

Leasing and Development Opportunity Mesa, Arizona



Falcon Tech Center

The City of Mesa, Arizona is seeking proposals from developers and developer teams to lease and develop approximately 70-acres of City-owned land known as Falcon Tech Center. The successful respondent will perform the following roles and tasks including but not limited to: Developing, marketing, and managing a first-class business park focused on attracting high technology industry sectors.

For more details on the concept please see: MesaFalconTechCenter.com

Please submit questions by email to lori.gary@mesaz.gov. This request for development interest will remain open until a successful entity is selected.

LAND FEATURES

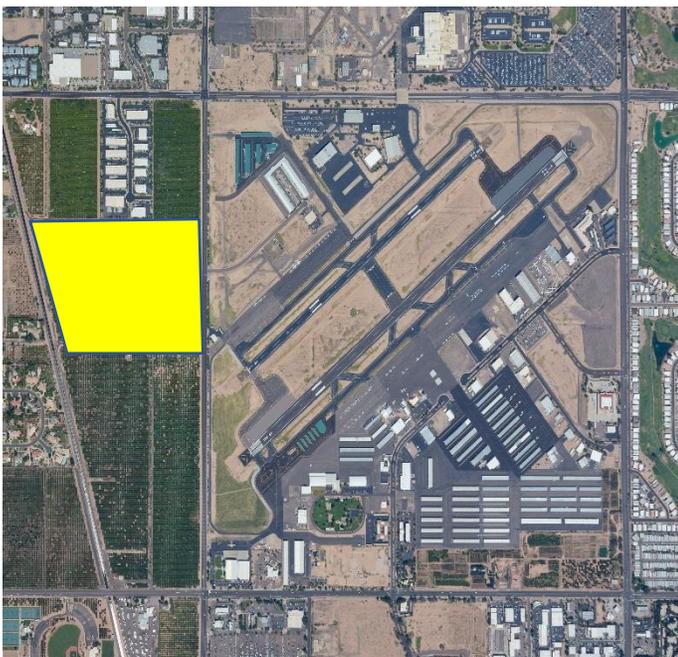
- Dimensions: 70-acres undeveloped land
- Adjacent to Falcon Field Airport and available for non-aeronautical development
- Zoning: Planned Employment Park (PEP)
- SRP electric, City of Mesa water, sewer, natural gas service
- Long term lease (up to 40 yrs.); negotiable terms
- Located on Greenfield Road between McKellips and McDowell Roads

CONDITIONS FOR LEASE

- The ideal firm or team will have significant experience in the development of office and non-retail commercial facilities, site planning, design, mix of building types and tenants, market analysis, marketing, deal structuring, public involvement, construction management, and real estate finance.
- The ideal firm or team will have experience developing property on or near airports and demonstrate a thorough understanding of applicable Federal Aviation Administration (FAA) rules and regulations including, but not limited to, grant assurances, aircraft noise, building height restrictions, and other safety issues.
- Successful proposer must be the primary developer of the facility and will be responsible for securing long term tenant(s).

ABOUT US

Located in the metro Phoenix area, the heart of Arizona, Falcon Field (KFFZ) is a general aviation reliever airport owned and operated by the City of Mesa which is the 36th largest city in the United States. Falcon Field's location in northeast Mesa is convenient to three major freeways and minutes from hotels and luxury resorts, major league Spring training baseball, outdoor recreation, entertainment, shopping, Arizona State University, and other metro area cities. The Airport is home to more than 100 businesses, over 700 based aircraft, and is served by a FAA air traffic control tower. Learn more at www.falconfieldairport.com.



DEVELOPMENT INTEREST RESPONSE FORMAT

There is no prescribed format, except that the proposal must be typed and must contain:

- a. Business/marketing plan for proposed development
- b. Site plan for proposed construction
- c. Credit and business references
- d. Schedule for constructing improvements; timeline to demonstrate at least one building/phase commencing construction within 18 months
- e. Resumes of key management and other personnel involved in the proposed development
- f. Copies of proposer's past two fiscal years financial statements prepared by an independent CPA
- g. Statement to comply with any applicable federal, state, and local laws including FAA rules and regulations, and with Falcon Tech Center design guidelines and development standards

EVALUATION CRITERIA

- a. Economic impact to City of Mesa
- b. Firm's proposed development plan
- c. Firm's qualifications, experience, and ability to perform
- d. Firm's responses to requested content above

Submit three (3) hard copies of the proposal to Lori Gary at 20 E. Main Street, Suite 200; Mesa, Arizona 85211. One additional copy must be submitted via email to lori.gary@mesaaz.gov. Under the subject line please note "Falcon Tech Center."

FOR SITE TOUR / INQUIRIES - CONTACT

Lori Gary, 480-644-3964 or lori.gary@mesaaz.gov

ADDITIONAL INFORMATION

The City reserves the right to:

1. Select one or more respondents with whom the City may pursue negotiations pursuant to this Opportunity.
2. Reject any and all proposals received pursuant to the Opportunity for whatever reason deemed necessary or for no specified reason.
3. To amend or otherwise modify this Opportunity and/or cancel with or without substitution.
4. Applicability of Procurement Rules. Except for Article 7 of the City's Procurement Rules, the Procurement Rules *do not* apply to this Opportunity. This Opportunity is otherwise governed by the terms herein and applicable law.