

CENTENNIAL INTERPORT ON CENTENNIAL AIRPORT

HANGAR FOR SALE



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HANGAR 9

The following facility located in **Centennial InterPort** on Centennial Airport (APA) is Available for sale:

Hangar 9: 21,850 sq. ft. hangar
9,047 sq. ft. office
1,299 sq. ft. garages (4)

Construction of Hangar 9 was completed in July, 2020. Since that time, the facility has been fully leased to three tenants: NetJets, Suited Connector and the owners of the facility. NetJets occupied their leased portion of the facility on August 1, 2020. Their lease consists of the complete hangar area and approximately 936 sq. ft of office space. The owners of Hangar 9 occupy approximately 1,011 sq. ft of office space plus the garage space in its entirety. The remainder of the office space is occupied by Suited Connector. Suited Connector is an entity recently sold by the Hangar 9 owners.

These leases provide excellent cash flow from Hangar 9, positioning Hangar 9 as an excellent investment opportunity.



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 several hangars each having external office space and one stand-alone office building. The existing hangars range in size from 10,000 to 46,600 square feet. 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 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 9

- 21,850 square feet hangar space
- 9,047 square feet of office space
- 1,299 square feet of garage space (4 garages)
- Lot Size: 98,515 square feet
- Hangar Space Dimension: 190' x 115'
- Hangar Door: 175' x 28'
 - Open Height: 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: 3
- Address: 8156 S. InterPort Blvd., Englewood, CO 80112
- Construction Completion: July, 2020



HANGAR AMENITIES

- Ground Lease: Long term lease; rates increase with hangar rental rates
- Bottom Rolling Hangar Door: Provides high level of wind & weather protection
- Gas Infrared Heating: Highly efficient radiant continuous tube heating system
- Standing Seam Roofing: Long life with little maintenance
- Vinyl Encapsulated Insulation: High R-value on all walls, ceiling and hangar door
- Electrical: Commercial three-phase service
- LED 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 garages
- Restrooms: Three restrooms
- Personnel Doors: Exterior lighting and exit lights/markings



HANGAR AMENITY DESCRIPTION

Hangar Door:

The hangar door is an 8-section bi-directional bottom rolling door. The 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.



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.



LED Lamp Lighting:

A light-emitting diode (LED) lamp converts electrical energy into useful light much more efficiently than other types of lamps, radiate very little heat and light-up instantly. The luminous efficacy of an LED light fixture can exceed 220 lumens per watt, 4 to 5 times that of mercury vapor lights, and 6 to 10 times the efficacy of an incandescent bulb with comparable light output. Lamp life is normally over 50,000 hours, which, combined with the important increase in electrical efficiency, makes the overall cost of LED lamps significantly cheaper than alternative bulb types.

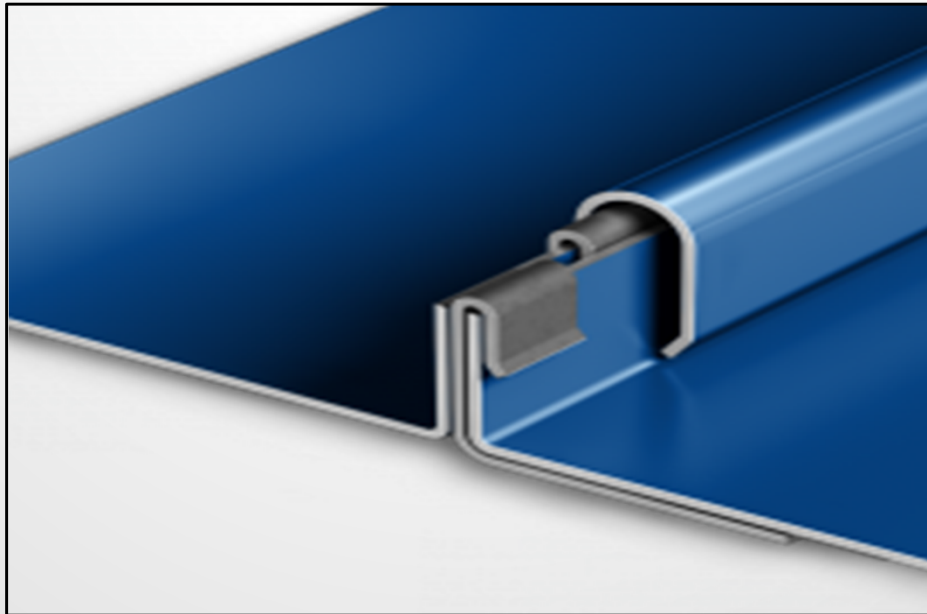


Standing Seam Roofing:

Standing seam roofing is constructed out of lightweight sheets of metal that feature an outer layer of the corrosion-resistant material zinc. This type of roofing remains one of the strongest, most durable and longest-lasting types of roofing available to consumers.

This type of roofing is made out of interlocking metal panels that are crimped together on-site. Panels and seams run vertically from the top of the ridge down to the bottom of the roof. Seams are crimped in a fashion where they are raised to prevent water from seeping between them and to encourage efficient water run-off. Panels can flex at the seams to compensate for temperature change.

Standing seam roofing can be fabricated out of a number of metals like aluminum, steel and copper. This type of roofing can be difficult to puncture. Standing seam roofing will not promote mildew growth or mold growth and can last for more than 20 years with little maintenance.



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 12, 1968 and has grown steadily since that time to become the 2nd busiest General Aviation airport and the 17th 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 4,800 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 to be in excess of \$2.1 billion annually.

