

# ZIONS BANCORPORATION



Marketed Exclusively by



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# ZIONS BANCORPORATION

## OVERVIEW

Colliers is pleased to present the opportunity to acquire an established portfolio of office properties, situated in desirable locations, competitively priced either below replacement cost or in many cases discounted millions of dollars below current assessed value.

This diversified office portfolio totals 350,000+ square feet of office space spanning six (6) locations, offering excellent freeway access, ample parking and an abundance of amenities. This is a truly opportunistic investment offering, located minutes away from the newly expanded \$4.1 Billion Salt Lake International Airport, central business district and central to the entire Wasatch Front | Salt Lake Area Market.

Utah is recognized as one of the top markets in the United States for economic stability and growth, and has boasted the lowest unemployment rate in the country. With the properties being situated in key locations in Salt Lake City and West Valley City, long-term added value and growth is reliably projected.

PROPERTY	SIZE	ASSESSED VALUE	OFFERING PRICE
255 N Admiral Byrd Road	75,378	\$11,348,000	\$11,306,700 (\$150/sq ft)
1875 S Redwood Road	75,284	\$10,035,800	\$10,012,772 (\$133/sq ft)
2460 S 3270 W	59,860	\$6,227,800	\$5,986,000 (\$100/sq ft)
2160 S 3270 W	8,262	\$810,200	\$809,676 (\$98/sq ft)
2200 S 3270 W	80,980	\$6,639,400	\$6,478,400 (\$80/sq ft)
2175 S 3270 W	55,361	\$5,657,900	\$5,536,100 (\$100/sq ft)
<b>TOTAL</b>	<b>355,125</b>		<b>\$40,129,648 (\$113/sq ft)</b>





**255 ADMIRAL BYRD ROAD**  
SALT LAKE CITY



**1875 REDWOOD ROAD**  
SALT LAKE CITY



**2175 S 3270 W**  
WEST VALLEY CITY



**2200 S 3270 W**  
WEST VALLEY CITY



**2160 S 3270 W**  
WEST VALLEY CITY



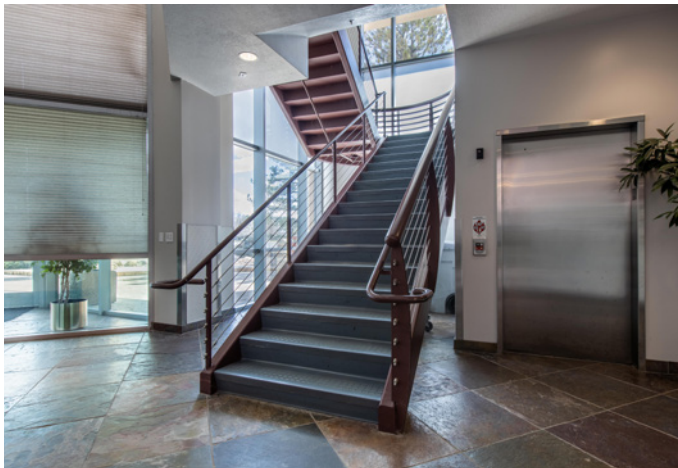
**2460 S 3270 W**  
WEST VALLEY CITY

# STONEWATER

255 N ADMIRAL BYRD ROAD  
SALT LAKE CITY

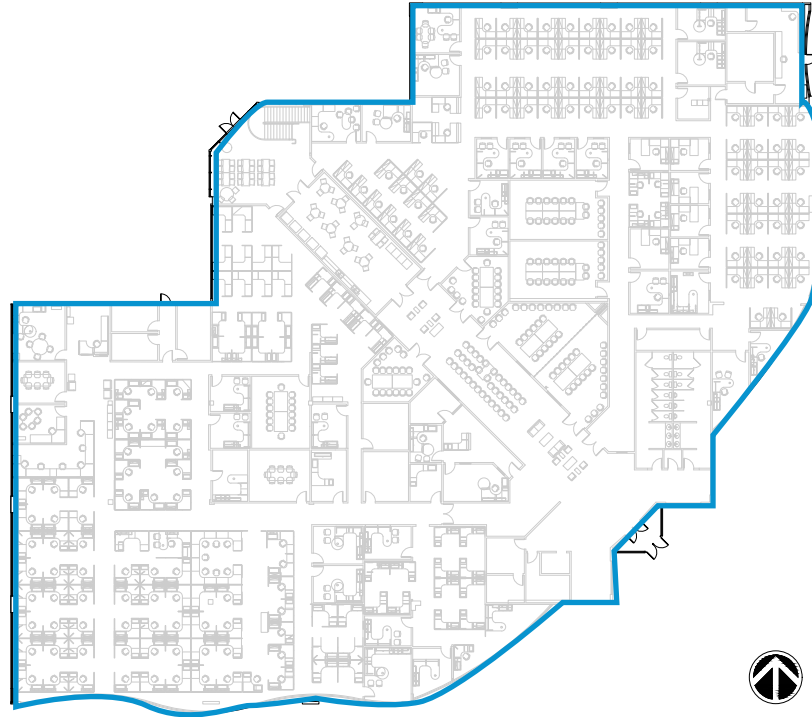
Located within Stonewater Park, this upscale established office campus featuring 75,378 square feet offers a high profile location situated along I-80. In addition to immediate freeway access and visibility, the building is located within five (5) minutes of the newly expanded Salt Lake City International Airport and is less than nine (9) minutes from Downtown Salt Lake City. The architectural design combines upscale finishes with an established park setting. The location is surrounded by an abundance of amenities and services - including hotels, restaurants, a food court, electric charging stations, and more.

- |                  |           |                               |         |
|------------------|-----------|-------------------------------|---------|
| • Total Sq. Ft.: | 75,378    | • Parking Stalls:             | 300 +/- |
| • Typical Floor: | 45,300 SF | • Electric Charging Stations: | 10      |
| • Class:         | B         | • Year Built:                 | 1999    |

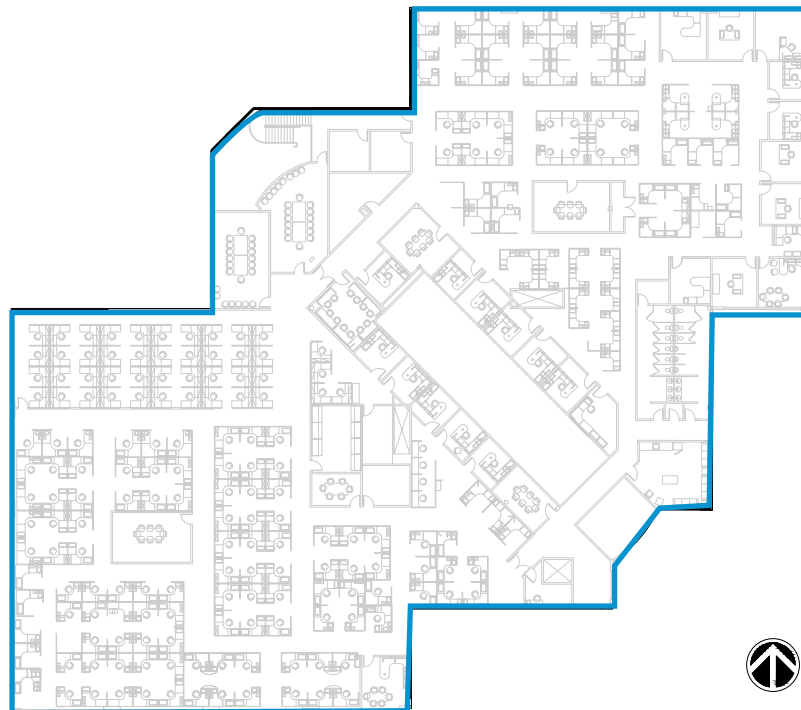




## FLOOR 1



## FLOOR 2



# 1875 S REDWOOD ROAD

## SALT LAKE CITY, UTAH

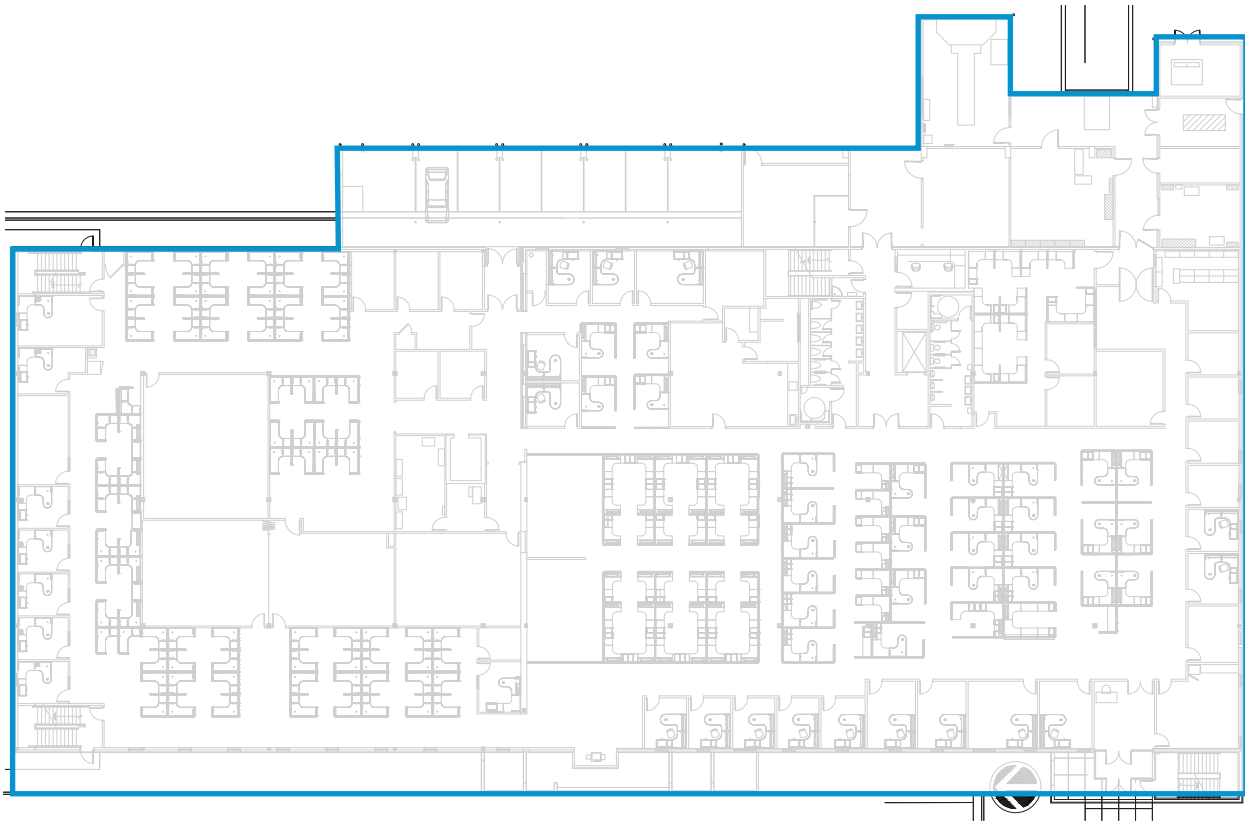
1875 Redwood Road is an office/call center featuring 75,284 square feet of office space with frontage and access along Redwood Road - one of Salt Lake Valley's primary arterial access roads. The building features excellent 201-Freeway and I-215 access, and is located within minutes of the TRAX mass transit/light rail station, approximately 15 minutes from the Salt Lake City International airport. The building offers a functional, efficient floor plate, with multiple fiber optic providers and enhanced security infrastructure. Area amenities include an adjacent golf course, nearby hotels, restaurants, and electric charging stations.

- |                  |           |                               |             |
|------------------|-----------|-------------------------------|-------------|
| • Total Sq. Ft.: | 75,284    | • Parking Stalls:             | 300 +/-     |
| • Typical Floor: | 35,990 SF | • Electric Charging Stations: | 6           |
| • Class:         | C         | • Year Built:                 | 1984 / 1996 |

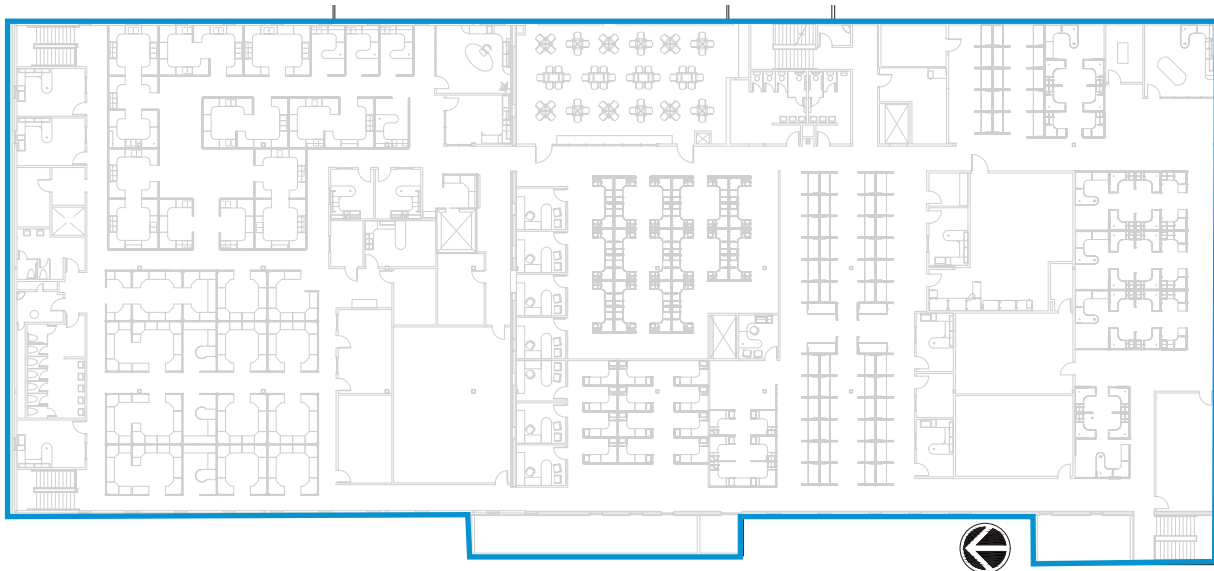




## FLOOR 1



## FLOOR 2



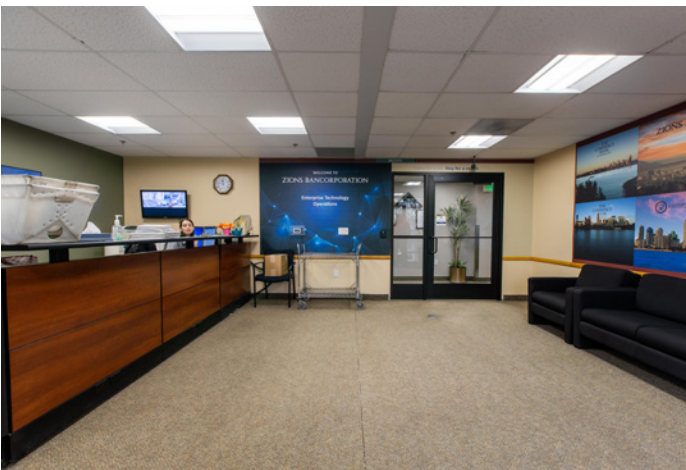
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# 2460 S 3270 W

## WEST VALLEY CITY, UTAH

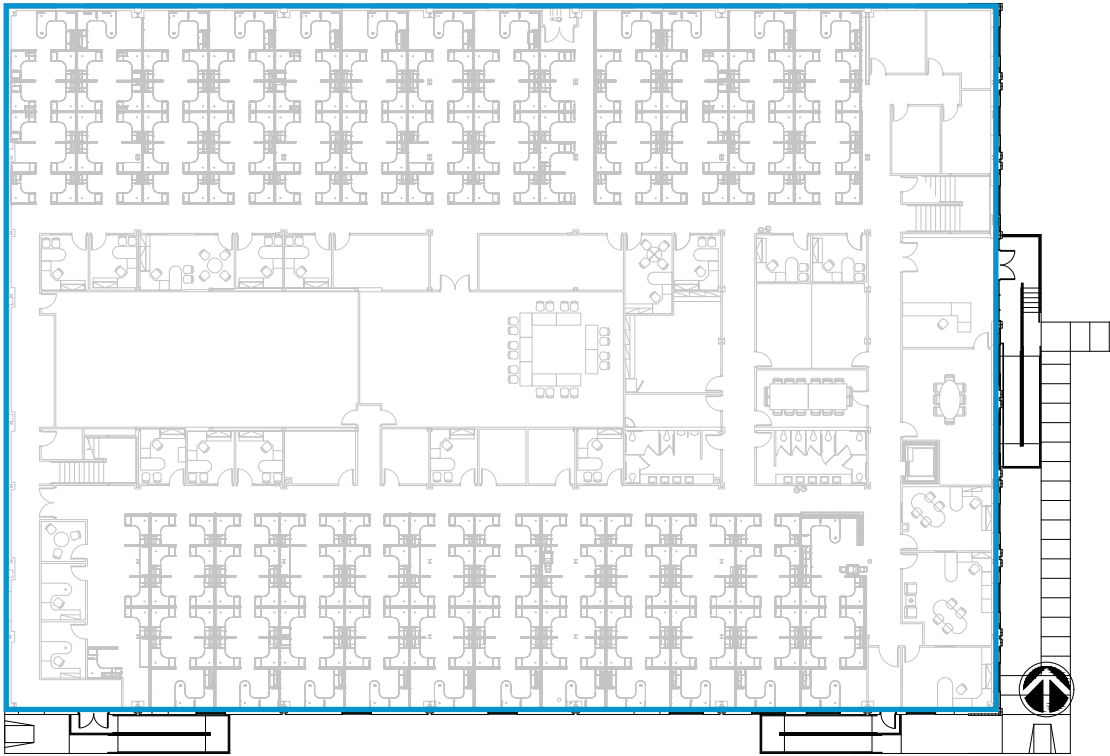
2460 S features 59,860 square feet of Class B/C office space and is located within walking distance of four of the other facilities. The building features excellent Freeway 201 access within 15 minutes of TRAX and 10 minutes of the Salt Lake City International airport. Surrounding the property is an abundance of amenities.

- |                  |        |                              |         |
|------------------|--------|------------------------------|---------|
| • Total Sq. Ft.: | 59,860 | • Parking Stalls:            | 240 +/- |
| • Typical Floor: | 29,930 | • Year Built:                | 1971    |
| • Class:         | B/C    | • Across the Street Parking: | 60      |

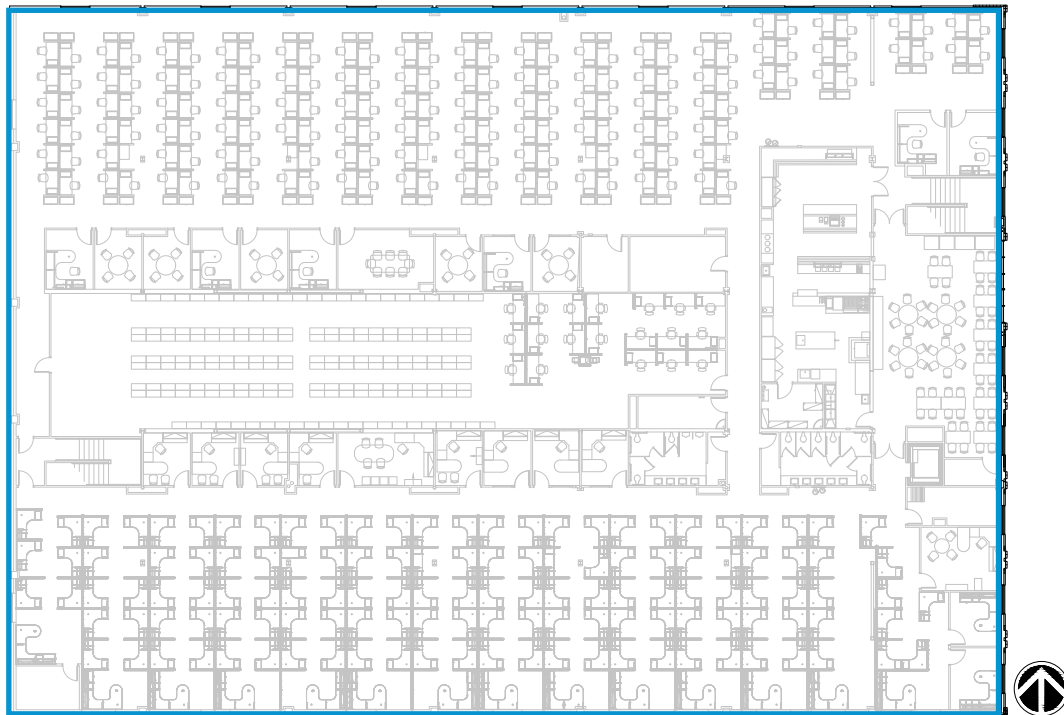




## FLOOR 1



## FLOOR 2

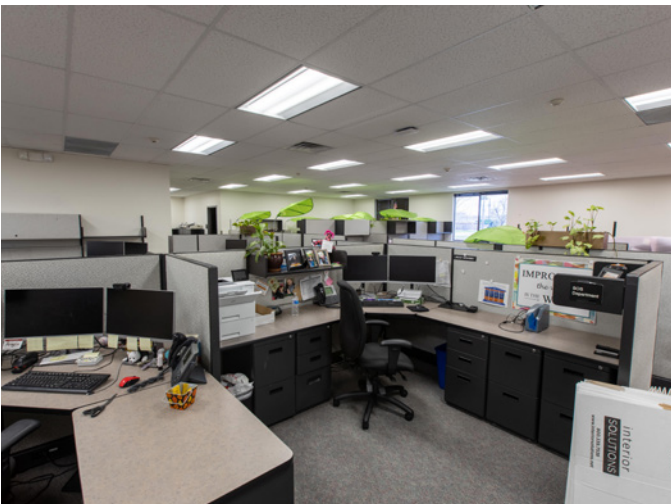


# 2160 S 3270 W

## WEST VALLEY CITY, UTAH

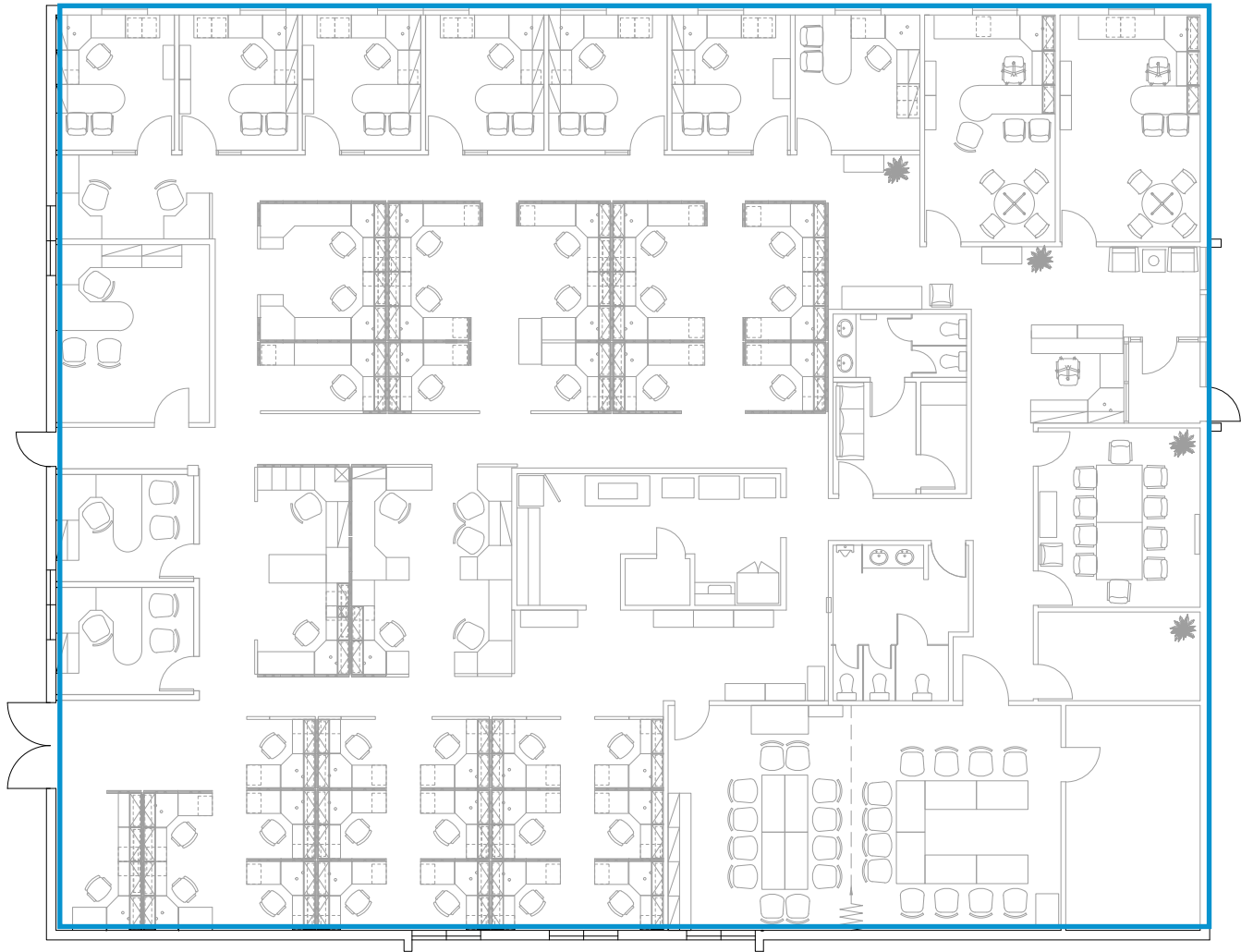
2160 South 3270 West features 8,262 square feet of office space and is located within walking distance of four of the other facilities. The building features excellent Freeway 201 access within minutes of TRAX (light rail/mass transit) and the newly expanded Salt Lake City International Airport. This is a rare, freestanding office building located in the heart of the North West Quadrant of Salt Lake Valley, offering an efficient floor plan, and abundant parking (over 9.5/1000 ratio).

- |                  |       |                   |        |
|------------------|-------|-------------------|--------|
| • Total Sq. Ft.: | 8,262 | • Parking Stalls: | 80 +/- |
| • Class:         | B/C   | • Year Built:     | 1975   |





## FLOOR PLAN



# 2200 S 3270 W

## WEST VALLEY CITY, UTAH

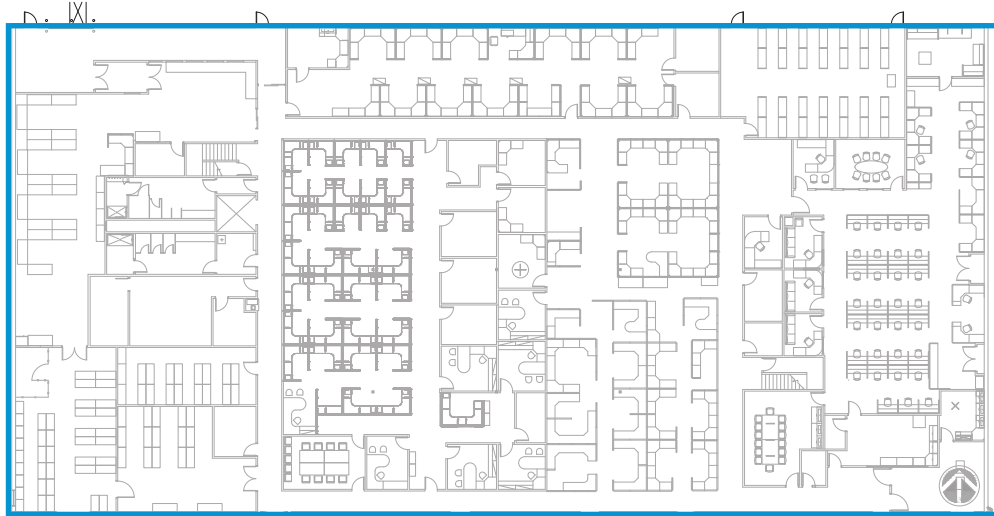
Located within a dynamic industrial/office district, 2200 South 3270 West features 80,980 square feet located on two (2) floors and is within walking distance of four of the other facilities. The building features excellent Freeway 201 access minutes from TRAX (light rail/mass transit) and the Salt Lake City International Airport.

- |                  |        |                               |             |
|------------------|--------|-------------------------------|-------------|
| • Total Sq. Ft.: | 80,980 | • Parking Stalls:             | 160 +/-     |
| • Typical Floor: | 40,490 | • Electric Charging Stations: | 4           |
| • Class:         | B/C    | • Year Built:                 | 1969 / 1983 |

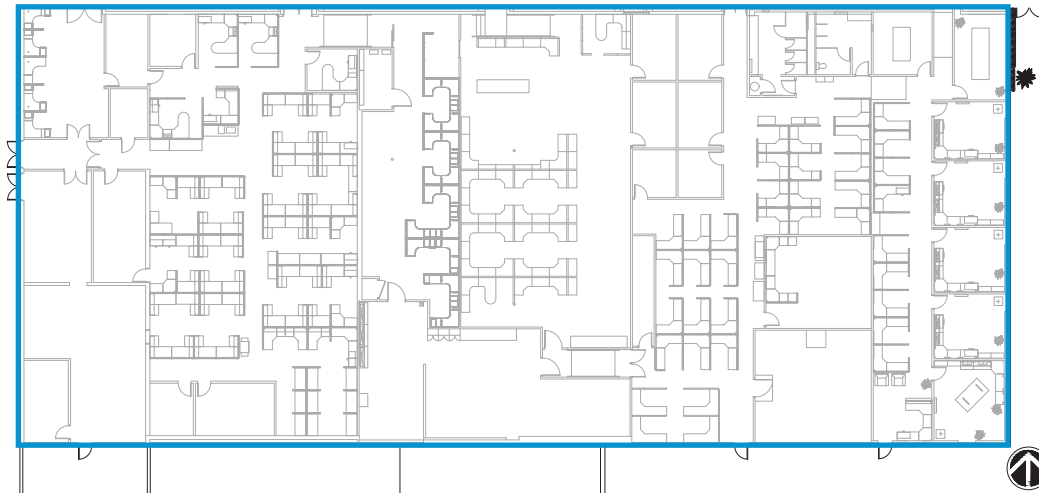




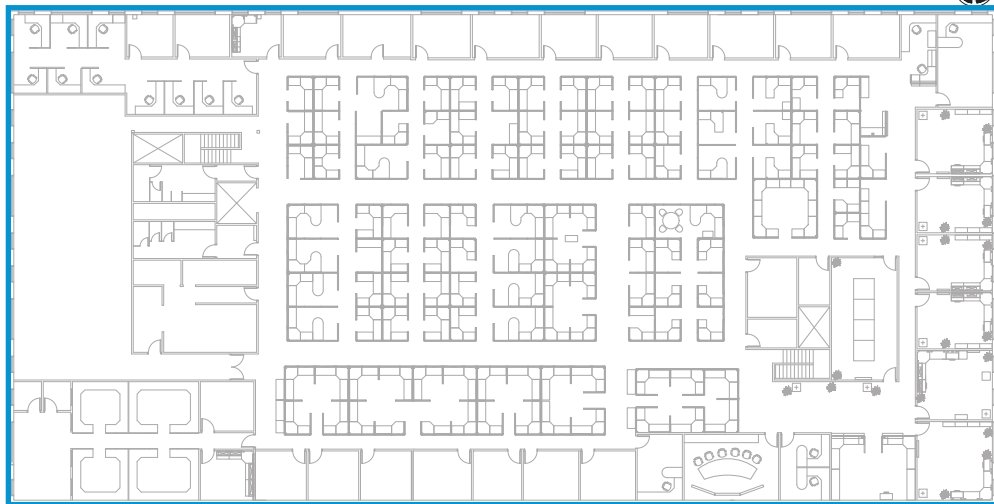
FLOOR 1 - NORTH



FLOOR 1 - SOUTH



FLOOR 2 - SOUTH

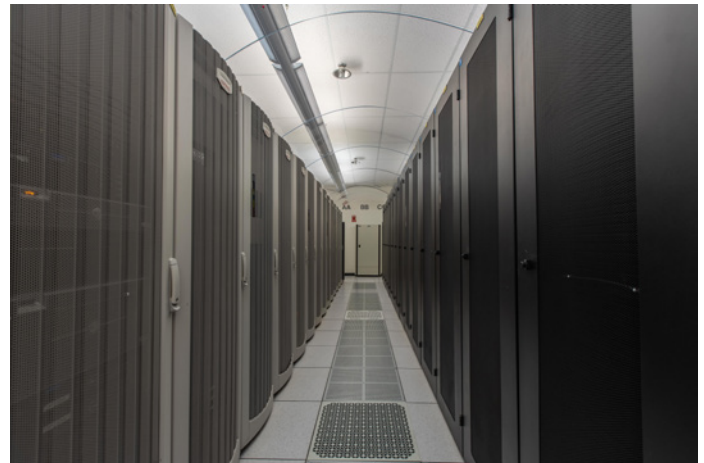


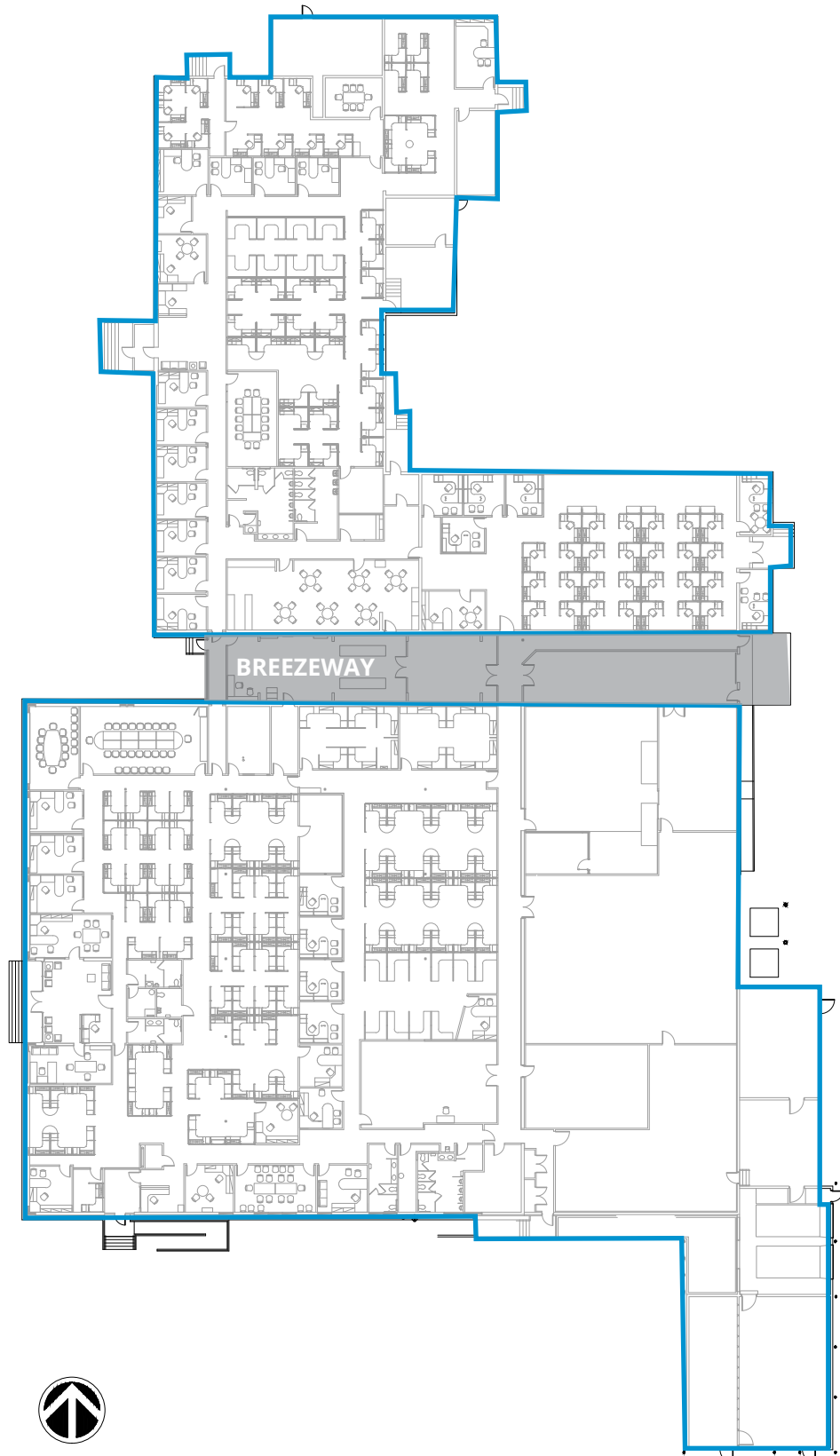
# 2175 S 3270 W

## WEST VALLEY CITY, UTAH

2175 South 3270 West features an expansive data center, extraordinary fiber optic infrastructure, redundant power and features 55,361 square feet located within walking distance of four of the other facilities. The building provides excellent Freeway 201 access within minutes of TRAX (light rail/mass transit) and the Salt Lake City International Airport. The property is well maintained and presents a rare opportunity to acquire data center space at a compelling price, central to the entire market.

- |                  |        |                   |                    |
|------------------|--------|-------------------|--------------------|
| • Total Sq. Ft.: | 55,361 | • Parking Stalls: | 340 +/-            |
| • Class:         | B/C    | • Year Built:     | 1960 / 2001 / 2008 |





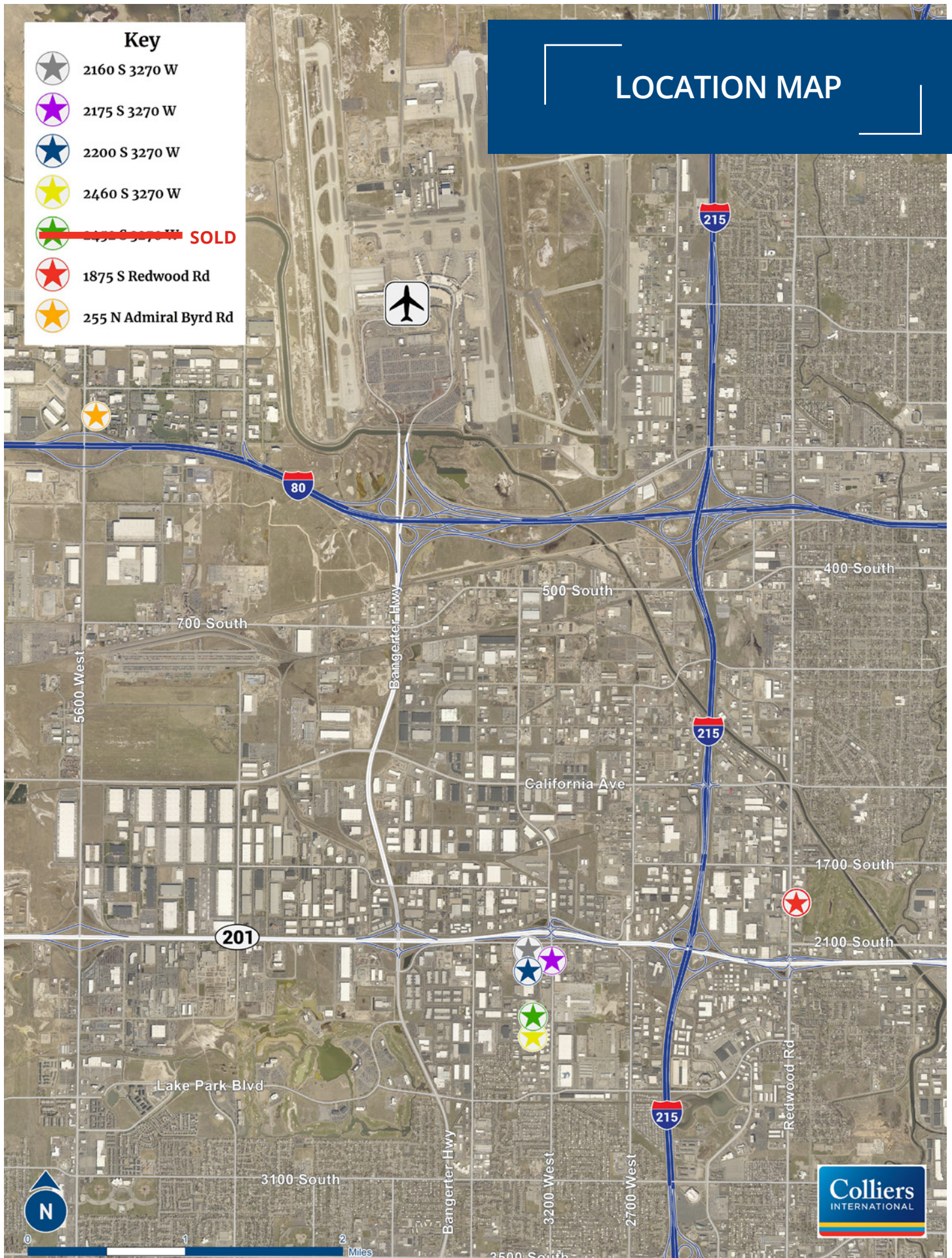
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# LOCATION MAP

## Key

- 2160 S 3270 W
- 2175 S 3270 W
- 2200 S 3270 W
- 2460 S 3270 W
- ~~2475 S 3270 W~~ **SOLD**
- 1875 S Redwood Rd
- 255 N Admiral Byrd Rd





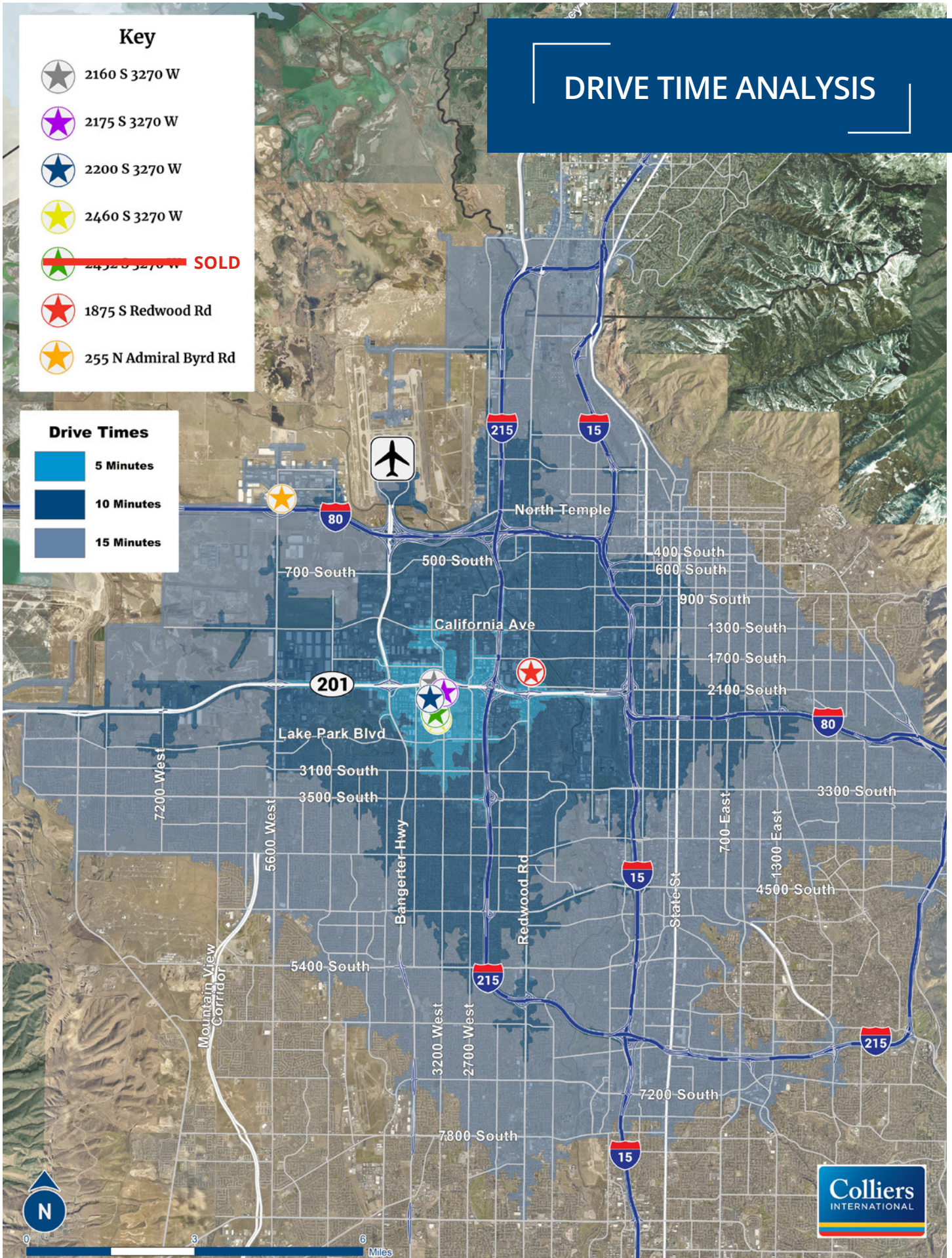
# DRIVE TIME ANALYSIS

## Key

- 2160 S 3270 W
- 2175 S 3270 W
- 2200 S 3270 W
- 2460 S 3270 W
- ~~2475 S 3270 W~~ **SOLD**
- 1875 S Redwood Rd
- 255 N Admiral Byrd Rd

## Drive Times

- 5 Minutes
- 10 Minutes
- 15 Minutes





# WHY UTAH

## DEMOGRAPHICS



**3,335,200**

POPULATION  
(2020)



**1,050,542**

HOUSEHOLDS  
(2020)



**3.13**

AVERAGE HOUSEHOLD SIZE  
(2020)



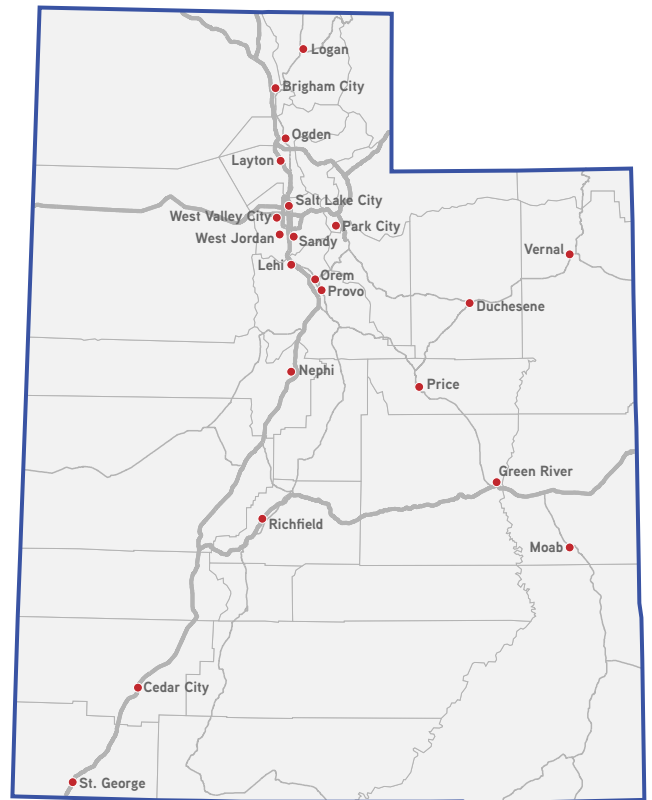
Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. Utah regularly ranks among the best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along The Wasatch Front, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of public lands and recreational opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a convergence of three distinct geological regions: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent hard work and industriousness. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.



## UTAH'S INCOME FACTORS

**\$73,015**

MEDIAN  
HOUSEHOLD  
INCOME

**\$92,612**

AVERAGE  
HOUSEHOLD  
INCOME

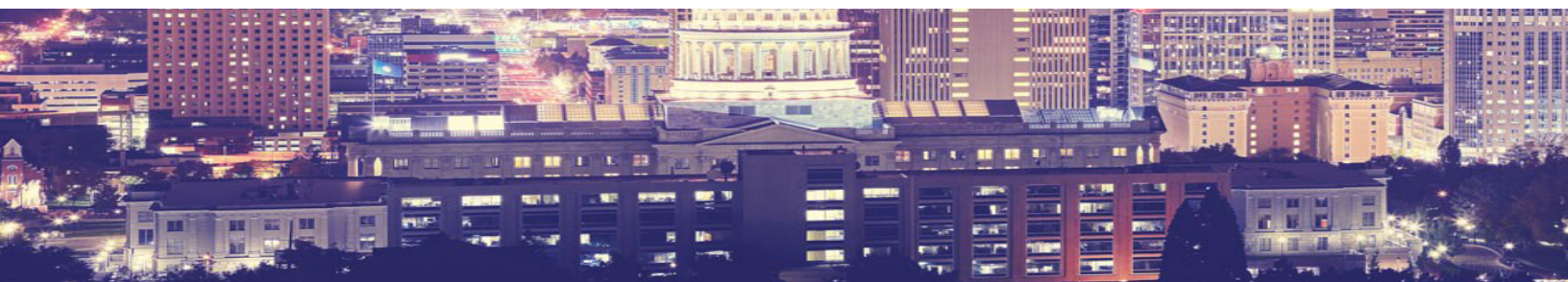
**\$29,227**

PER  
CAPITA  
INCOME



## 10 MOST POPULOUS CITIES

1. SALT LAKE CITY	205,439	6. SANDY	101,608
2. WEST VALLEY CITY	142,233	7. ST. GEORGE	97,227
3. PROVO	128,905	8. OGDEN	91,240
4. WEST JORDAN	120,575	9. SOUTH JORDAN	83,123
5. OREM	102,913	10. LAYTON	73,005







**30.9**  
MEDIAN AGE  
IN UTAH

**64.1%**  
OF UTAH'S POPULATION  
IS UNDER THE AGE OF 40

**9.2%**  
POPULATION GROWTH  
2015-2020

**2.7M+**  
ON THE WASATCH FRONT  
BY 2025

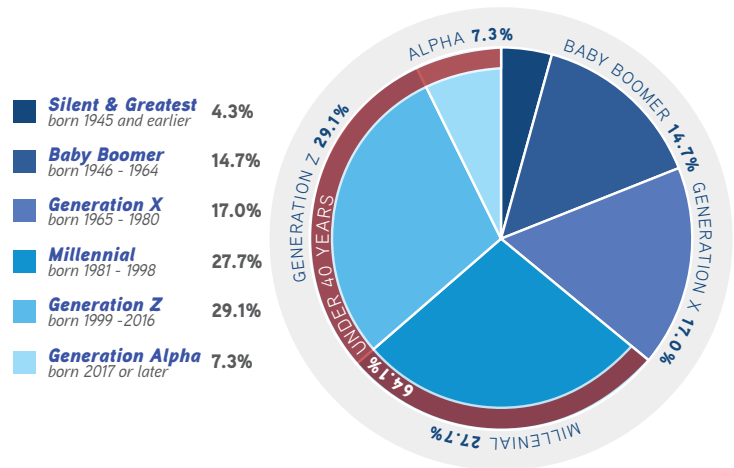
Utah is a young and high-growth state with a median age of 30.9, while the median age in the U.S. is 38.2. Utah ranks as the youngest state in the nation by median age, the majority of Utah's population is under the age of 40.

Utah is also one of the fastest growing states in the U.S. where population has increased by 9.2% since 2015, growing by 275,297. Population is expected to increase by another 9.1% between 2020 and 2025, adding an estimated additional 302,340 residents.

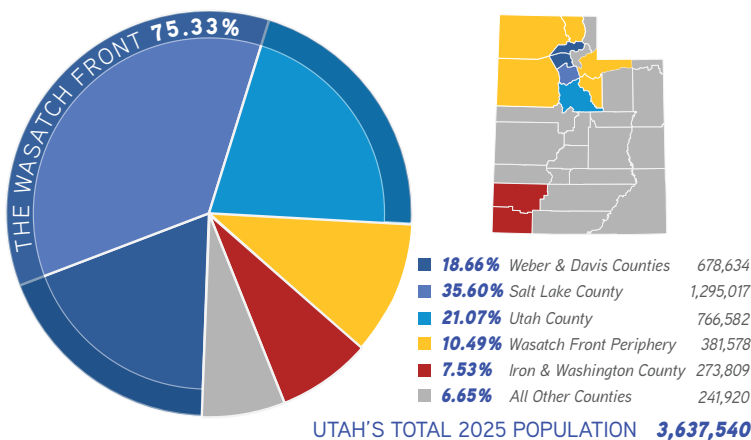
Utah is attracting many new residents from out of state who are drawn to its landscape, economy and quality of life. Utah had a total net domestic immigration of 15,588 people from 2018 to 2019.

Over 2/3 of Utah's population resides along the

UTAH'S POPULATION BY GENERATION



UTAH'S 2025 PROJECTED POPULATION BY REGION



Wasatch Front, the contiguous 4 jurisdictions of Weber, Davis, Salt Lake and Utah Counties. These counties combine for a population of well over 2.5 million people, or about 75% of Utah's population. Along the Wasatch Front population grew by 20.6% from 2010 to 2020, and is expected to grow another 9.1% over the next 5 years.

Other counties of notable size are in the periphery of the Wasatch Front, which include Cache and Box Elder Counties in northern Utah, Tooele County to the west, and Summit and Wasatch Counties to the east. These periphery counties account for almost 10.5% of Utah's 2025 projected population

Iron and Washington Counties in southwest Utah have also experienced tremendous growth adding nearly 58,000 residents over the past 10 years, an increase of 31.3%. Southwest Utah accounts for 7.53% of Utah's total 2025 projected population.



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