



Lease Rate | Limited Time Offer
 Year 1 **\$10**/SF | Year 2 **\$17**/SF
 Full Service, less in-suite janitorial



Office For Lease

Call Broker for Details

Contact:

Rusty Lugo
 Vice President
 +1 801 947 8377
 rusty.lugo@colliers.com

Chris Kirk, SIOB
 Managing Director
 +1 801 947 8385
 chris.kirk@colliers.com



James Burgess
 +1 801 262 3660
 james@theburgessco.com

Colliers
 111 S. Main St., Suite 2200
 Salt Lake City, UT 84111
 Main: +1 801 947 8300
 colliers.com

Lake Pointe 2

2835 Decker Lake Drive
 West Valley City, Utah 84119

Available

1st Floor: 22,510 RSF
 2nd Floor: 22,896 RSF
 4th Floor: 22,051 RSF

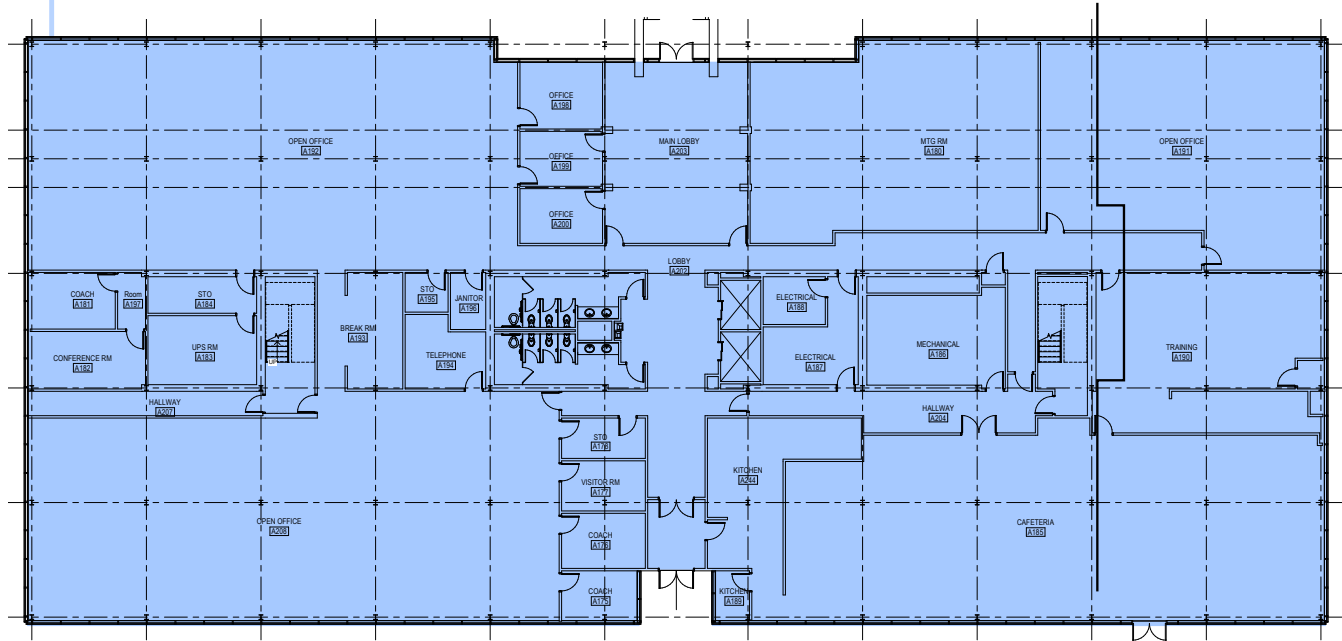
Property Highlights

- Floors can be demised
- 4.5/1000 parking ratio
- (6) private outdoor patios offering views of downtown and the Wasatch mountains
- Newly renovated lobby
- Within walking distance to two TRAX stations
- Amenities nearby include Maverick Center and Valley Fair Mall
- Excellent freeway access offering short commute to SLC International Airport and Downtown SLC

FLOOR

1

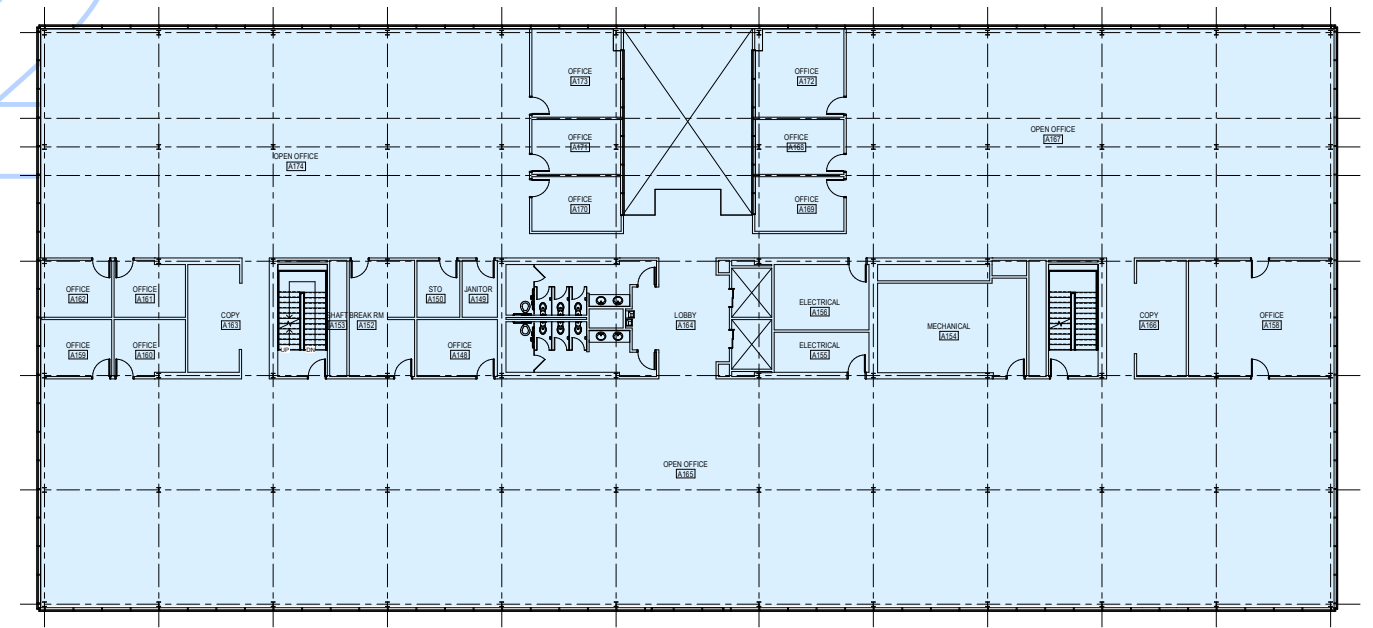
1ST FLOOR - 22,510 SF



FLOOR

2

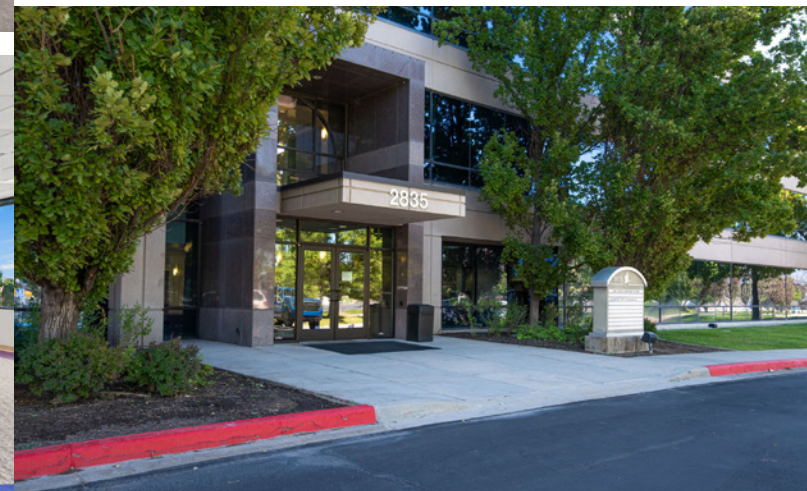
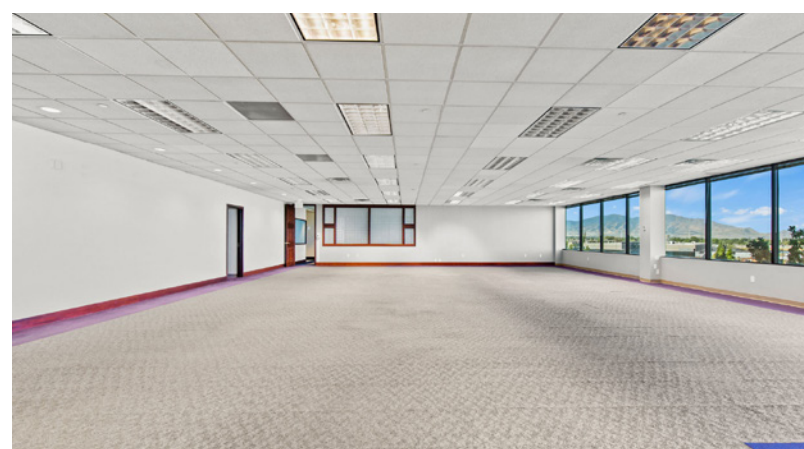
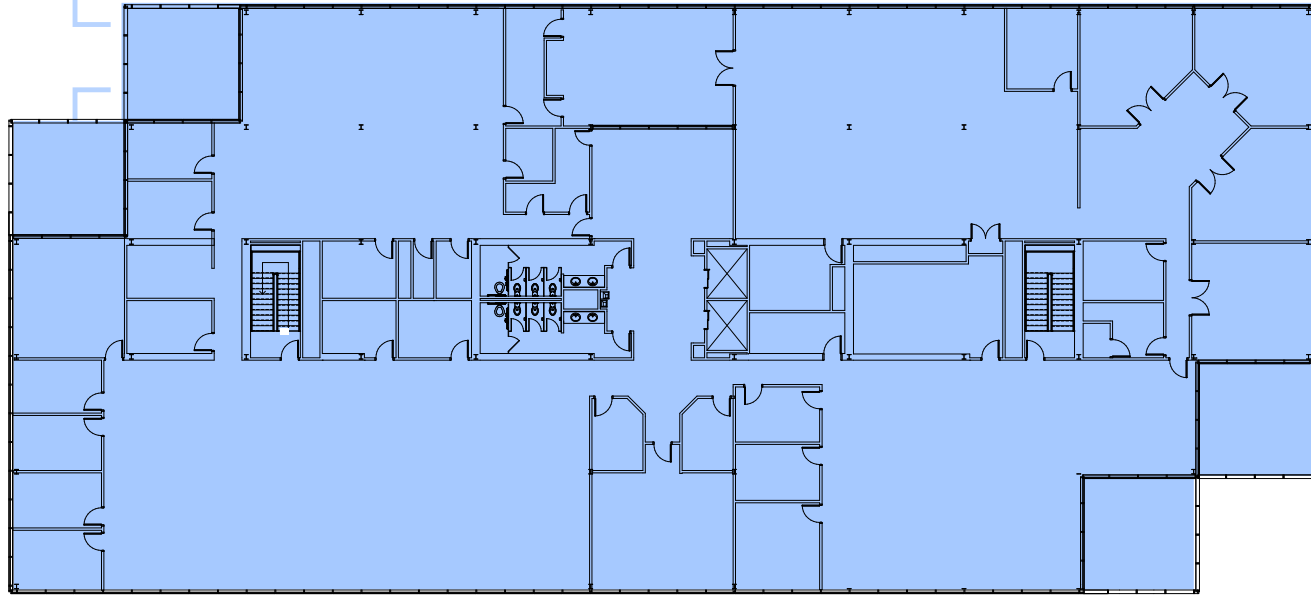
2ND FLOOR - 22,896 SF



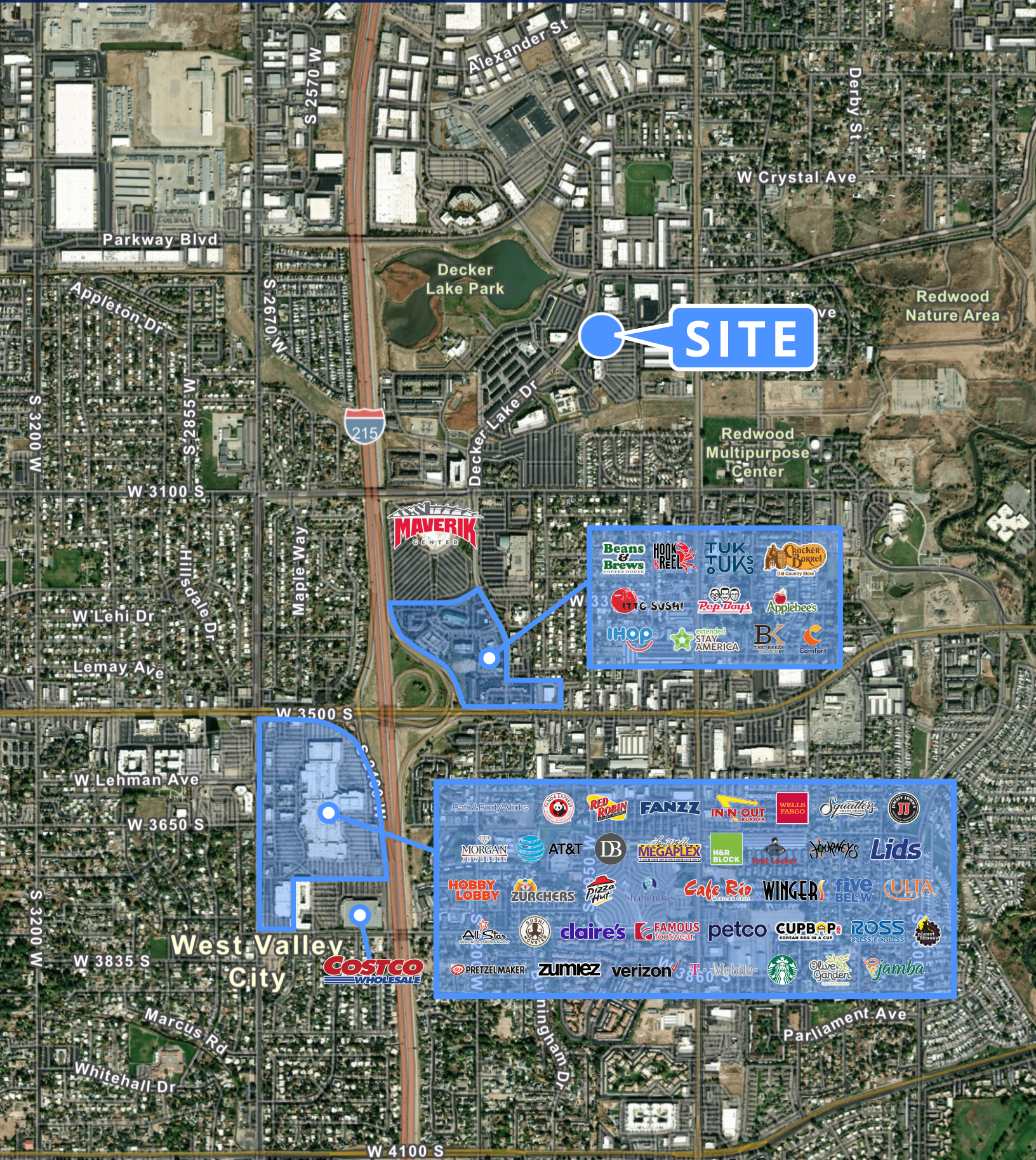
FLOOR

4

4TH FLOOR - 22,051 SF



NEARBY TENANTS



DEMOGRAPHICS

5 MINUTE RADIUS



17,868

TOTAL
POPULATION



26,195

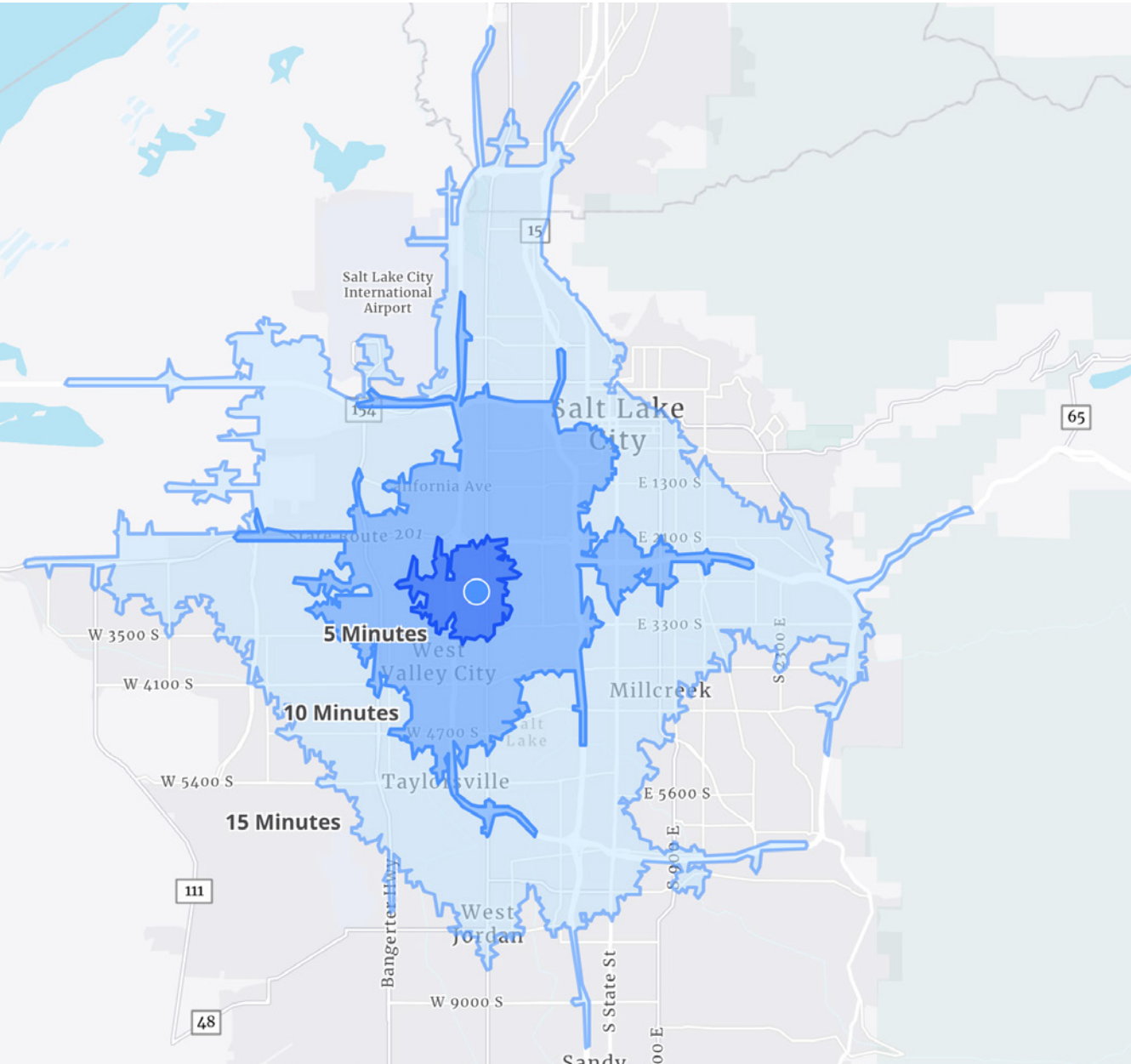
DAYTIME
POPULATION

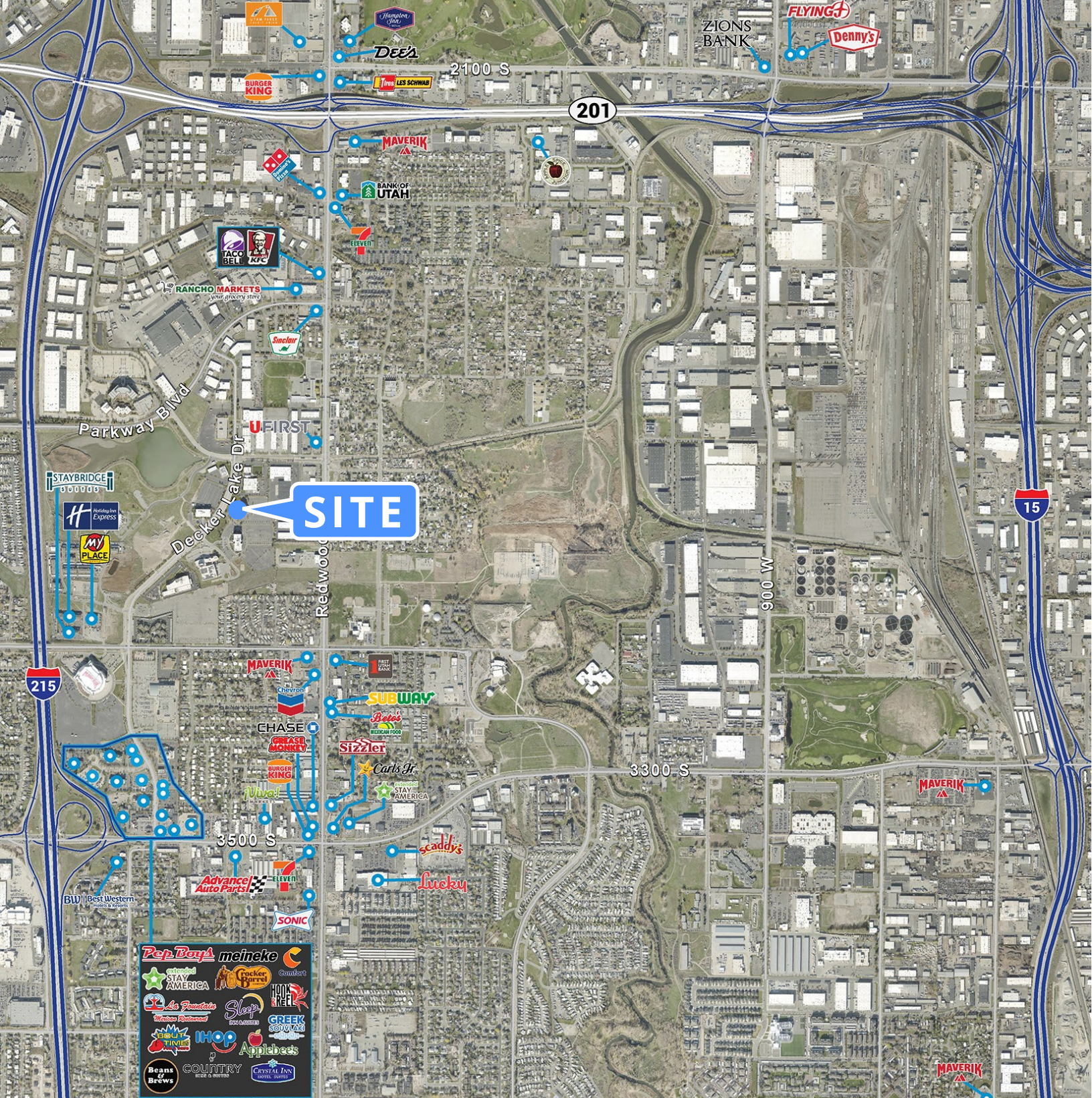


975

BUSINESSES

DRIVE TIME





Rusty Lugo
 Vice President
 +1 801 947 8377
 rusty.lugo@colliers.com

Chris Kirk, Sior
 Managing Director
 +1 801 947 8385
 chris.kirk@colliers.com



James Burgess
 +1 801 262 3660
 james@theburgessco.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.