



# *37,349 SF* *HIGH-POWER AVAILABLE*

FOR LEASE **AIRPORT TECHNOLOGY PARK**

**NEWLY RENOVATED**

# R&D/MANUFACTURING

420 NORTH 2200 WEST / SALT LAKE CITY, UTAH

**FOR MORE INFORMATION, CONTACT:**

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**CUSHMAN &  
WAKEFIELD**

# AIRPORT TECHNOLOGY PARK R&D/MANUFACTURING FACILITY

## Property Overview

**Airport Technology Park**, located in Salt Lake City, Utah, is a premier 9-building campus spanning 1.4 million square feet across 78.8 acres adjacent to the Salt Lake City International Airport. The property is primarily leased to L3Harris Technologies and Myriad Genetics for office and R&D use. Since 2012, four built-to-suit expansions have been completed, including a 379,000 sq. ft. addition in 2021 and a new R&D testing facility delivered in 2023. The campus features a highly resilient power infrastructure with dual-grid access, on-site substations, and supplemental generators, offering an estimated 25% cost savings and enhanced reliability.



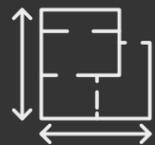
**SUPERIOR ACCESS TO**  
I-215 via  
700 North  
Immediate Freeway access  
to I-215 and I-80



**NEARBY  
TRANSPORTATION**  
Trax stop  
with direct access to  
Salt Lake City  
International Airport



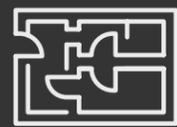
## Key Features



**37,349 SF**  
available



**M-1**  
light industrial zoning

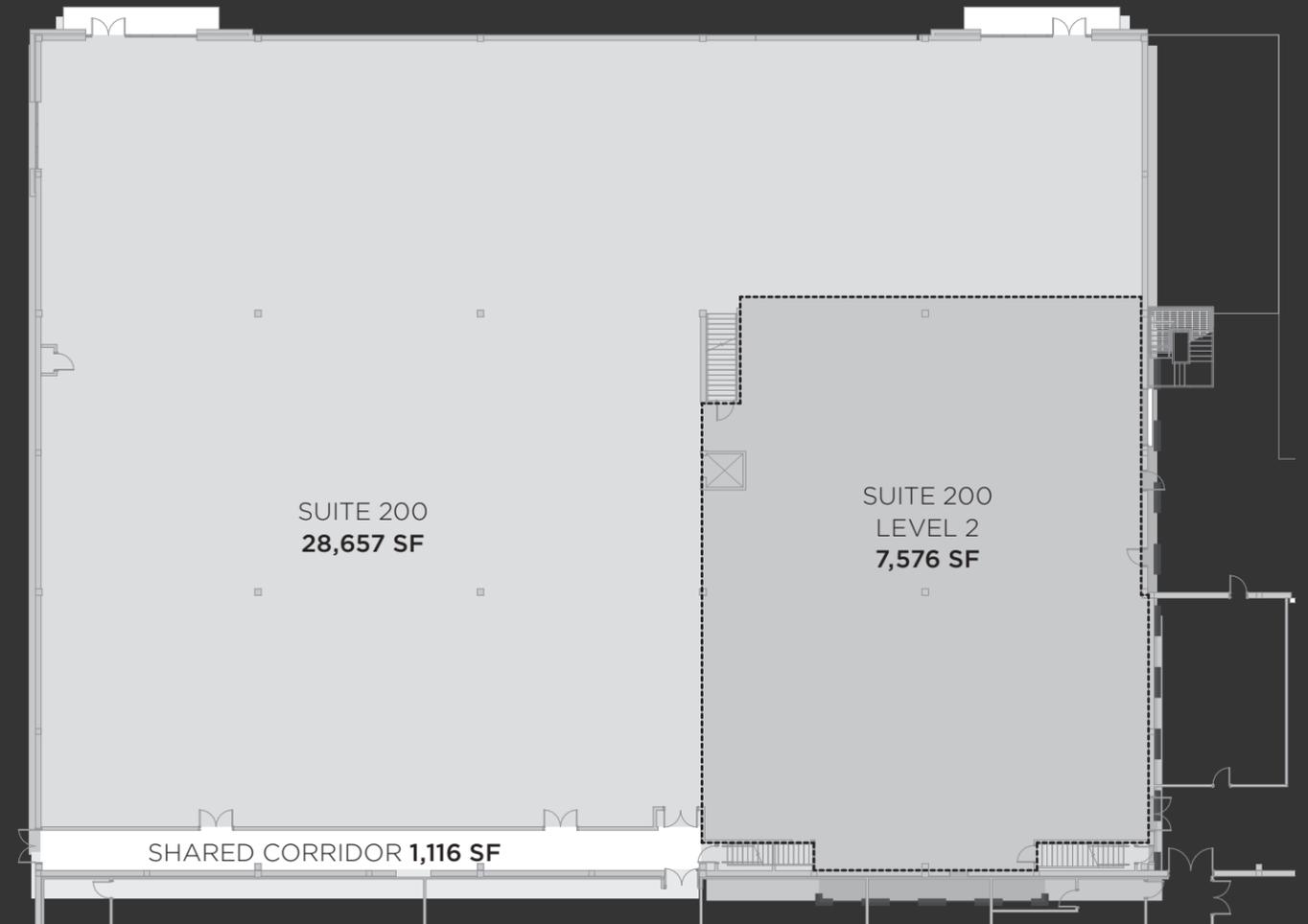


**7,576**  
square foot office



**1,600 Amps**  
**480 Volts**

- 40'x50' Column Spacing
- 1 Dock High Door
- 1 Ground Level Door
- 16' Clear Height
- Excellent access to I-215 and Salt Lake City International Airport
- Close Proximity to the New "Power District" Development



# AIRPORT TECHNOLOGY PARK SALT LAKE CITY, UT



## LONG-TERM, STABILIZED MISSION CRITICAL CORPORATE CAMPUS

- 1,413,235 sq. ft. on 80 acres
- Nine buildings, 1,413,235 square foot office/R&D business park located on 80 acres in Salt Lake City, Utah primarily leased to L3Harris Technologies (NYSE: LLL) and Myriad Genetics (NYSE:MYGN).
- Serves as the division headquarters for L3Harris Technologies, which utilizes the campus to design, manufacture and test the communication equipment for unmanned aircraft and other vehicles, rapidly expanding military and private sector product lines.
- Corporate Headquarters for Myriad Genetics.
- Abundant power with on-site electrical switch and substations that provide redundant power to the campus at an estimated 25% cost savings. The property is served by both the northern and southern power grid, which greatly reduces the risk of outages.



# AIRPORT TECHNOLOGY PARK R&D/MANUFACTURING FACILITY



## AIRPORT TECHNOLOGY PARK

## AIRPORT TECHNOLOGY PARK PROXIMITY TO THE AIRPORT, I-80 & I-15, LITE RAIL, AND DOWNTOWN SALT LAKE CITY.



**SALT LAKE CITY INTERNATIONAL AIRPORT** ✈️

- Salt Lake was the highest ranked U.S. airport with an overall score of 8.28 out of 10
- 319,006 take-off and landings in 2023
- 21st busiest airport in the U.S. (2023)
- 26.9M people passed through SLC in 2023
- 15 minutes from Downtown Salt Lake City
- \$40.6M lease revenue in 2023
- 10 ski resorts within a 1 hour drive

**THE POWER DISTRICT** 💡

- Beautified Jordan River walk
- Walkable, bikeable, transit-connected
- Abundant green space and trails
- Majestic views
- Innovative residential options
- Multi-function, mixed-use development
- Focus on local dining and retail
- Potential Major League ballpark

**UTA GREEN LINE TRAX** 🚊

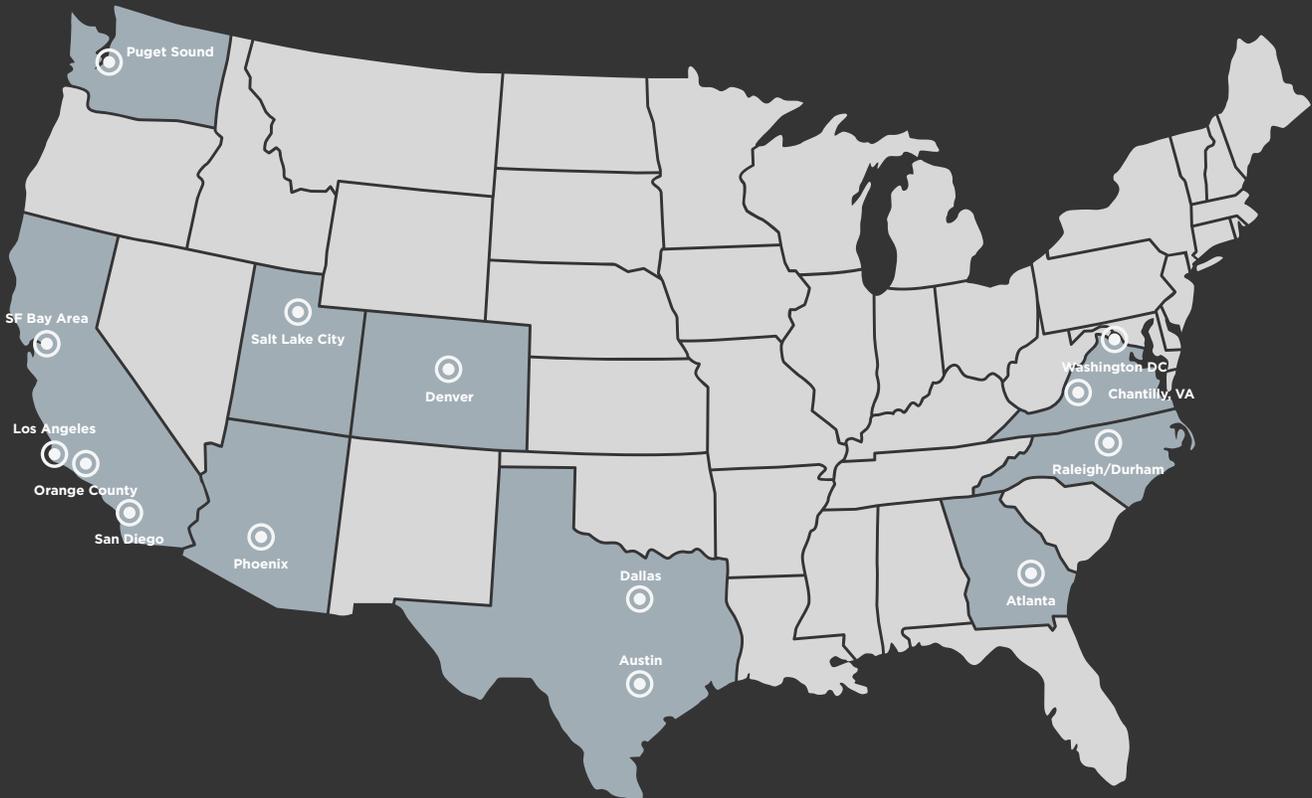
- Connects Salt Lake City International Airport to Downtown Salt Lake City



Drawbridge Realty is a privately held unlevered real estate investment firm partnered with **KKR/Global Atlantic**, specializing in the acquisition, development, and management of mission-critical properties leased to major corporate users. Drawbridge owns and manages a **7 million** square foot portfolio across high-growth, innovation-driven markets in the U.S., including single-tenant office, R&D, life science, and industrial assets leased long-term to creditworthy tenants. Our tenants include industry leaders such as: Anduril, Apple, Arrow Electronics, Aspida, Bank of America, Broadcom, Hewlett Packard, IQVIA, L3Harris Technologies, Merrick & Co., Meta, Myriad Genetics, Northrop Grumman, Onsemi, RBC, SAIC, Take-Two Interactive, Teradyne, Universal Music Group (UMG), Wells Fargo, Uber, and others.

Drawbridge takes an innovative, forward-thinking approach to creating value by offering lease flexibility and unlevered capital delivering real estate solutions for our tenants needs. Our dedicated asset and property management teams work closely with our tenants to support expansion, contraction, renovation, relocation, and sustainability objectives. This stable commitment to our tenants' success is what sets us apart and drives our continuous growth and excellence in the industry.

PORTFOLIO HIGHLIGHTS				
<b>13</b>	<b>51</b>	<b>7 MM</b>	<b>63</b>	<b>\$2.2 Billion</b>
markets	building portfolio	square feet	tenants	AUM



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