

Colliers

FALCON HILL
AEROSPACE RESEARCH PARK

INSIDE/OUTSIDE THE FENCE OFFICE

Hill Air Force Base, Utah

HUNT

WOODBURY CORPORATION

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


LEGEND
EUL MASTER PLAN
FALCON HILL
DECEMBER 2022
Roy
Clearf





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

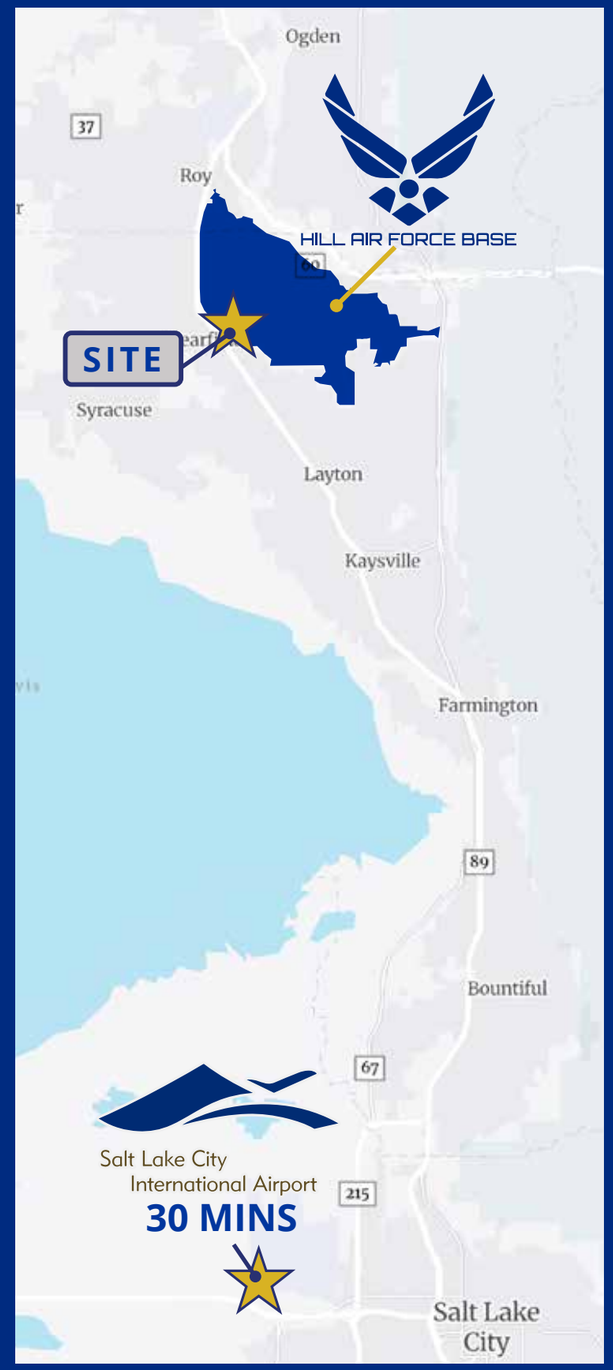
#1 **Best Economic Outlook**
Utah ranked No. 1 for the 15th year in a row
Rich States Poor States — April 2022

#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


Ogden
Regional
Airport
7 MINS
Ogden
W 2550 S
S 4700 W
S 3500 W
Wall Ave
Harrison Blvd
W 4000 S
Roy
W 5500 S
89
W 1800 N
N 2000 W
N Main St
South Weber Dr
HILL AIR FORCE BASE
SITE
W 300 N
110
S 1000 W
W 1700 S
W 1000 N
Layton
W Gentile St
89
Davis


Ogden
37
Roy
HILL AIR FORCE BASE
SITE
Syracuse
Layton
Kaysville
Farmington
89
Bountiful
67
Salt Lake City
International Airport
30 MINS
215
Salt Lake
City

FALCON HILL
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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





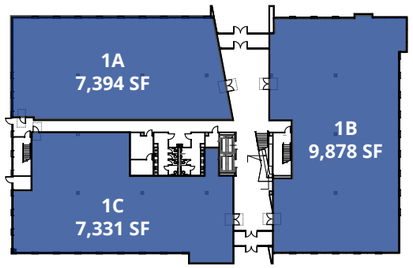
AVAILABILITY

651 NORTH BUILDING 1

Hill AFB, UT 84056

- Now pre-leasing - 18 month delivery schedule
- Three stories
- 73,501 square feet
- Lease Rate: $TBD PSF / Full Service
- Ample parking
- Highly efficient floor plates
- Immediate freeway access and visibility

FIRST FLOOR



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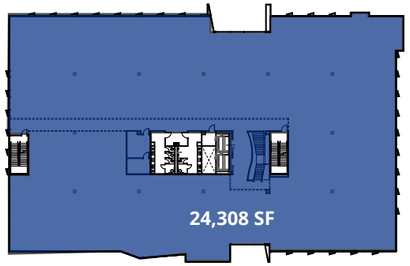
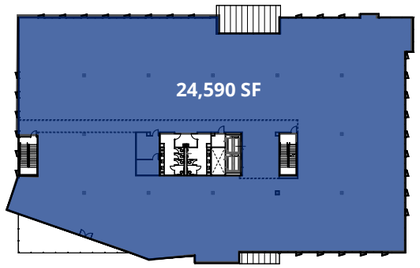


THIRD FLOOR

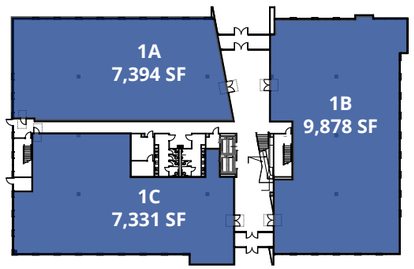


671 NORTH BUILDING 2

Hill AFB, UT 84056

- Four stories
- 98,091 square feet
- Lease Rate: $TBD PSF / Full Service
- Ample parking
- Highly efficient floor plates
- Immediate freeway access and visibility

FIRST FLOOR



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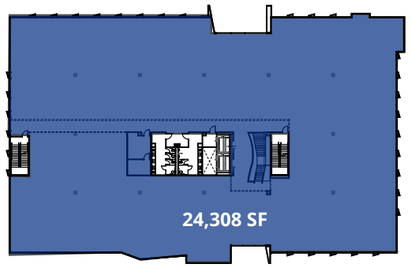

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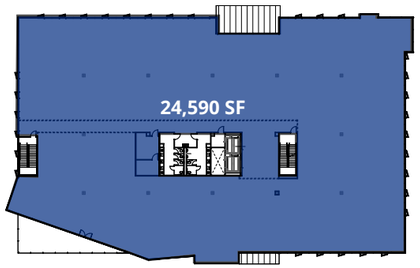
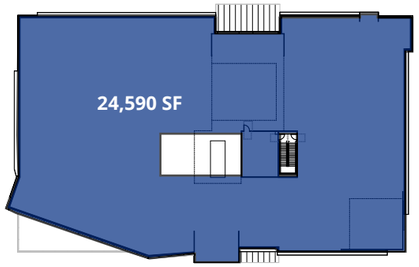


FOURTH FLOOR






STARBUCKS COFFEE





FALCON HILL
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MORE INFORMATION

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DEVELOPED BY

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