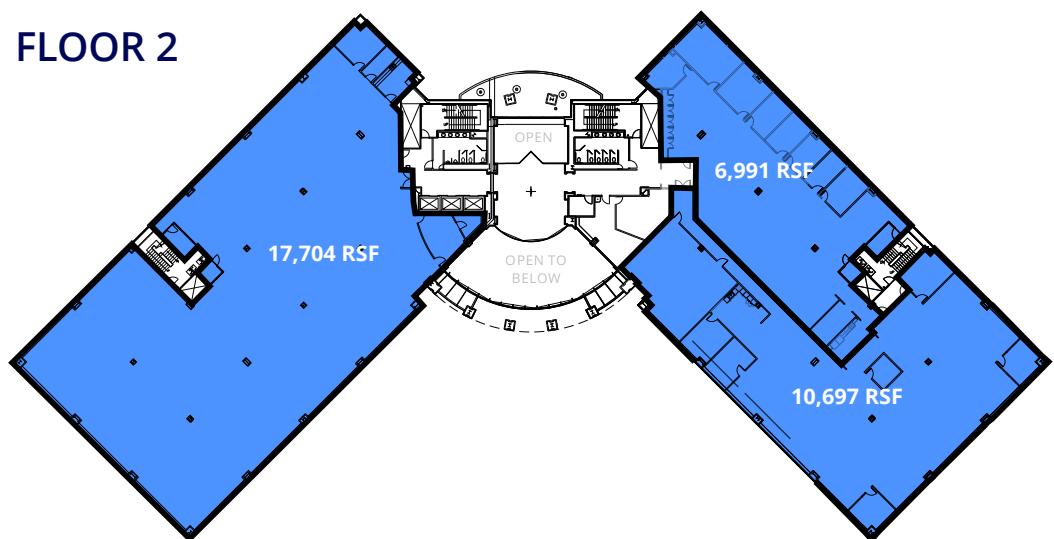
FLOOR 3



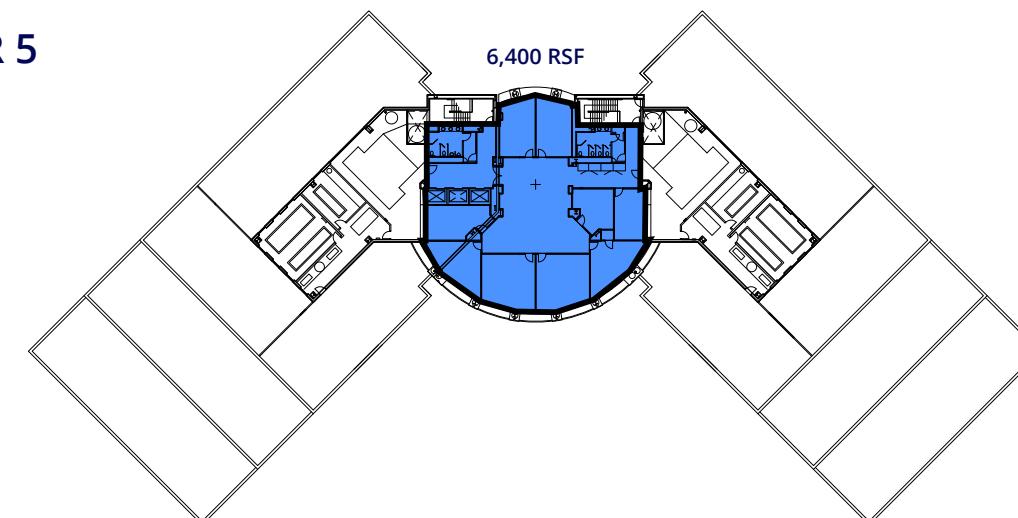
FLOOR 4



FLOOR 2



FLOOR 5



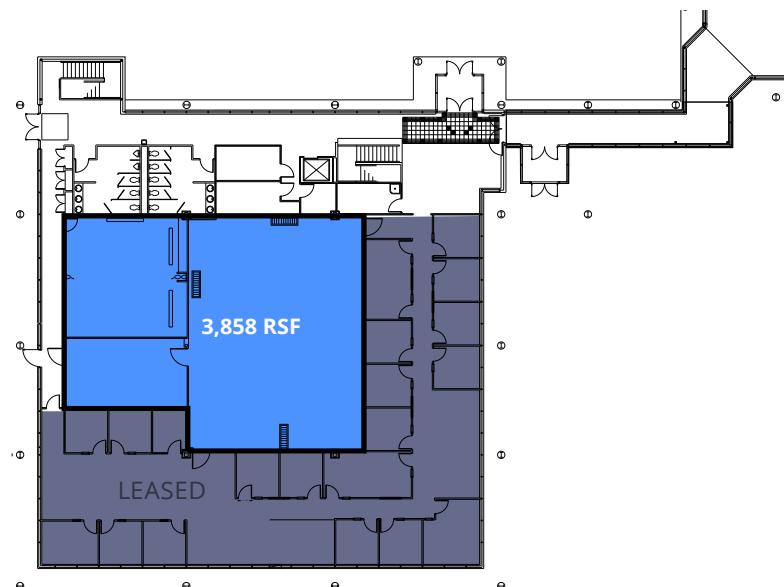


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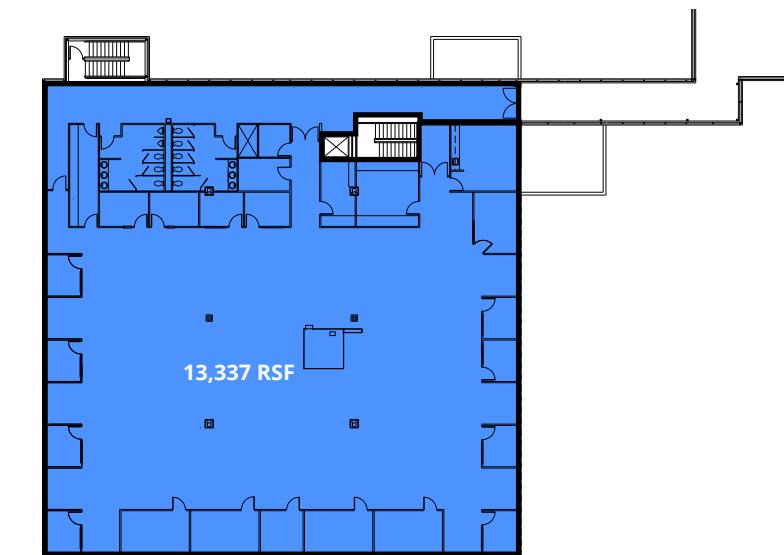
- Amenity Space
- Available Lease Space
- Leased Space

Jefferson Building Floor plan

FLOOR 1



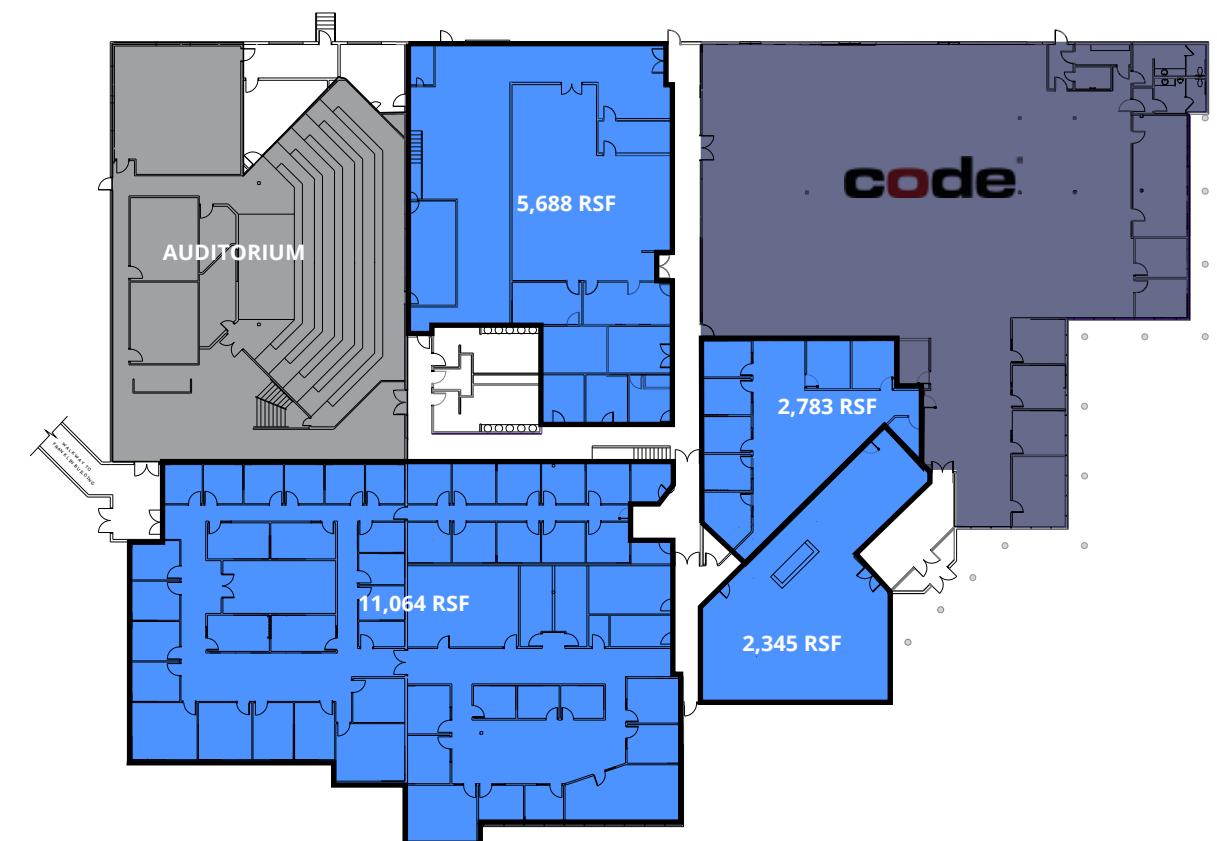
FLOOR 2



Key

- Amenity Space
- Available Lease Space
- Leased Space

Adams Building Floor plan





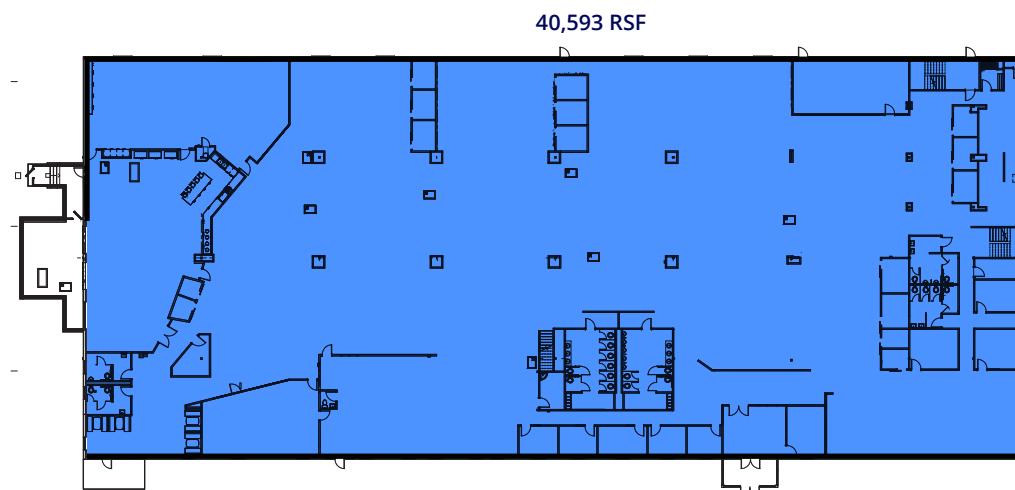
Key
■ Tenant Lease Space



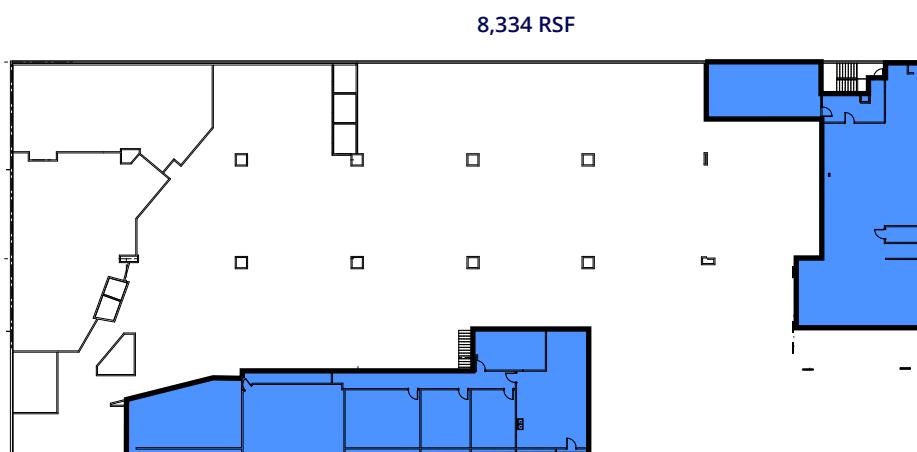
Key
■ Tenant Lease Space

Patrick Henry Building Floor plan

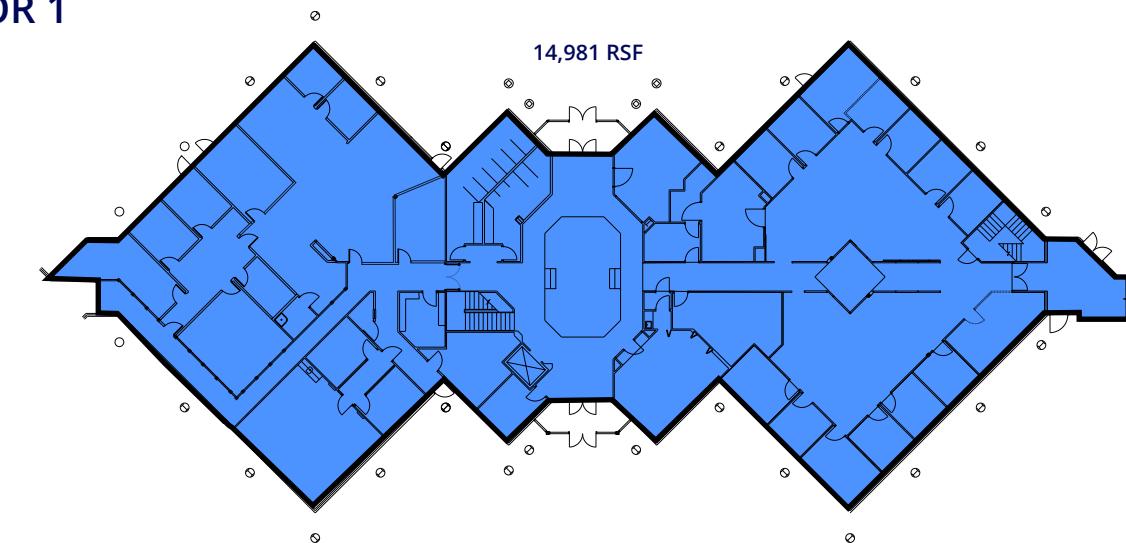
FLOOR 1



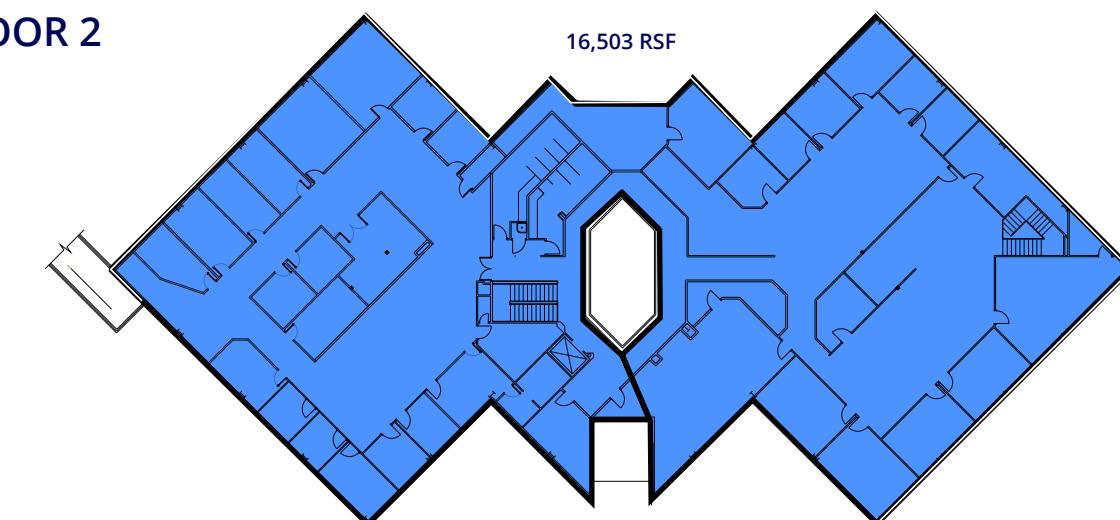
FLOOR 2 (Mezzanine)



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.

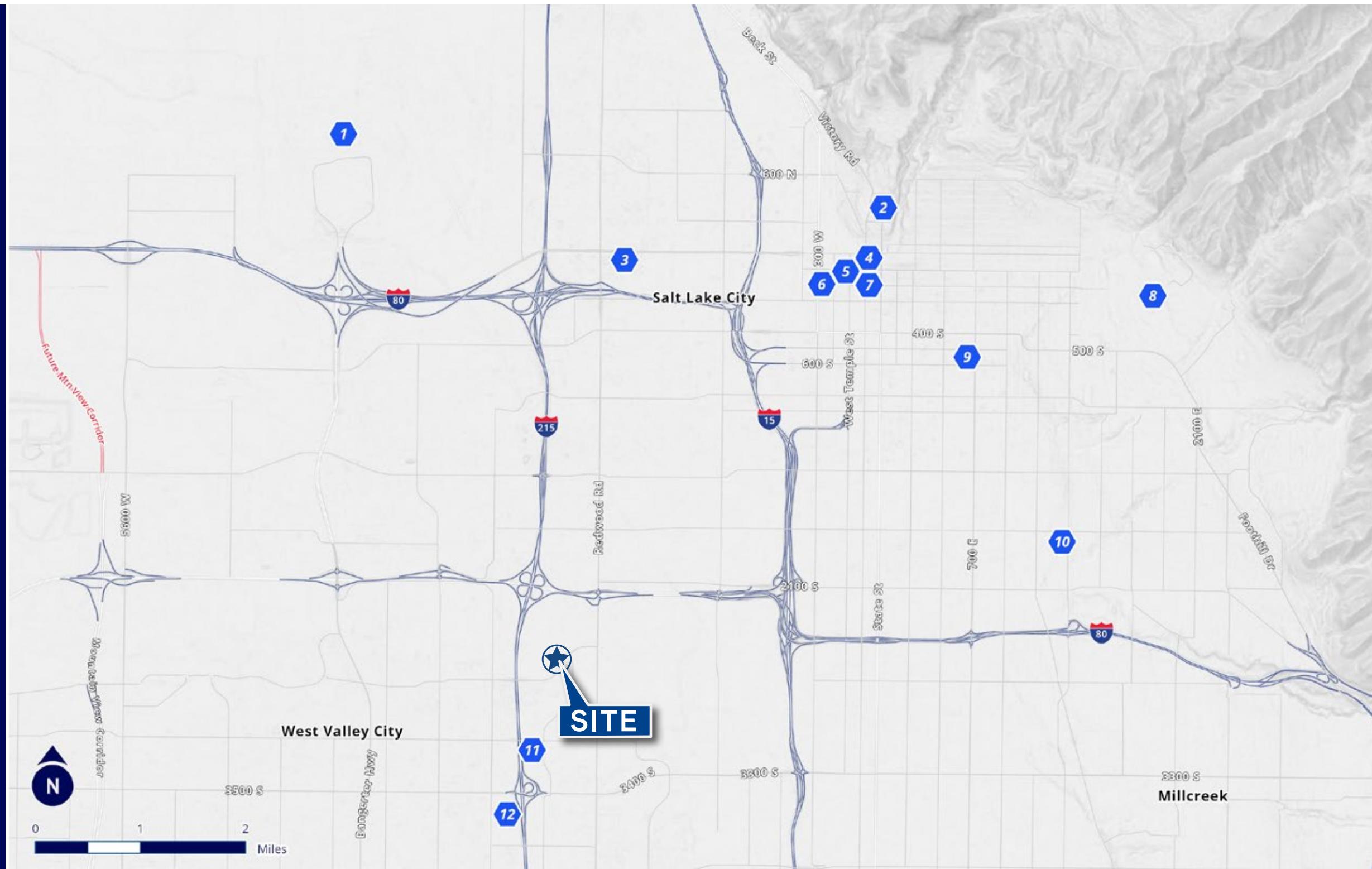
The site is surrounded by a dense cluster of retail, dining, and public amenities, including Valley Fair Mall, Maverik Center, Costco, and a variety of fast-casual and sit-down dining options. Nearby parks, schools, and city services further enhance the campus's embedded location within a well-developed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

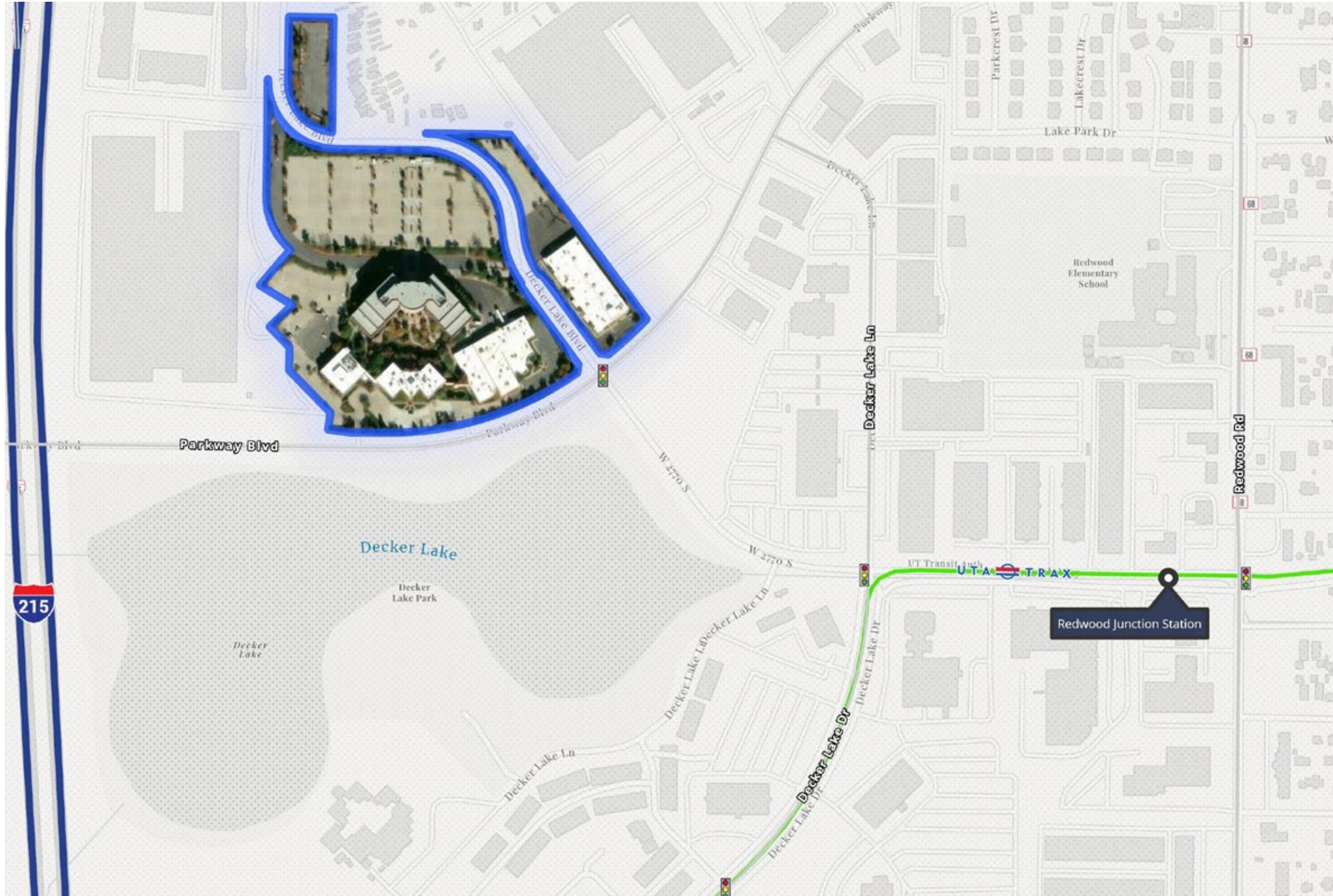
Vicinity Map

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

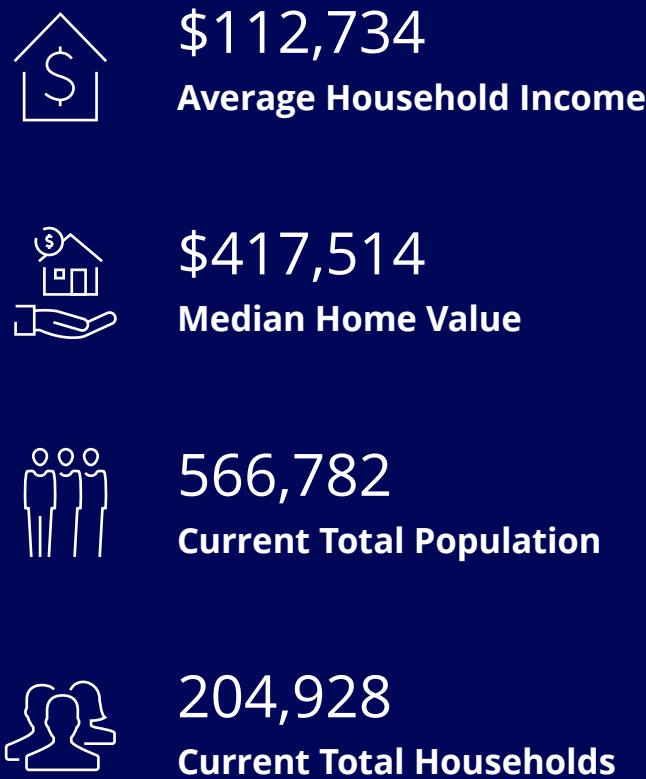
By aligning with these regional goals, Franklin Campus is uniquely positioned to benefit from future growth while offering immediate functionality — a rare blend for users or investors seeking a foothold in Salt Lake's expanding west side.

Area Demographics

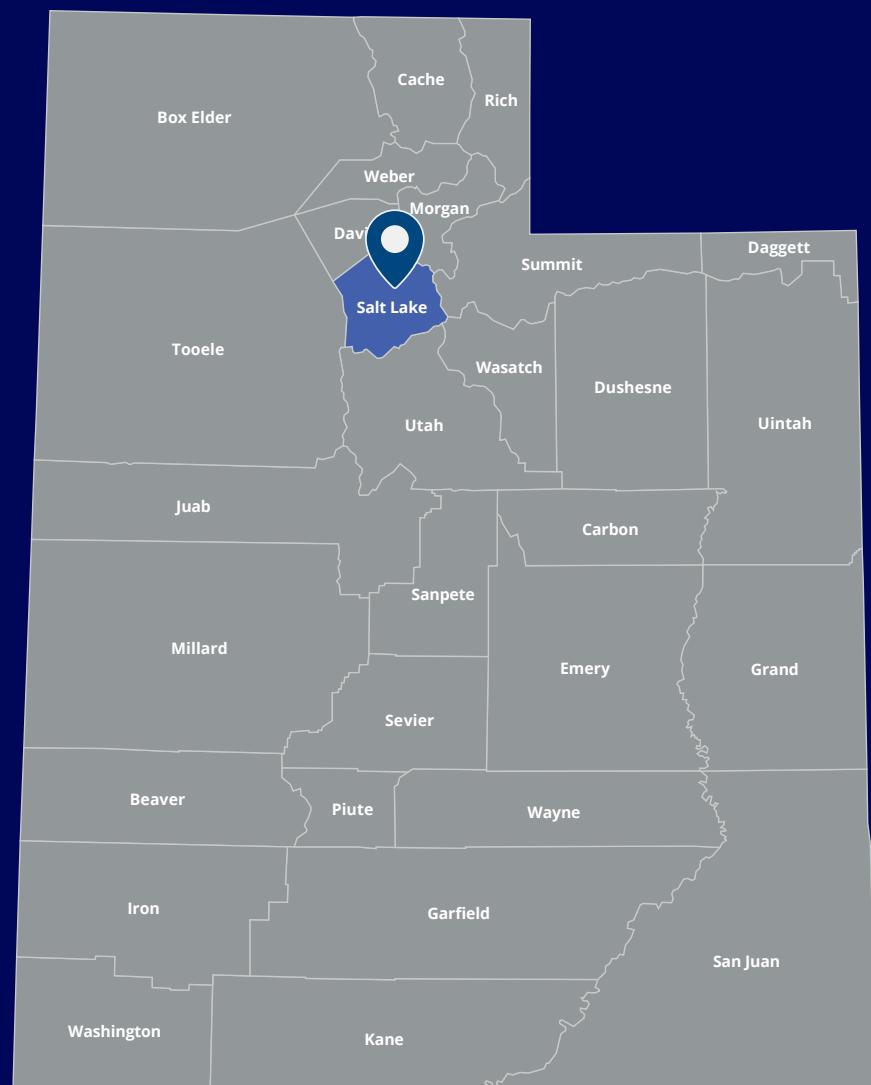
West Valley City offers a strategic combination of population density, infrastructure, and economic accessibility. As Utah's second-largest city, it benefits from proximity to downtown Salt Lake City, Salt Lake International Airport, and a highly connected regional freeway and transit network. The area 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.



Demographics | 5-10 Mile Radius



Salt Lake County





11

World Class Ski Resorts

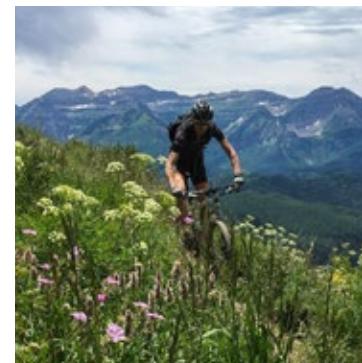
There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



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.

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 2024

1

Best State

3rd consecutive year

U.S. News & World Report — May 2025

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 AMPHITHEATRE (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

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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

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