



Colliers

# FALCON HILL

AEROSPACE RESEARCH PARK

INSIDE/OUTSIDE THE FENCE OFFICE

Hill Air Force Base, Utah





## FALCON HILL

AEROSPACE RESEARCH PARK

Falcon Hill Aerospace Research Park is the result of an unprecedented and ongoing public-private partnership between the Air Force and Sunset Ridge that allows the development of commercial property both on-and off-base. Under an Air Force Enhanced Use Lease (EUL), this venture allows commercial property to be built on land owned by Hill Air Force Base, either "inside the fence" or "outside the fence," and accessible to the public.

# FALCON HILL

## AEROSPACE RESEARCH PARK

### OVERVIEW OF THE PROJECT

Falcon Hill is one of the most strategically located aerospace research parks in the nation, located at Hill Air Force Base in Davis County, Utah, with space available both inside and outside of the fence. This development offers unmatched location, expansion capability, staging benefits and infrastructure.

Hill Air Force Base is the largest component of Utah's defense sector and has for many decades, been one of the top employers in the state. As an established engine of economic growth, Hill Air Force Base contributes over \$3.5 billion to Utah's economy each year.

### KEY FEATURES:

- 550-acre private development
- Conveniently situated between Ogden and Salt Lake City
- Immediate access to I-15 with high profile signage opportunities
- Within minutes of the Front Runner commuter rail
- 172,000 square feet of outside the fence office space pre-leasing now.





# MASTER PLAN





## AREA OVERVIEW

Located north of Salt Lake City, Weber & Davis Counties are the heart of the Ogden-Clearfield Metropolitan Statistical Area.

Being the fastest growing of the four major urban communities along the Wasatch Front, Davis County is projected rapidly grow to a population near 395,000 by the year 2030.

The area has evolved into a dynamic series of suburban communities with critical mass and expanded services with close proximity to downtown Salt Lake City.

Today, many nationally known commercial, industrial, recreational, and service companies provide diversified employment opportunities for residents of Northern Utah. Hill AFB represents over 50% of Utah's defense sector and contributes almost \$5 billion to State GDP annually and almost 30,000 jobs. It is the largest single-site employer in the state of Utah and the economic cornerstone of Davis and Weber Counties.



**2.2%**

State  
Unemployment Rate



**376,960**

Davis County  
Population



**\$114,404**

Davis County Average  
Household Income

## WHY UTAH

Utah continues to be at the forefront of innovative and awe-inspiring economic opportunity initiatives. The state's robust list of accolades is impressive, such as being the best-managed state in America and the number one state for economic outlook and recovery. Utah also maintains a AAA bond rating dating back to 1965 when Standard & Poor's initiated its rating system. Today all three rating organizations continue to classify Utah with a AAA bond rating.

#1

### Best Economy

Utah ranked the nation's best economy  
*U.S. News & World Report — July 2022*

#1

### Best State for GDP Growth

Utah No. 1 for GDP Growth (2021)  
*Forbes — May 2021*

#1

### Best Economic Outlook

Utah ranked No. 1 for the 15th year in a row  
*Rich States Poor States — April 2022*

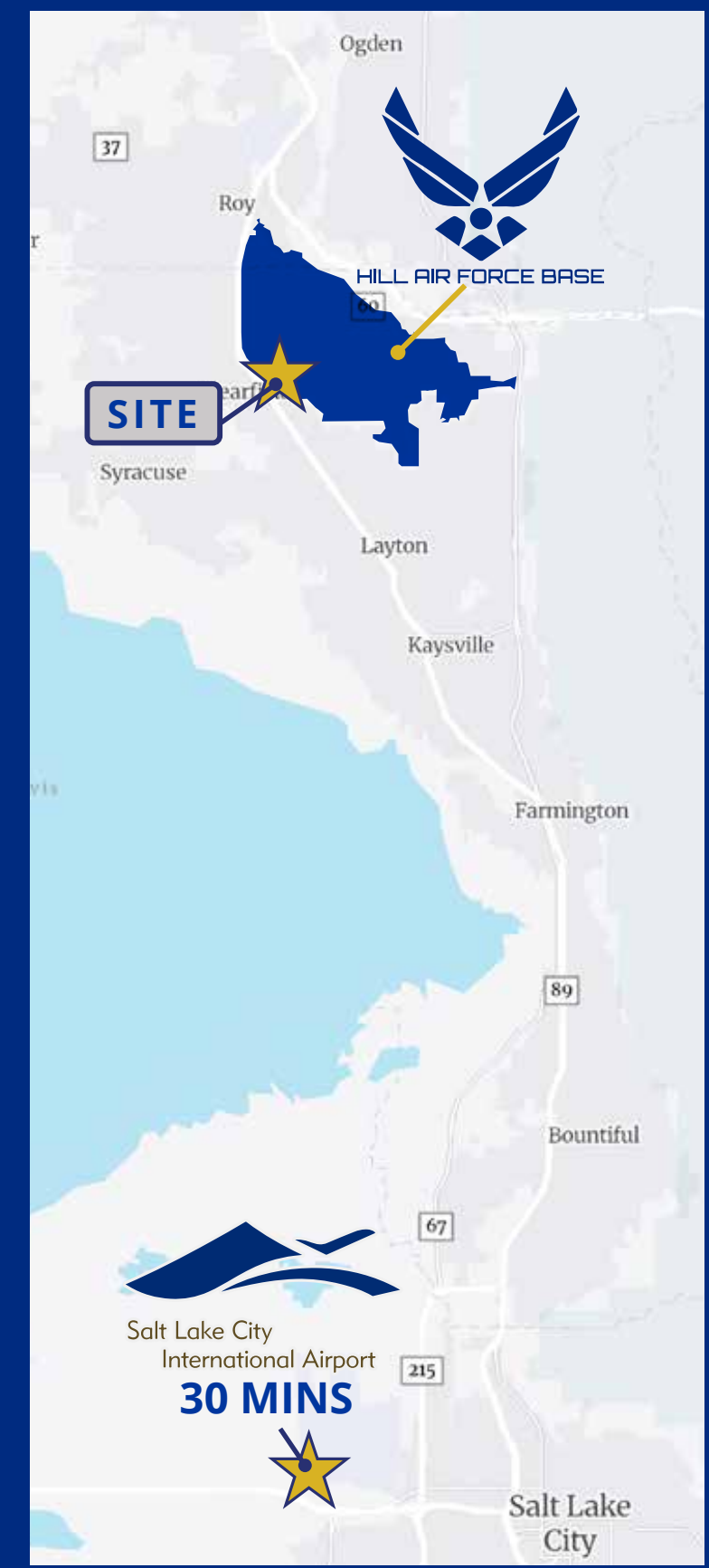
#1

### State for COVID-19 Performance

For its ranking of economy.  
*The Wall Street Journal — April 2022*

**"A top state for entrepreneurs,  
income growth, prosperity and  
quality of life."**

# LOCATION





**FALCON HILL**  
AEROSPACE RESEARCH PARK

**OUTSIDE THE FENCE**



## OUTSIDE THE FENCE HIGHLIGHTS

- 172,000 square feet of Class A outside the fence office space
- Public access while maintaining proximity to federal clients
- Supporting retail facilities on site
- All new infrastructure
- Master-planned, state-of-the-art research park
- Fiber optic connectivity
- Redundant power
- Computerized HVAC/climate control for efficient use of energy
- Security monitoring access
- Buildings designed to be LEED certified
- Ease of access and high profile signage exposure to I-15



## SITE PLAN



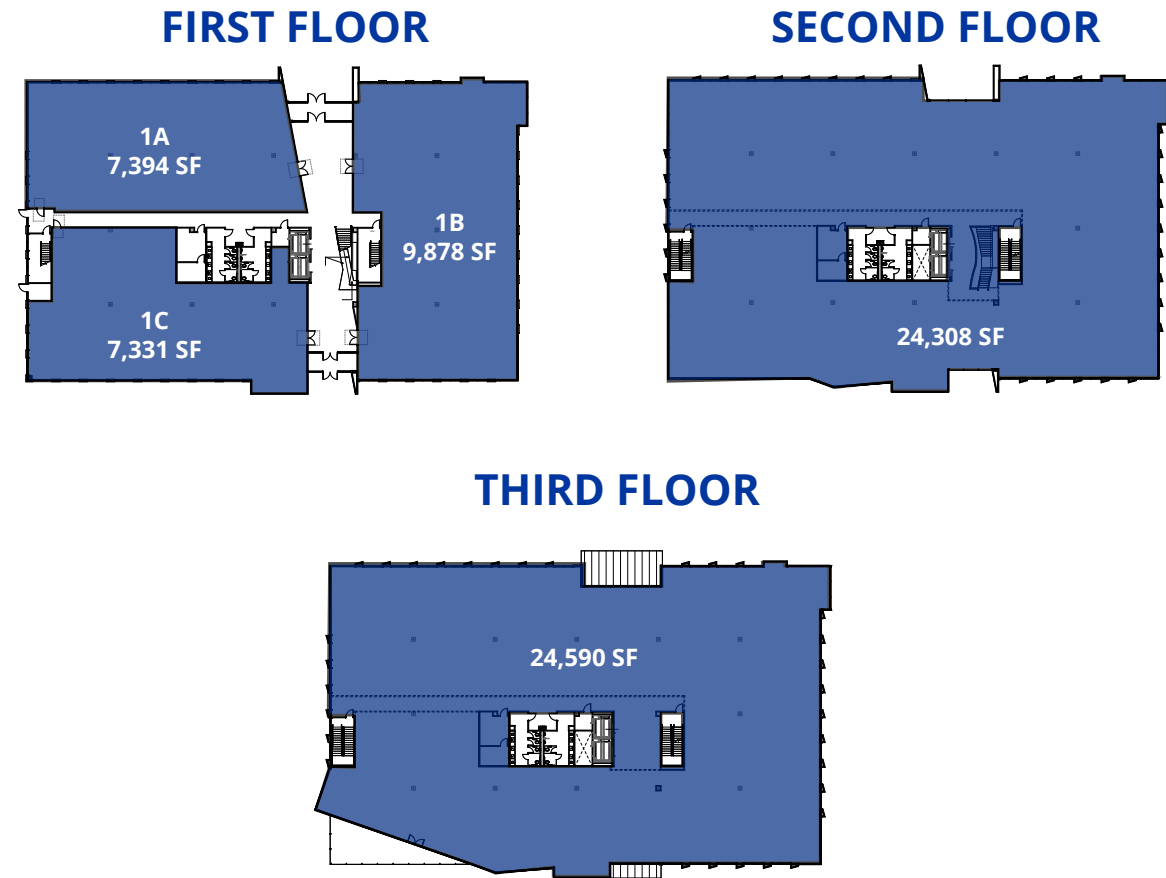


# AVAILABILITY

## 650 NORTH BUILDING 1

Hill AFB, UT 84056

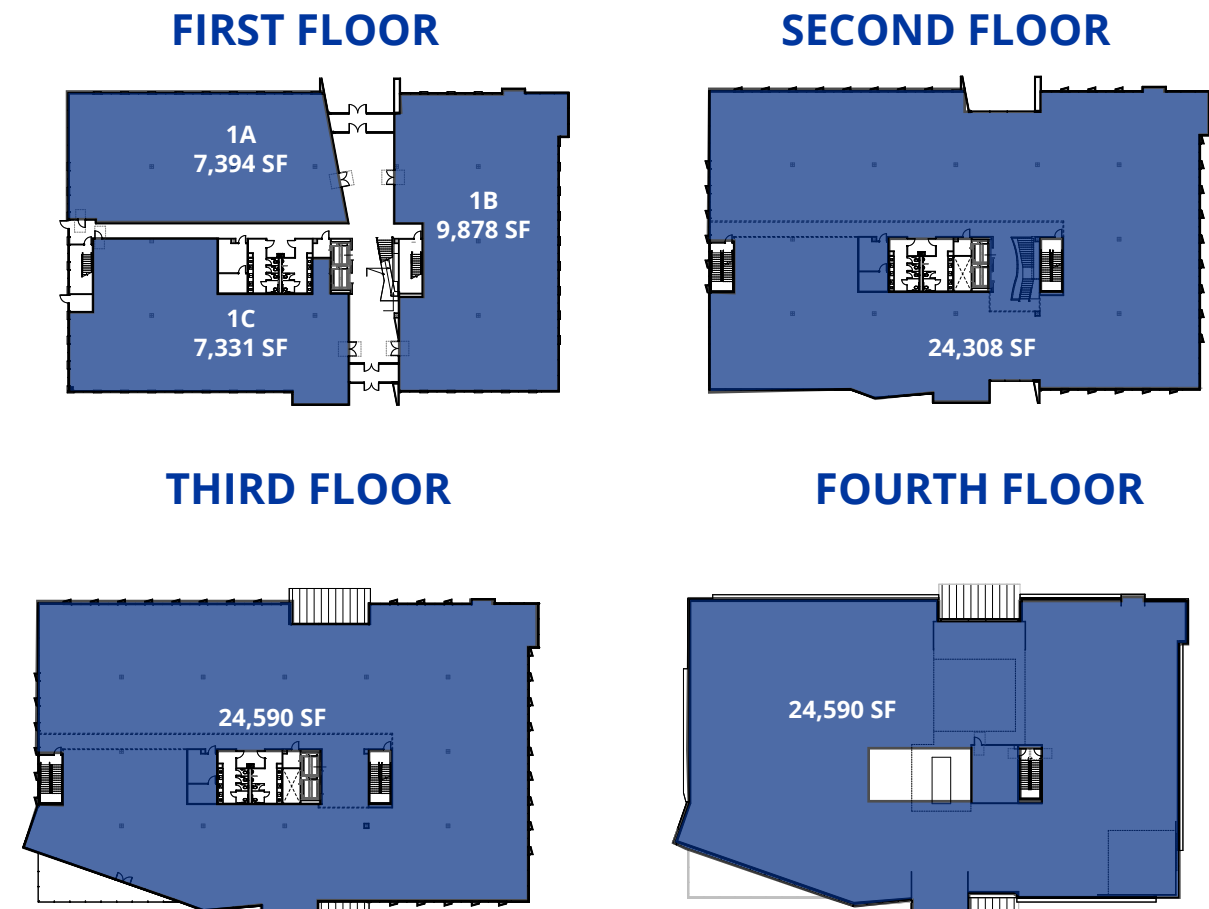
- Now pre-leasing - 18 month delivery schedule
- Three stories
- 73,857 square feet
- Lease Rate: \$TBD PSF / Full Service
- Ample parking
- Highly efficient floor plates
- Immediate freeway access and visibility



## 650 NORTH BUILDING 2

Hill AFB, UT 84056

- Four stories
- 98,447 square feet
- Lease Rate: \$TBD PSF / Full Service
- Ample parking
- Highly efficient floor plates
- Immediate freeway access and visibility





**FALCON HILL**  
AEROSPACE RESEARCH PARK

**INSIDE THE FENCE**



## INSIDE THE FENCE HIGHLIGHTS

Buildings are designed and constructed to fully meet the Department of Defense ATFP standards including:

- Progressive collapse structural design
- Blast resistant glass and glazing
- Tempesteing options available
- Site planning design for all standoff distances
- Enhanced security by being behind the installation boundary fence
- Proximity to federal clients
- Redundant and robust communication feeds from multiple providers
- Redundant electrical feeds with generator backup
- Partnering opportunities with the Department of Defense

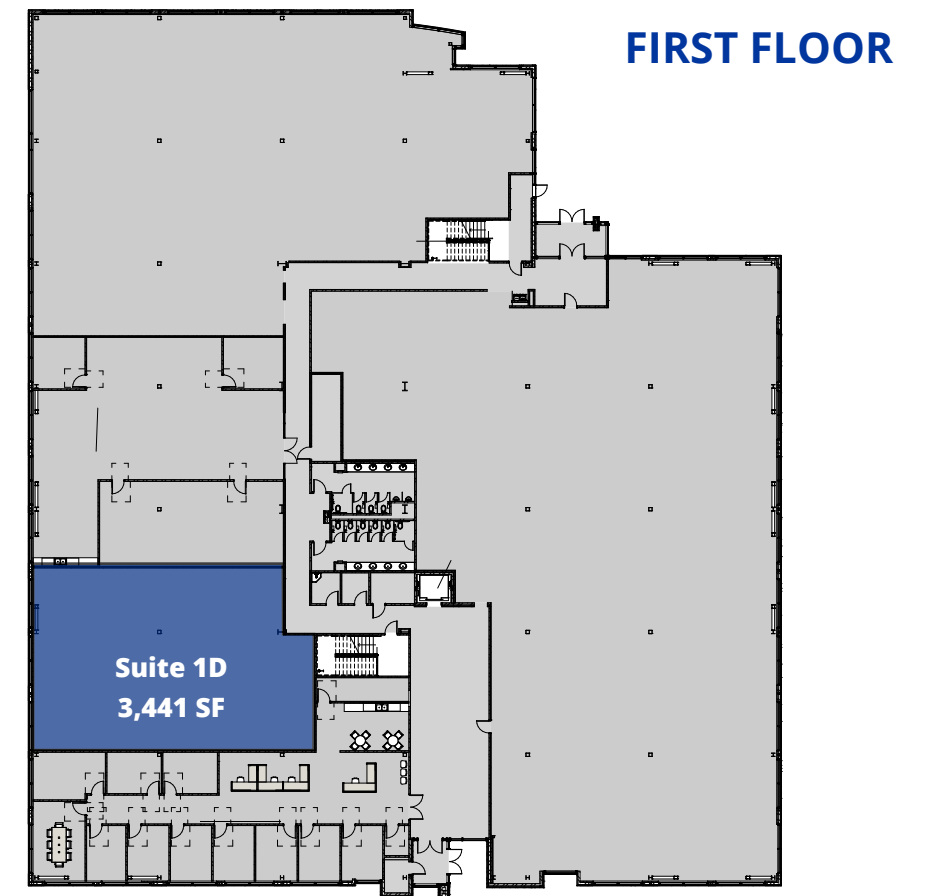


# AVAILABILITY

## 1578 | HARRIER BUILDING

1578 Falcon Hill AFB, UT 84056

- Total Available: 3,441 square feet
- First floor suite - convenient access
- Lease Rate: \$33.00-\$35.00 PSF / Full Service (Not inclusive of Tenant's in-suite janitorial)
- Ample Parking
- Occupancy within 12 months of Lease





# FALCON HILL

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## MORE INFORMATION

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DEVELOPED  
BY

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