

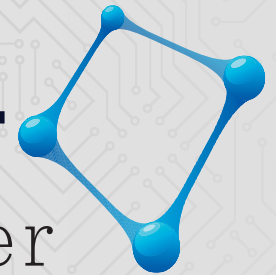


Jones Lang LaSalle
Americas, Inc.

5416 WEST AMELIA EARHART DRIVE
Salt Lake City, Utah

AIRPORT

Research Center



LIFE SCIENCE READY SPACE
DESIGNED FOR INNOVATION
74,507 SF available now



proposed renovations

74,507 SF

single story life-science
space available

5.2/1,000

parking ratio | 699 total spaces

\$25/SF NNN

lease rate

20,000-74,507 SF

available spaces
*flexibility to demise

M-1

light industrial zone // laboratory
for research or testing permitted

\$\$

generous tenant
improvement allowance

Life Science Ready Space created for tomorrow's success

15'8"

max deck-to-deck height

Two (2)

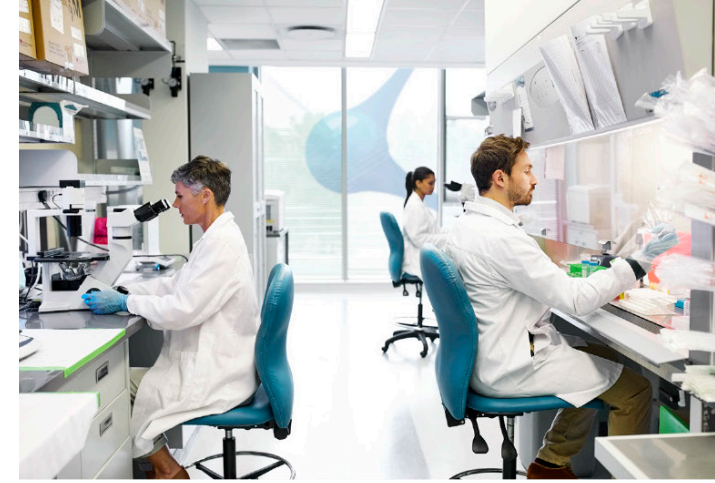
dock high loading doors with dedicated interior loading area, concrete truck apron

Central HVAC System Specifications

- Two (2) 200-ton chillers
- One (1) 185-ton cooling tower
- Two (2) 1,460 mBTU boilers
- One (1) 677 mBTU boiler
- Numerous air handling units, ranging from 45,000 – 92,000 CFM
- Multiple roof-top package units ranging from 2-60 tons

Electrical Specifications

- Main electrical service is rated as a 2,500-Amp, three-phase, four-wire 277/480-volt
- Emergency electrical power is provided by a pair of diesel-powered generators, each manufactured by Caterpillar and each rated at 750kw, in addition to a UPS system





It's time for you to discover different

Airport Research Center provides an excellent opportunity to grow within Salt Lake City's groundbreaking life science community.



Full Fitness Center with Showers and Lockers



Generous Tenant Improvement Allowance



Bike Storage



Crown Signage and Private Lobby Entrance Available



Beautifully Landscaped with Additional Outdoor Amenities Coming Soon!



Newly Remodeled Lobby with Additional Building Renovations Underway!



Experienced Real Estate Owner and Operator
George Urban Properties

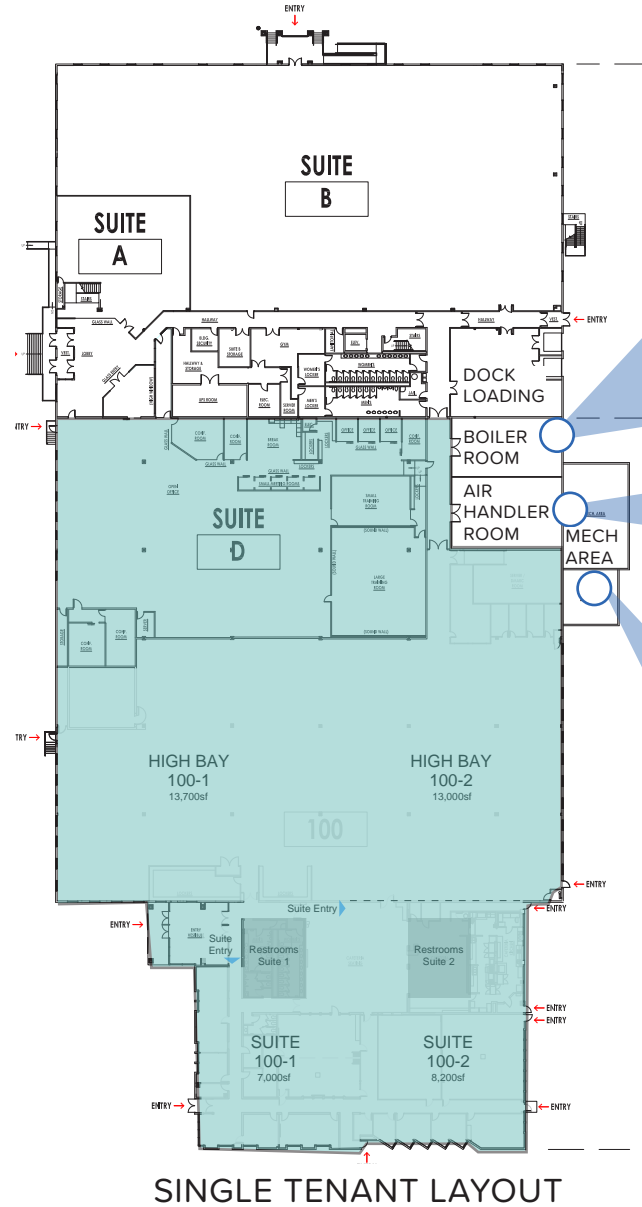
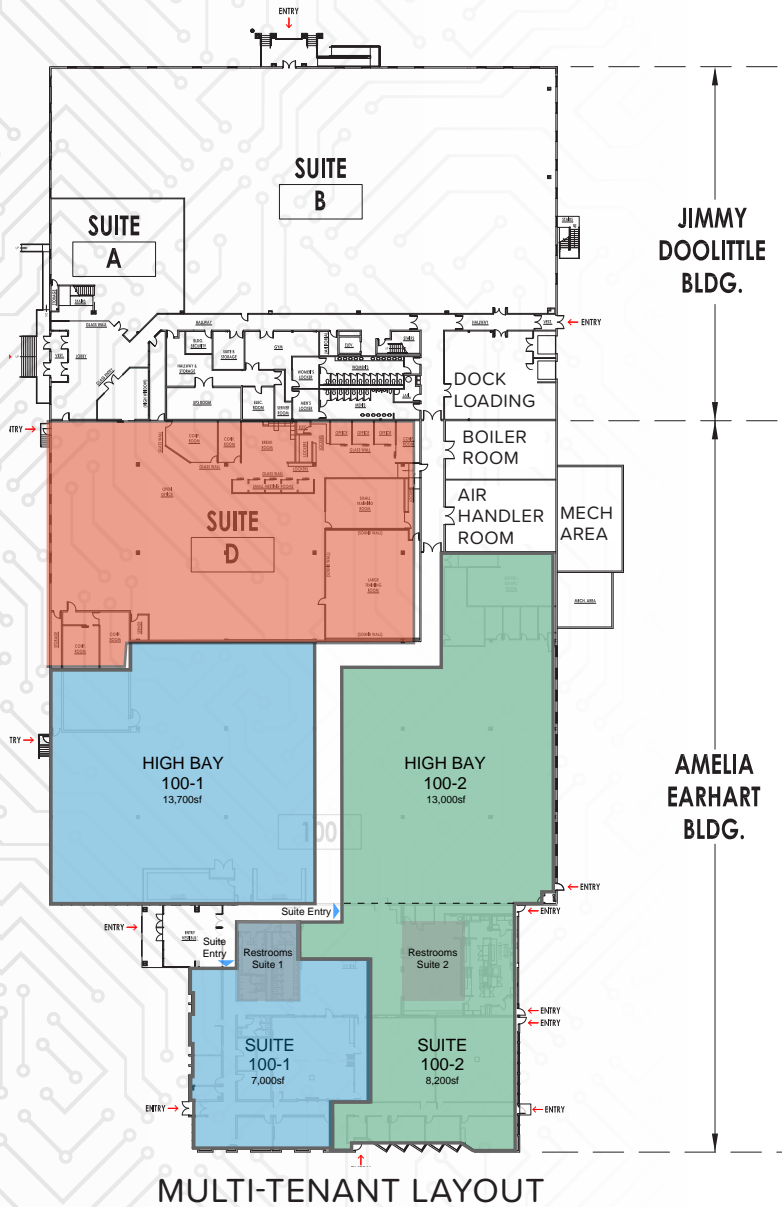


proposed renovations

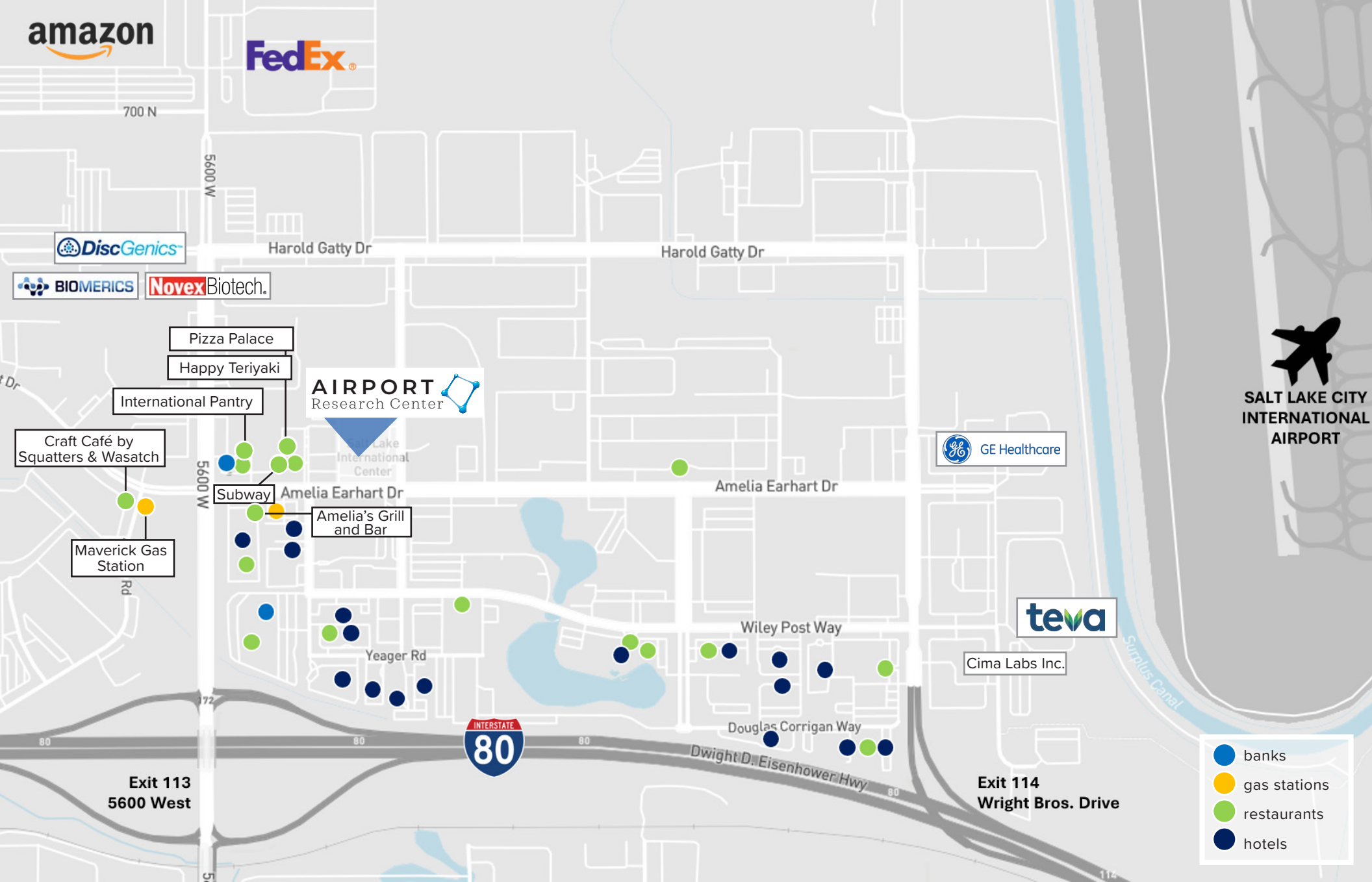


Floor Plan

main floor | 74,507 SF available



POTENTIAL TO CONVERT
PARTIAL OFFICE
TO WAREHOUSE/
MANUFACTURING SPACE



Within a 1 mile radius of
Airport Research Center...

15+ restaurants

17+ hotels

Drive Times

2 minutes

INTERSTATE 80

6 minutes

SLC INTERNATIONAL AIRPORT

8 minutes

INTERSTATE 15

11 minutes

DOWNTOWN SALT LAKE CITY

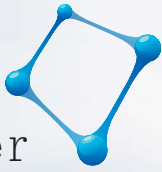
16 minutes

UNIVERSITY OF UTAH



AIRPORT 
Research Center







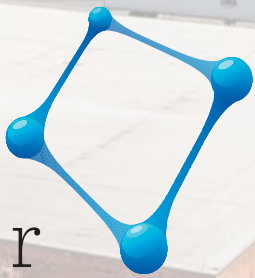
GREAT BASIN
COORDINATION CENTER





AIRPORT

Research Center



Jami Marsh
+1 801 456 9514
Jami.Marsh@am.jll.com

Jillian Johnson
+1 801 456 9517
Jillian.Johnson@am.jll.com

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