



FALCON HILL

NATIONAL AEROSPACE RESEARCH PARK



HILL AIR FORCE BASE, UTAH



NRT



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NATIONAL AEROSPACE RESEARCH PARK

FALCON HILL is the most strategically located aerospace research park in the nation, located in Hill Air Force Base, with space available both inside and outside the fence. This 550 acre private development, under an Air Force Enhanced Use Lease, will feature over 2 million square feet of commercial space in its first phase alone, with additional phases offering unmatched expansion capability, staging benefits and infrastructure.

Hill AFB is situated at the "Crossroads of the West" between Ogden and Salt Lake City. It is bordered by the colorful Wasatch Mountains on the east and overlooks the Great Salt Lake to the west, providing the most scenic destination in the country.



PHASE I OVERVIEW

OFFICE COMPONENT

Office Square Footage:	1,245,000 square feet
Typical Floor Plate:	20,000 square feet
Parking Ratio:	5/1000
Fiber Optic Connectivity	
Redundant Power	
Sophisticated HVAC/Climate Control	
Security monitoring and access	

Buildings designed to meet the highest standards - including LEED Certifiable, offering a true Green Building environment.

RETAIL COMPONENT

Retail Services:	45,000 square feet
Restaurant Space:	21,000 square feet
Size Range:	1,500-20,000 square foot increments
Located in the heart of the Falcon Hill Development	

HOTEL AND CONFERENCE CENTER

Hotel:	5-Story 200 room hotel
Conference Center	with state-of-the-art audio visual systems and meeting space



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Owned and Operated by NRT LLC

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WWW.FALCONHILLONLINE.COM

PHASE ONE - WEST GATE ENTRANCE - I-15 EXIT 335



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LOCATION

Falcon Hill is one of the most attractive locations in the West, with immediate access to multiple freeway interchanges and public transportation, dynamic market growth, attractive demographics and employment, and its prime location at the gate of Hill Air Force Base. Falcon Hill's northern Utah location is only 8 miles south of Ogden and 30 miles north of Salt Lake City and offers unbeatable frontage and prominence along Utah's primary transportation corridor.

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



DEVELOPED BY: SUNSET RIDGE DEVELOPMENT PARTNERS, LLC



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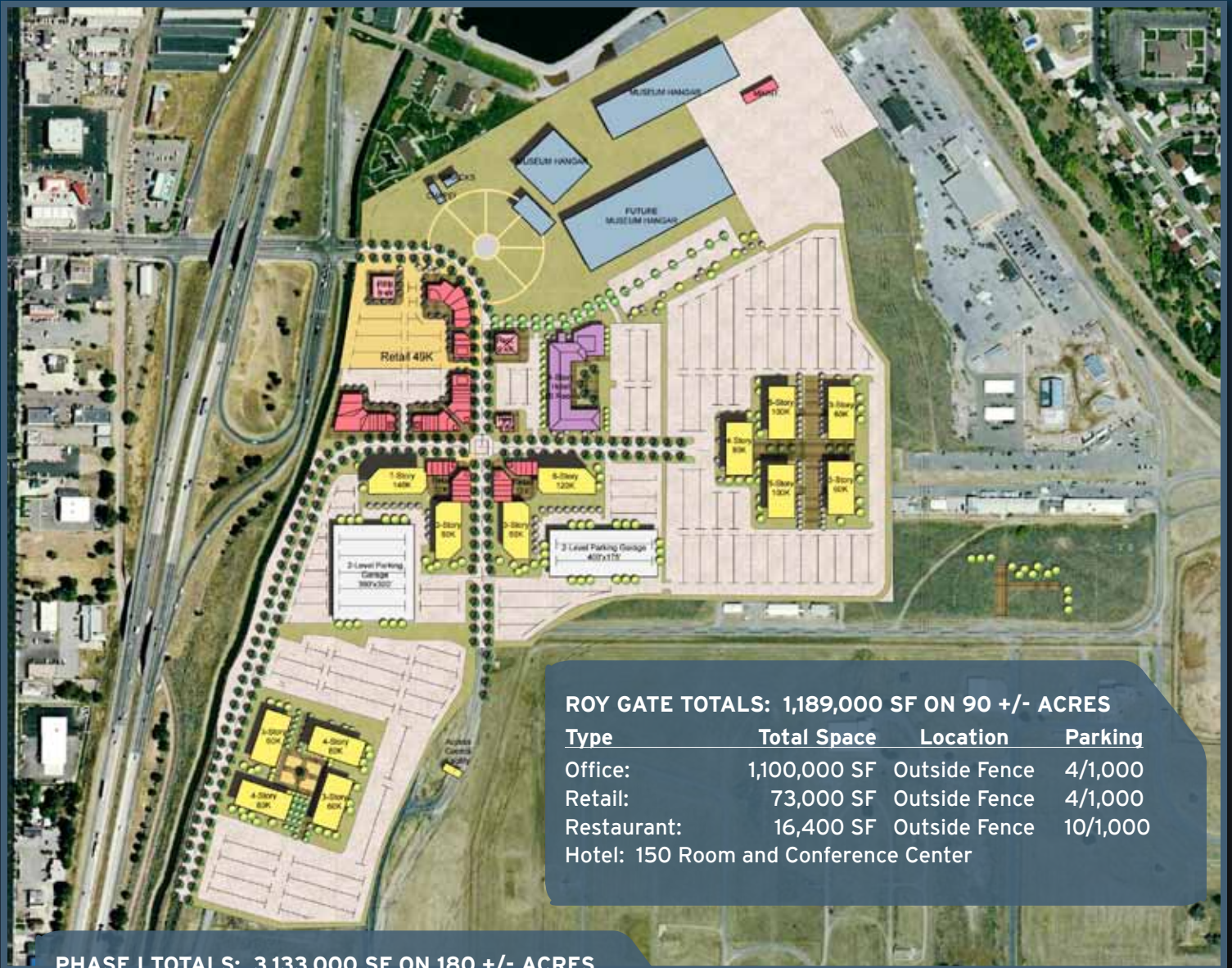
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NORTH GATE - ROY



ROY GATE TOTALS: 1,189,000 SF ON 90 +/- ACRES

Type	Total Space	Location	Parking
Office:	1,100,000 SF	Outside Fence	4/1,000
Retail:	73,000 SF	Outside Fence	4/1,000
Restaurant:	16,400 SF	Outside Fence	10/1,000
Hotel:	150 Room and Conference Center		

PHASE I TOTALS: 3,133,000 SF ON 180 +/- ACRES

Type	Total Space	Location	Parking
Office - Market:	1,670,000 SF	Outside Fence	4/1,000
Office - Market:	400,000 SF	Inside Fence	5/1,000
Office - AF Inkind	600,000 SF	Inside Fence	5/1,000
Retail	78,000 SF	Outside Fence	4/1,000
Restaurant	35,000 SF	Outside Fence	10/1,000
Hotels 1 & 2	350,000 SF	Outside Fence	350 spaces

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