

SLC AIRPORT TECH CENTER

FOR LEASE



PROPERTY DETAILS

950 NORTH 2200 WEST, SALT LAKE CITY, UT 84116

LEASE RATE: \$18.00/SF NNN

- 87,657 SF on approx. 7.382 acres
- Built-in 2013
- Two (2) stories
- One (1) dock high door
- Back-up generator (emergency systems)
- Security and video surveillance
- Dedicated IT room
- Redundant fiber connectivity
- Zoned M-1
- Auditorium with elevated seating
- Commercial kitchen with appliances in place
- 484 parking stalls (5.52: 1,000 SF)
- 10.081 acres of adjacent land available
- Immediate access to Salt Lake City International Airport and I-215

2024 DEMOS

EST. POPULATION

1 MILE » 23,334
3 MILE » 107,044
5 MILE » 300,181

EST. HOUSEHOLDS

1 MILE » 8,210
3 MILE » 41,309
5 MILE » 121,593

EST. AVERAGE HH INCOME

1 MILE » \$92,525
3 MILE » \$91,465
5 MILE » \$99,325



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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One Airport Tech Center is a best-in-class professional office building located in the Airport Business Park. The two-story building was built in 2013 for L3 Harris Technologies and spans a total of 87,657 square feet. A massive site that is over-parked at 5.5/1,000 SF, professional landscaping and an immersive double height attended lobby make a dramatic impression on tenants and visitors alike.

On-site building amenities include a full-service kitchen and café, Class A large auditorium and backup generator. Floor plans are efficiently designed with ample open space for individual workstations, private executive offices and conference rooms. One Airport Tech Center is strategically located minutes from Salt Lake City International Airport and downtown Salt Lake City, and has immediate access to I-215.



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SITE PLAN



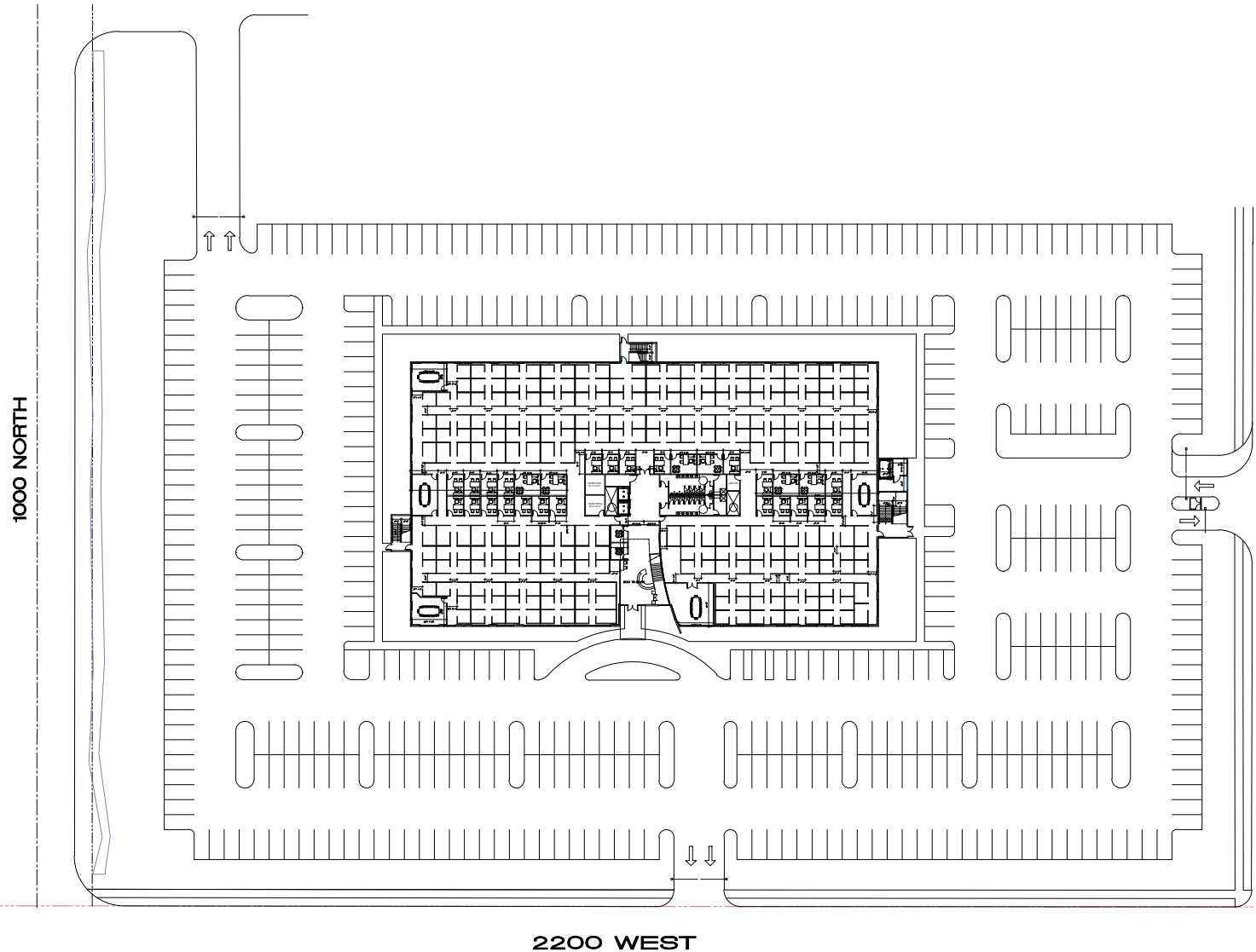
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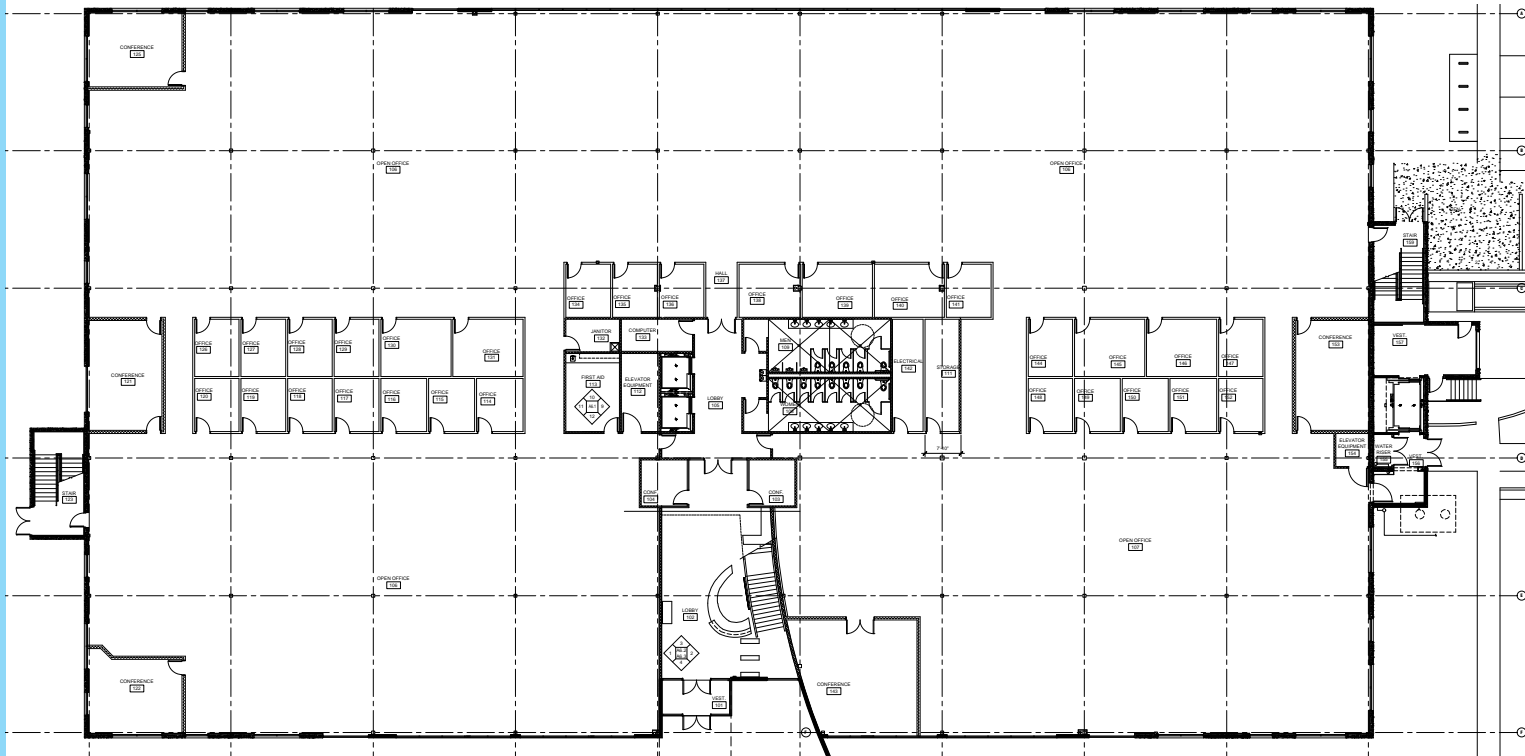
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FIRST FLOOR

SLC AIRPORT TECH CENTER



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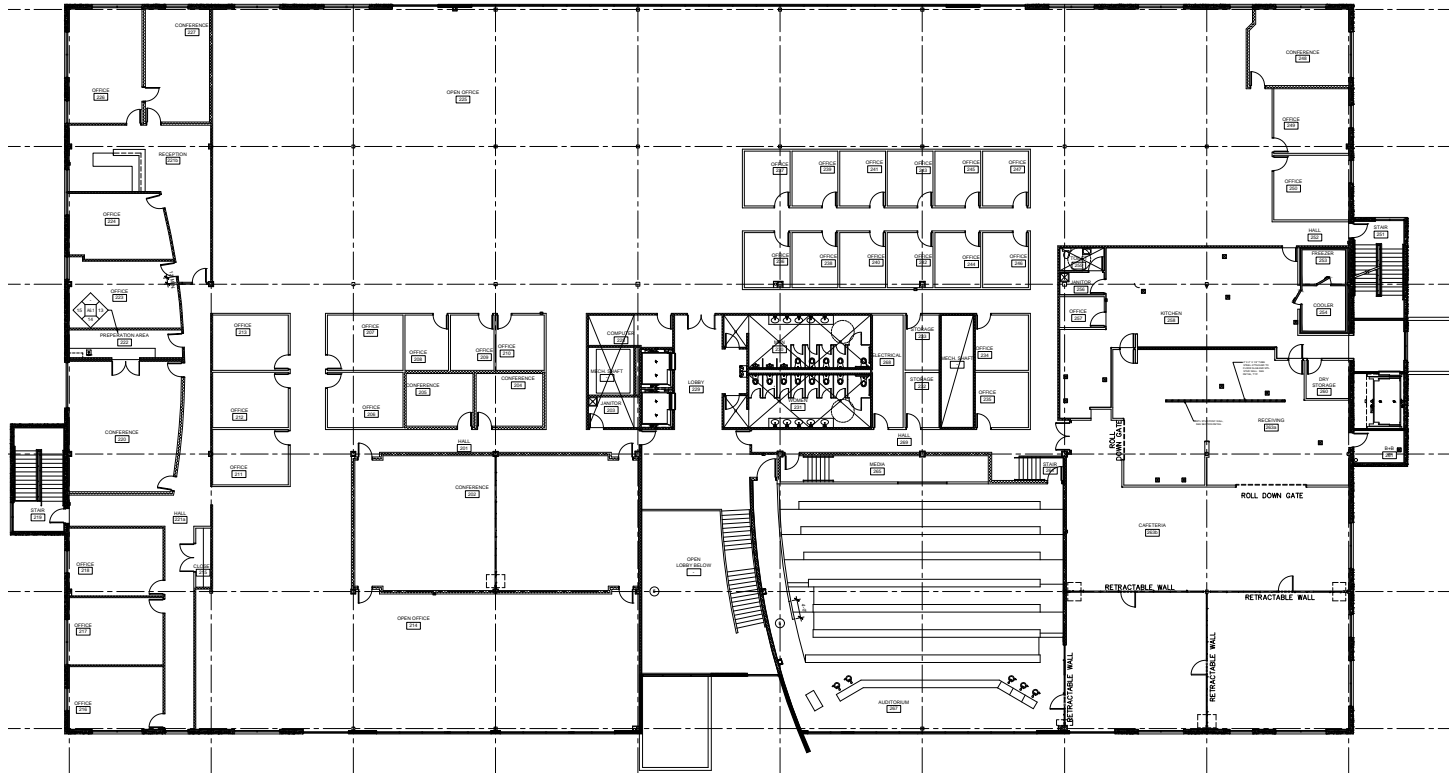
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SECOND FLOOR

SLC AIRPORT TECH CENTER



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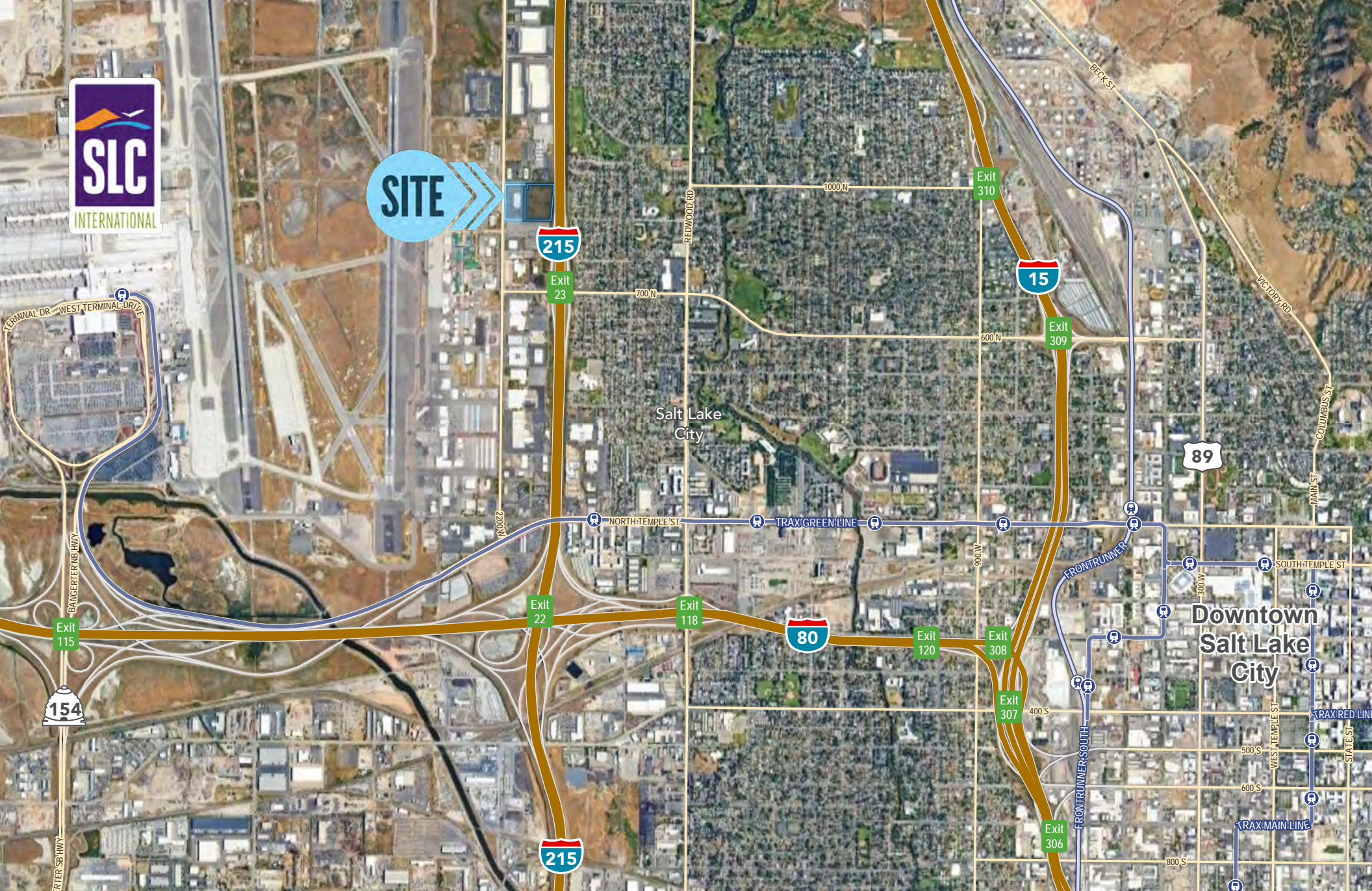
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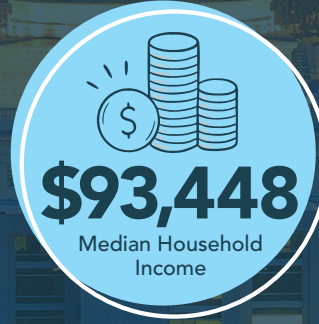
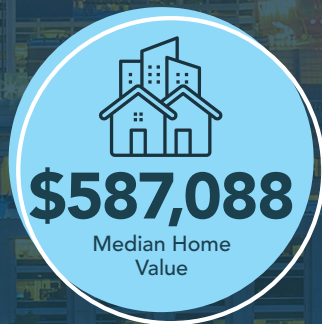
SALT LAKE CITY, UT

The Wasatch Front is a geological area consisting of four counties- Salt Lake, Utah, Davis and Weber- and spans from Ogden City to the north to Provo south with Salt Lake City in-between. 2.7 million people, or 77% of Utah's population reside along the Wasatch Front. The Property is roughly in the center of the four-county area, putting it in the unique position to draw from the majority of Utah's geographic population base.

Salt Lake City is known as the "Crossroads of the West" due to its central location in the western United States. With five higher education institutions inside the city limits, young residents gain the knowledge necessary to step into the world and make a difference. The University of Utah, the state's flagship university with over

31,000 students, and one of the top 25 business and entrepreneurship schools according to the Princeton Review, calls Salt Lake City home. The educated, multilingual and ambitious workforce in Salt Lake City makes it an ideal location for top companies in IT, finance, outdoor products and manufacturing. Salt Lake City's job growth and projections continue to be higher than national averages.

Salt Lake City ranks in the top 10 on Forbes' Top Places for Business and Careers. With a growing gigabit network, Salt Lake City offers an economic and innovation advantage for businesses. Salt Lake City's new and growing Department of Economic Development is focused on streamlining processes to provide a culture of customer service to the businesses it serves.



DISCOVER

SALT LAKE CITY INTERNATIONAL AIRPORT



330

Daily Flights



95

Nonstop Destinations



26M+

Passengers (2023)



68

Gates

SALT LAKE CITY INTERNATIONAL AIRPORT

serves as a major hub in the western United States, offering a gateway to both domestic and international destinations. Located just five miles west of downtown Salt Lake City, the airport is the 21st busiest in the United States and 70th busiest in the world. The airport is currently undergoing a \$5.1-billion renovation, which includes new terminals, concourses, and state-of-the-art amenities designed to enhance passenger experience. The renovation has been implemented in phases and is scheduled to be fully complete by 2026. The airport is also recognized for its commitment to sustainability, incorporating energy-efficient systems and practices throughout its operations.



AIRLINES



Downtown Salt Lake City



175+
Bars & Restaurants



80+
Events Each Month



77,000+
Employees



12M+ SF
Office Space

As the heart and soul of Salt Lake City, downtown right up and offers all the delightful foodstuffs, watering holes, urban adventures, art, music, and after-dusk fun you'd expect from a proper city—it's just set at the base of towering peaks like a good mountain town should be.

Downtown has truly come into its own in recent years, with so much to do year-round that the city center is a destination for both locals and tourists. Catch an open-air concert on a blissfully warm summer night, wander the bustling farmer's market (bring your appetite), stroll the city's finest art galleries, sample a taste of farm-to-table fare, check out an NBA or NHL game, or find your favorite new mixologist.

The city makes it easy to get around—city bus rides and TRAX train rides are free within the downtown zone, and Green Bike rental stations dot the landscape. Which means you can get from historic pioneer architecture to the hippest speakeasy in town in three minutes flat.

Attractions:

- City Creek Center
- The Gateway
- Delta Center (Home of the Utah Jazz and Utah Hockey Club)
- Salt Palace Convention Center
- Temple Square
- Eccles Theater
- Abravanel Hall
- Capitol Theatre
- Utah Museum of Contemporary Art

Sources: Downtown Alliance,
visitsaltlake.com, Wikipedia



On October 1st, 2024 Salt Lake City Council approved the new Sports, Entertainment, Culture, and Convention District with Smith Entertainment Group (Utah Jazz and Utah Hockey Club owner) to revitalize three blocks around the Delta Center (home to the Utah Jazz and Utah Hockey Club) keeping professional sports in downtown Salt Lake City with a cost of nearly \$3 billion. The plans call for major renovations to the Delta Center to accommodate the NBA's Utah Jazz and Utah's new NHL team, Salt Palace Convention Center, pedestrian plazas, taking 300 West between 100 South and South Temple underground, and building a residential tower, hotel, and restaurants.



City Creek Center

MAJOR RETAILERS



BONOBOS

HUGO BOSS

FOREVER 21

GAP

LOUIS VUITTON

lululemon 

LUSH

MR. M&C

PANDORA
LAB-GROWN DIAMONDS

SEPHORA

The
Red
Balloon

TIFFANY & CO.

west elm

H&M

NORDSTROM



100+

Stores



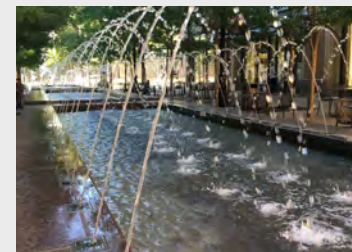
25+

Eateries



700,000+

Square Feet



5,000

Parking Spaces

Spanning two city blocks, City Creek Center is a one-of-a-kind shopping and dining destination in the heart of Salt Lake City. The Center features a fully retractable glass roof for a climate-controlled, open-air shopping experience year-round. Anchored by the region's flagship Nordstrom and Macy's, the Center features over 100 shops and restaurants including luxury retailers, unique-to-market stores, and emerging brands.

Sources: City Creek Center, Wikipedia

The Gateway

MAJOR RETAILERS

AMC
MEGAPLEX
THEATRES

CLARK
PLANETARIUM

discovery gateway
children's museum

Fidelity
INVESTMENTS

DAVE &
BUSTERS

kiln.

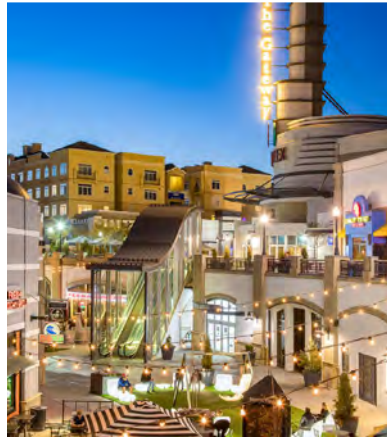
The Salt Lake Tribune

The
Red
Balloon

RECURSION
pharmaceuticals

depot

Wiseguys
LIVE COMEDY



5,000

On-Site Employees



1,200

On-Site Residential Units



1.4M

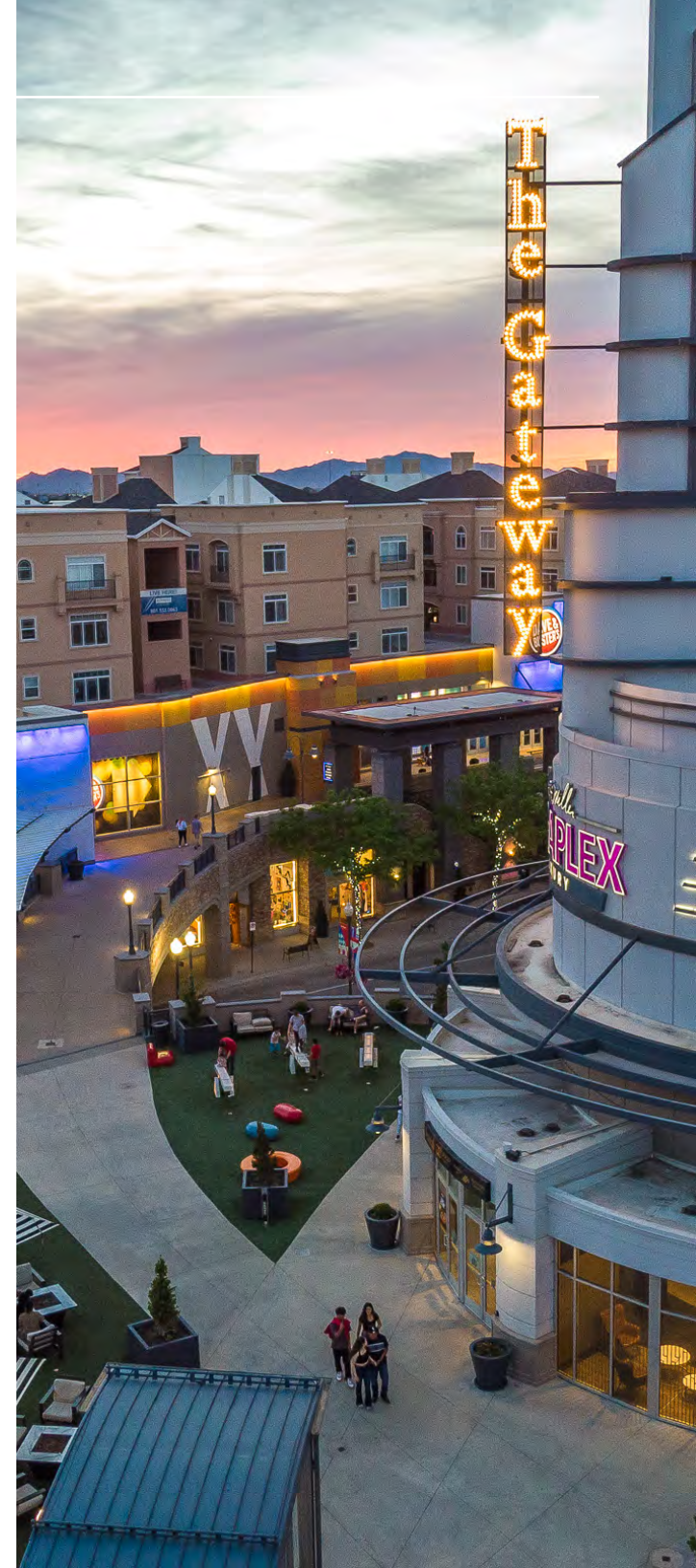
Square Feet



2,400

Parking Spaces

The Gateway is Salt Lake City's downtown destination for dining, entertainment, community-driven events, urban living, and creative office space. With direct access to public transit, The Gateway serves up a one-of-a-kind blend of unique retail, hip nightlife, a cutting-edge arts and culture scene, an innovative technology hub, and more. There's no place quite like The Gateway, and there's so much more on the way.



WHY UTAH?

#1

ECONOMIC
OUTLOOK

(Rich States, Poor States, 2024)

#1

BEST STATE TO
START A BUSINESS

(WalletHub, 2024)

#1

BEST STATE FOR
SOCIAL MOBILITY

(Archbridge Institute, 2024)

#1

BEST STATE
OVERALL

(U.S. News, 2024)

#1

TOP JOB
MARKET

(WSI/Moody Analytics, 2024)

#2

BEST STATE
ECONOMY

(WalletHub, 2024)

#2

MOST FINANCIALLY
LITERATE STATE

(WalletHub, 2023)

#4

BEST-PERFORMING SMALL
CITIES: ST. GEORGE

(Milken Institute, 2024)

#4, #5

BEST-PERFORMING
LARGE CITIES:
SALT LAKE CITY, PROVO

(Milken Institute, 2024)

AAA

CREDIT
RATING

(Fitch Ratings, 2024)

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five "Best States for Business." Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

DEMOGRAPHICS

3.46M

Population

#1

Fastest Growing
Population

77%

of State's Population
(2.7M) Live in Greater
Salt Lake Region

91%

Have a High School
Diploma, 70% have
College Experience, 37%
Have a Bachelor's Degree

31.4

Median Age
(Lowest in the Nation)

3.5%

Unemployment Rate
(BLS, November 2024)

AREA OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five "Best States for Business." The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019 — more than three times the average investment over the past four years.

Utah's economic performance is impressive on many levels and speaks to the State's ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter.



jetBlue



AMAZON

Goldman Sachs

SUNRUN



DISCOVER

SkyWest
AIRLINES



DELTA

CHG Healthcare

verizon



ARUP

C.R.England

Walmart



ebay

ancestry

Intermountain
Healthcare

ZIONS BANK

LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care and cultural diversity. Best of all, the state offers a side-by-side mix of outdoor recreation and urban entertainment.



Best Place To Live & Best Town Ever

Salt Lake and Park City, Outside Magazine



One Of The Healthiest Metro Areas

Salt Lake, Atlantic Cities Magazine



15 World-Class

Ski Resorts



#1 Hiking City

Salt Lake City, National Geographic Adventure



5

National Parks



#1 State For Future Livability

Gallup Wellbeing



More Than 9 Million Acres

of National Forest



43

State Parks

UTAH SPORTS

