

# Leasing & Development Opportunity Falcon Field Airport - Mesa, AZ

Notice of Intent to Lease – Falcon Tech Center (63.58 Acres)



**Falcon Field Airport (Airport)** located in Mesa, Arizona is seeking proposals from developers and developer teams to lease and develop approximately **63.58 acres of City-owned land known as the 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/commercial development focused on attracting high technology industry sectors.

## LAND FEATURES:

Dimensions: Approximately 63.58 acres undeveloped land.

Adjacent to Falcon Field Airport and available for aeronautical or non-aeronautical development.

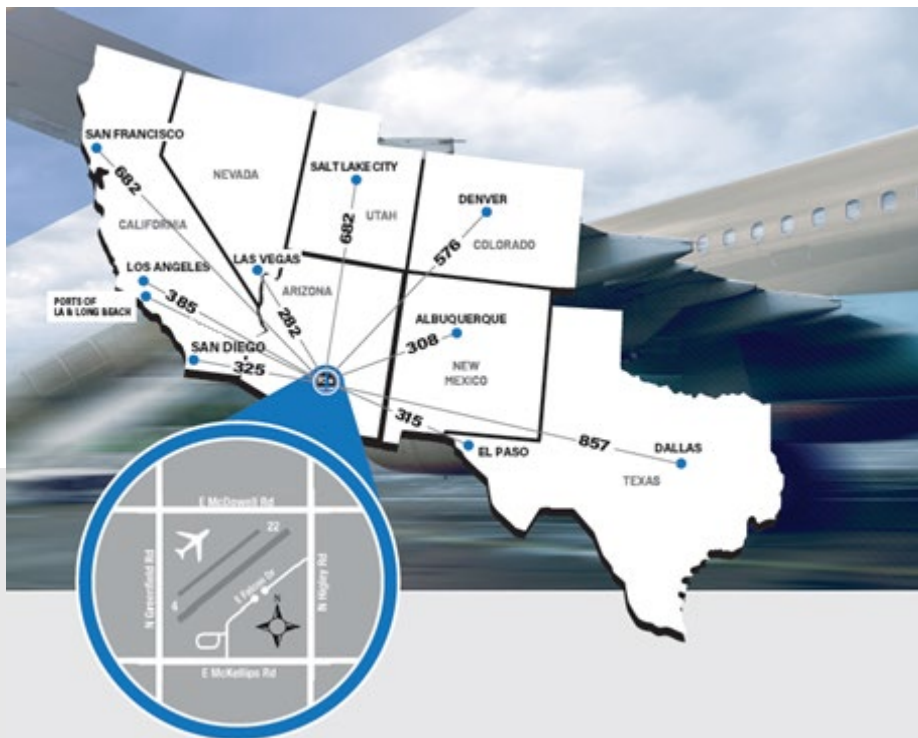
Zoning: Planned Employment Park (PEP).

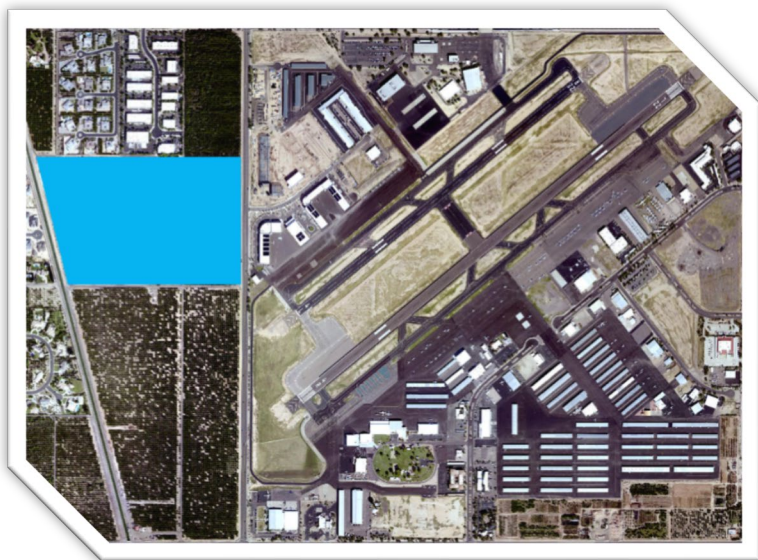
SRP electric, City of Mesa water, sewer, natural gas service, pending site improvements.

Long term lease (up to 40 years); negotiable terms.

Located on Greenfield Road between McKellips and McDowell roads.

Adjacent to Falcon Field Airport, The Boeing Company, MD Helicopters, and near Amazon.





*This map is for illustrative and marketing purposes and does not constitute the legal description. A survey for exact dimensions will need to be completed by the proposer.*

**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).



**DEVELOPMENT INTEREST RESPONSE FORMAT:**

There is no prescribed format, except that it 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 of signed lease
- 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, if requested
- g. Statement to comply with any applicable federal, state, and local laws including FAA rules and regulations

Submit development interest response via email to [dee.anne.thomas@mesaaz.gov](mailto:dee.anne.thomas@mesaaz.gov) with the subject line “Falcon Tech Center Development Interest.” First review of proposals will begin 30 days after the first notice is published in the newspaper. This request for development interest will remain open until a successful entity is selected.

**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

**FOR SITE TOUR / INQUIRIES - CONTACT:**

Dee Anne Thomas 480-644-4233 or [dee.anne.thomas@mesaaz.gov](mailto:dee.anne.thomas@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 Notice of Intent to Lease.
- 2) Reject any and all proposals received pursuant to this Notice of Intent to Lease for whatever reason deemed necessary or for no specified reason.
- 3) Amend or otherwise modify this Notice of Intent to Lease 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 Notice of Intent to Lease. This Notice of Intent to Lease is otherwise governed by the terms herein and applicable law.

Published September 29, 2022

