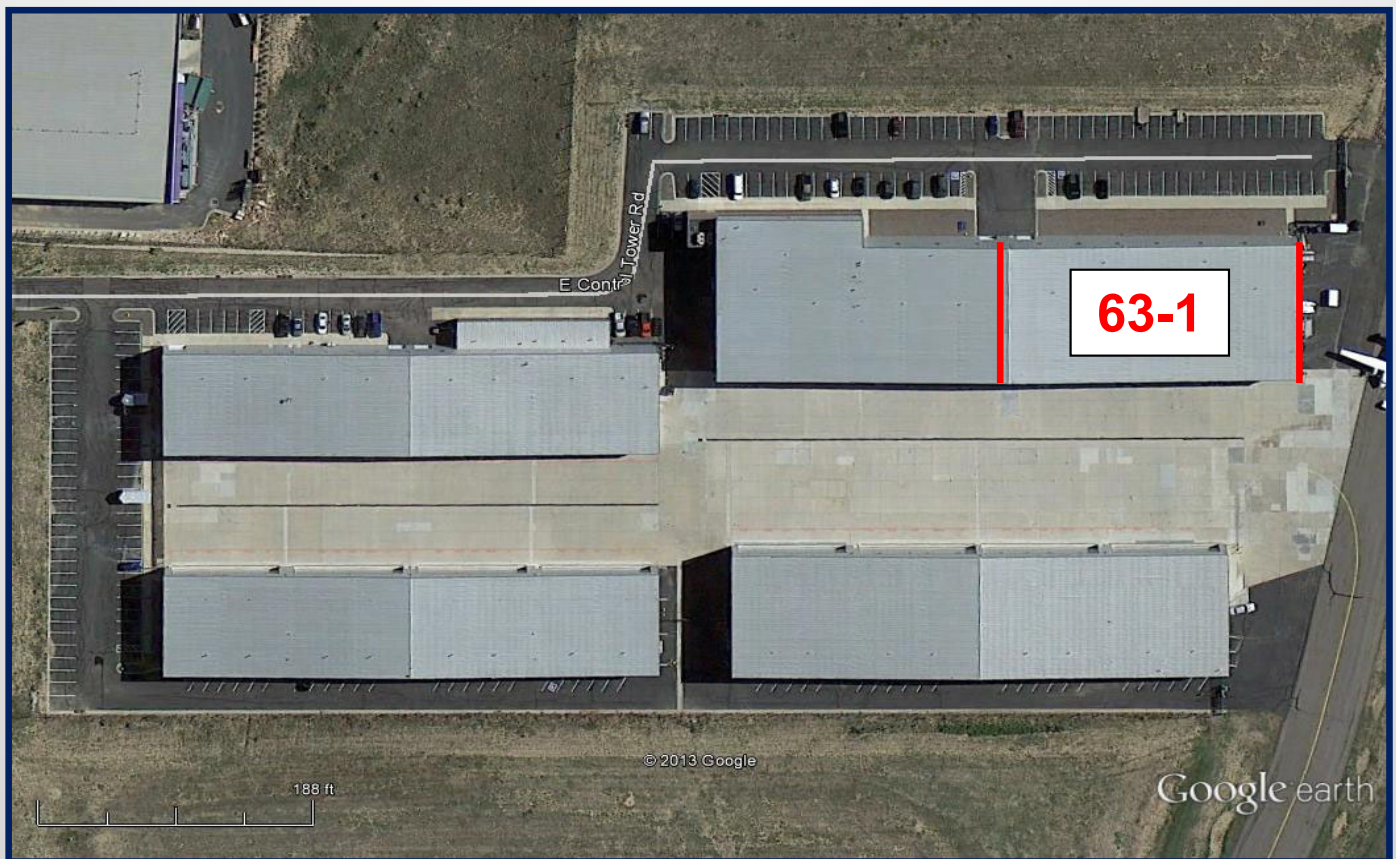


WILLOWBROOK PARK ON CENTENNIAL AIRPORT

FOR LEASE HANGAR 63-1



Will Schippers
Stijgend Real Estate, LLC
303-809-0751
Will_WLSLLC@msn.com

WILLOWBROOK PARK

The following hangar located in **Willowbrook Park** on Centennial Airport (APA) is available for lease:

Hangar 63-1: 20,000 sq. ft.



HANGAR 63-1

- 20,000 square feet hangar space
- Dimension: 200' wide x 100' deep
- Hangar Door: 155' x 28'
Height of opening: 28'
Door Engineering & Mfg. Bottom Rolling Door
- Address: 13406 E. Control Tower Road, Englewood, CO 80112
- Future Office Space: 4,000 sq. ft. footprint, can be 1 or 2 stories



HANGAR AMENITIES

- Door Engineering Hangar Door: Premier bottom-rolling door
- AmbiRad Infrared Heating System: Highly efficient heating system
- Parking Area: No need to enter restricted area to park adjacent to or enter the hangar
- High-bay Overhead Lighting: Provides high luminous efficacy
- Vehicle Doors: Overhead with remote opener
- Restrooms - 2 (water closet, sink, 40 gal. water heater)
- Electrical: Commercial three-phase service
- Standing Seam Roofing: Long life with little maintenance
- Post-Tensioned Concrete Floors: Reduces/eliminates shrinkage, cracking, movement
- Fire Alarm: Central Station Monitoring
- Clerestory Windows: High in the sidewalls; provides excellent natural light
- Personnel Doors: Three with exterior lighting and exit lights/markings
- Vinyl Covered Insulation: High R-value on all walls, ceiling and hangar door
- Sprinkler System: Water
- Steel Framework: Painted with high-gloss white
- Exterior Floodlights: High intensity LED lights on timer switches



WILLOWBROOK PARK

Willowbrook Park is a corporate hangar development located at Centennial Airport (APA). The project consists of fifteen hangars plus office space in four buildings. Willowbrook Park is the premier corporate condominium hangar development at Centennial Airport.

Willowbrook Park was built on 8.26 acres of land known as Parcel 63 in 2003. The fifteen hangars range in size from 6,400 to 20,000 square feet, amounting to 121,600 square feet of hangar space. The development also includes 8,978 square feet of external attached office space.

Willowbrook Park, LLC executed a fifty-year lease with the Arapahoe County Public Airport Authority (Authority) on June 11, 2002 for Parcel 63 on which Willowbrook Park is situated. The lease was structured as 15 separate leases, one for each hangar. Therefore, each hangar owner pays land rent directly to the Authority at the rate negotiated within the original lease in 2002. The square footage included in the lease is based on the footprint of the hangar & external office space, the ramp or "staging area" in front of the hangar, and an allocation of the common area.

The Willowbrook Park Lessee's Association (WPLA), a Colorado non-profit organization, manages and maintains the common areas and certain components of the hangar buildings. The owner(s) of each hangar are allowed one vote on WPLA matters. An annual expense budget is approved by the members of WPLA and a share of the expenses are allocated to each hangar based on hangar & office footprint. Among expenses paid by WPLA, i.e. cost included in the assessment, are: Snow removal, ground lease for common area, and maintenance of hangar doors, vehicle doors, roofs and common areas.



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.

