

CENTENNIAL INTERPORT ON CENTENNIAL AIRPORT

HANGARS FOR SALE



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CENTENNIAL INTERPORT

The following hangars located in **Centennial InterPort** on Centennial Airport (APA) are available for sale:

11: 23,000 sq. ft. + 13,495 sq. ft. office

14: 10,000 sq. ft. + 3,500 sq. ft. office



CENTENNIAL INTERPORT

Centennial InterPort was developed by the SunBorne XVI, Ltd. (SunBorne) as a master-planned multi-use aviation and business office complex located at Centennial Airport (APA). The master plan allows and enhances existing and future tenants unparalleled level of access and convenience to the Southeast Metro Denver corridor and Centennial Airport's renowned aviation service and infrastructure. Centennial InterPort is the premier master-planned hangar/office development "campus" on Centennial Airport.

Centennial InterPort encompasses 123 acres of land known as Parcel A. The project consists of seven hangars each having external office space, one office building and 47 acres of land on which no buildings have been built. The seven existing hangars range in size from 10,000 to 46,600 square feet, amounting to 185,068 square feet of hangar space. The office space in Centennial InterPort totals 133,509 square feet with 60,000 square feet in a stand-alone office building and the remaining 73,509 square feet being external office space attached to the hangars. The lease for the 14 eastern most acres of Centennial InterPort was transferred to the Wings Over the Rockies Air & Space Museum for the construction of their Exploration of Flight facility.

SunBorne executed ninety-year leases (including extension options) with the Arapahoe County Public Airport Authority (Authority) on August 10, 2006 for Lot 11 and on August 25, 1998 for Lot 14. SunBorne subsequently leased the two parcels to the related entities who currently own the hangars. Long-term leases for the land on which the hangars are situated will be negotiated with the purchaser of the hangars.

SunBorne maintains the common areas and taxilanes, which includes surface maintenance, snow removal, lighting, landscaping, signage, property & liability insurance, etc., within Centennial InterPort. This maintenance is provided via an allocation of the costs based on the square footage of each lot within Centennial InterPort.



HANGAR AMENITIES

The following attributes are common to both hangars:

- Ground Lease: Long term lease; rates increase with hangar rental rates
- Bottom Rolling Hangar Doors: Provides high level of wind & weather protection
- Gas Infrared Heating: Highly efficient radiant continuous tube heating system
- Roofing: Galvalume panels on hangar
- Vinyl Encapsulated Insulation: High R-value on all walls, ceiling and hangar door
- Electrical: Commercial three-phase service
- Fluorescent Overhead Lighting: Provides high luminous efficacy
- Steel Framework: Painted
- Clerestory Windows: High in the sidewalls; provides excellent natural light
- Fire Alarm: Central station monitoring
- Exterior Floodlights: High intensity lights on timer switches
- Parking Area: No need to enter restricted area to park adjacent to or enter the hangar
- Vehicle Doors: Overhead
- Restrooms: Multiple in each hangar
- Personnel Doors: Exterior lighting and exit lights/markings



HANGAR 11

- 23,000 square feet hangar space
- 13,495 square feet (2 stories) of office space
- Lot Size: 117,148 square feet
- Hangar Space Dimension: 200' x 115'
- Hangar Door: 129' x 28'
Height of opening: 28'
Door Engineering & Mfg. Bottom Rolling Door
- Electrical: 800 amp, 3-phase commercial service
- Hangar Floor: Reinforced concrete, over-excavated sub-grade
- Fire Suppression: Water
- Restrooms: 4
- Address: 8073 Wallace Court, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR 14

- 10,000 square feet hangar space
- 3,500 square feet office space
- Lot Size: 60,000 square feet
- Dimension: 100' x 100'
- Hangar Door: 78' x 25'
Height of opening: 25'
- Electrical: 1,600 amp, 3-phase commercial service
- Hangar Floor: Post-tensioned concrete
- Restrooms: 3, one with shower
- Address: 8227 Wallace Court, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR AMENITY DESCRIPTION

Hangar Doors:

Both hangars have bottom rolling hangar doors. Hangar 11 has an 8-section combination bi-parting and unidirectional bottom rolling door; hangar 14 has a 5-section unidirectional bottom rolling door. Each door system is designed to eliminate any bottom rails from exposure to the elements when the doors are closed, providing excellent operation during all types of weather. The door panels are controlled from inside and stack on the interior of the hangar.

Bottom rolling hangar doors are designed and built to endure massive wind load, withstand strong weather conditions, and offer the tightest, most reliable all-weather protection allowing for long-lasting performance reliability.

Bottom rolling doors maximize utilization of the door frame opening as the complete horizontal and vertical opening are unobstructed by the hangar door.



Hangar 11



Hangar 14

Infrared Radiant Heating:

The heating units are gas-fired infrared radiant continuous tubes. The internal air temperature for radiant heated buildings may be lower than for a conventionally heated building to achieve the same level of body comfort, when adjusted so the perceived temperature is actually the same. One of the key advantages of radiant heating systems is a much decreased circulation of air inside the room and the corresponding spreading of airborne particles.

A gas fired infrared heating system emulates the efficiency of the sun. This method of heating allows the source of heat to begin at floor not ceiling level. Once the infrared energy is absorbed by floors, machinery, stock and people, it is re-radiated to warm the surrounding air. This makes it the most efficient and effective heating method for the diverse conditions present in hangars, warehouses, storerooms and other immense structures.



Fluorescent Lamp Lighting:

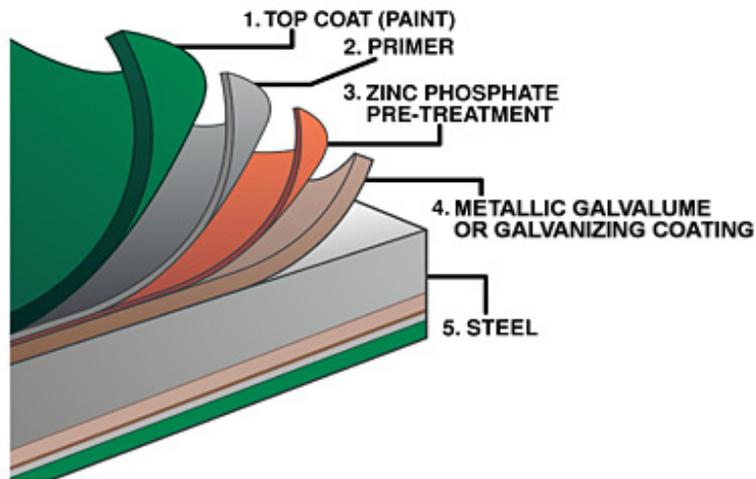
A fluorescent lamp converts electrical energy into useful light much more efficiently than other types of lamps. The luminous efficacy of a fluorescent light bulb can exceed 100 lumens per watt, 2 to 3 times that of mercury vapor lights, and 3 to 5 times the efficacy of an incandescent bulb with comparable light output. Lamp life is normally over 9,000 hours



Galvalume Roofing:

Galvalume finish corrugated metal is one of the most corrosion resistant corrugated materials offered in the architectural roofing market. Unlike normal galvanizing, this metal material is a combination of aluminum and zinc. Galvalume-finished corrugated metal is a product that lasts longer than the traditional galvanized finish and provides the lightweight aspect and advantage of aluminum, with less chance of the material corroding at the normal stress points and areas where rusting can start.

Galvalume steel sheets combine the excellent barrier corrosion protection of aluminum with the galvanic protection of zinc. The result is a coating that lasts a long time, a coating that provides cut-edge protection along sheared edges, and therefore, a coating that offers excellent protection to steel sheets. Although there are a few exceptions, for most applications in most types of environments Galvalume steel sheet is the preferred product for long-term resistance to atmospheric corrosion.



CENTENNIAL AIRPORT

Centennial Airport (IATA: APA, ICAO: KAPA), is conveniently located in the center of The Denver Technological Center, surrounded by 23 individual business parks, and only 13 miles from downtown Denver. The airport opened on May 13, 1967 and has grown steadily since that time to become the 3rd busiest General Aviation airport and among the top 25 busiest of all types of airports in the US. Centennial Airport is an international facility with 24 hour US Customs, a 24/7 Federal Aviation Administration control tower, and all weather capability. Centennial has three runways, ranging from 4800 feet to 10,000 feet in length.

Centennial Airport is used regularly by a variety of very important flights, such as Flight for Life, various medical flights, and Law Enforcement among others. The airport also offers support for a number of flight schools, flying clubs, air charter services, aircraft sales services and aircraft maintenance services, as well as being an important hub for commerce and trade. The economic impact of the airport to the local community is estimated at nearly \$1 billion annually.

