

# FALCON HILL AEROSPACE RESEARCH PARK

an Air Force ENHANCED-USE LEASE



Falcon Hill is one of the best located aerospace research parks in the nation, located on Hill Air Force Base in Utah. Falcon Hill has immediate access to I-15 and is minutes away from the FrontRunner commuter rail.

Falcon Hill is 550 acres and currently has over 1.25 million SF of commercial space. Falcon Hill runs along I-15 and has approximately 5 miles of freeway frontage.

In addition to the existing development, there is space available for variety of uses both inside and outside of the security fence of HAFB. HAFB is the Air Force's second largest base and houses over 30,000 jobs.





# FALCON HILL LOCATION





# FALCON HILL OVERVIEW



## Aerospace Museum

- Received \$15M from state of Utah for an expansion
- Expansion to be completed in 2023

## Roy Innovation Center

- Outside of the fence
- Regional Headquarters for Defense Contractor
- ~870,000 SF and approximately 4,000 employees
- Campus completed in 2022.

## Quad Area

- Inside of the Fence
- 4 Office buildings totaling 375k SF
- Built between 2012 - 2019
- Estimated over 1,500 employees



## 1800 N Interchange

- New interchange that is already funded and expected to be completed by 2027/28.

## Software and 1200 Buildings

- Inside of the fence
- Over 1 million SF of office that supports the software engineers and administration support of the Air Force.

## West Gate Development

- Retail project with Jimmy Johns, Starbucks, Jack in the Box and Tru Hotel
- Over 80k of commercial space developed
- Additional 180k SF of office planned outside of West Gate

## QUAD AREA – Inside Fence

- 4 Office buildings constructed between 2010 – 2019.
- Total of 375,000 SF.
- Over 1,500 employees
- Just inside of the West Gate Entrance
- Houses a variety of defense contractors, Universities, and Government groups
- Enhanced security by being behind the installation boundary fence





## BUILDING 1575

Total Square Footage	151,783 SF
Parking	4 stalls per 1,000 SF
Year Built:	2010



## BUILDING 1580

Total Square Footage	75,159 SF
Parking	4 stalls per 1,000 SF
Year Built:	2014



**For availability or more leasing information please contact:**

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## BUILDING 1581

Total Square Footage	77,273 SF
Parking	4 stalls per 1,000 SF
Year Built:	2016



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## BUILDING 1578

Total Square Footage	70,914 SF
Parking	4 stalls per 1,000 SF
Year Built:	2019

