

12000 EAST CONTROL TOWER ROAD

HANGAR/OFFICE FOR LEASE



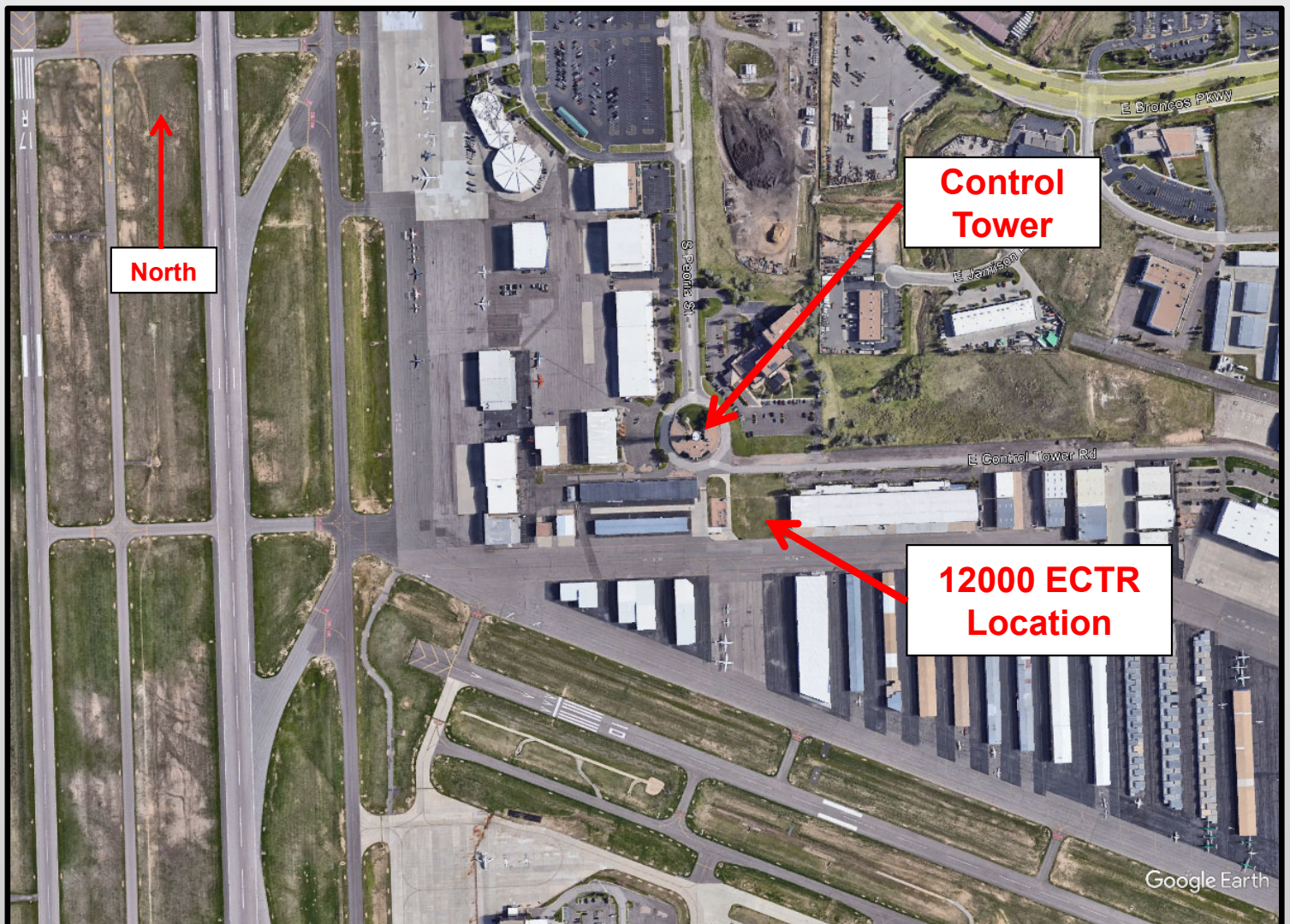
Will Schippers
Stijgend Real Estate, LLC
303-809-0751
Will_WLSLLC@msn.com
www.stijgend.com

12000 EAST CONTROL TOWER ROAD

Newly built hangar/office facility located on Centennial Airport (APA) is available for lease:

Hangar: 18,750 sq. ft.

Office: 1,760 sq. ft.



12000 EAST CONTROL TOWER ROAD

Hangar:

- 18,750 square feet hangar space
- Hangar Space Dimension: 150' wide x 125' deep
- Hangar Door: 116' x 28'
 - Height of opening: 28'
 - Door Engineering & Mfg. Bottom Rolling Door
- Vehicle Overhead Door: 14' x 14'
- Electrical: 400 amp, 3-phase commercial service
- Hangar Floor: Polished concrete

Office:

- 1,760 square feet office space
- Space to be finished according to tenant's needs (with TI allowance)
- Common entrance area

Building:

- Fire Suppression: Water
- Restrooms: Two Common Restrooms
- Address: 12000 E. Control Tower Road, Englewood, CO 80112



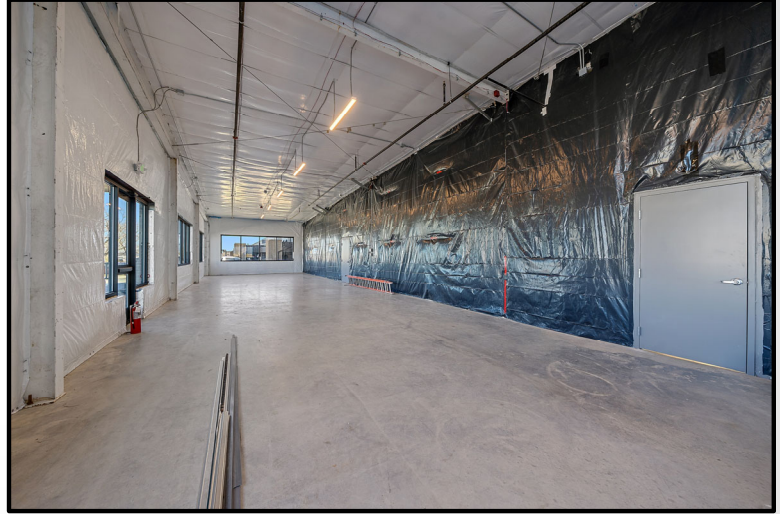
12000 EAST CONTROL TOWER ROAD ATTRIBUTES

- Highway Access: Excellent access to E-470, I-25, Meridian Business Park and Denver Technological Center.
- Airport Access: As 12000 ECTR is located on Centennial Airport, access to the south and north side of the airport is quick and effortless.
- Parking: Ample surface parking located such that there is no need to enter the restricted area of the airport to park adjacent to or enter the building.
- Entrance Area: A common entrance area in the office area
- Conference Room: A common conference room is available to office tenants.
- Breakroom: A common break room is available to office tenants.
- Internet Access: High-speed internet access is provided in the facility.
- Fire Alarm: Central Station Monitoring

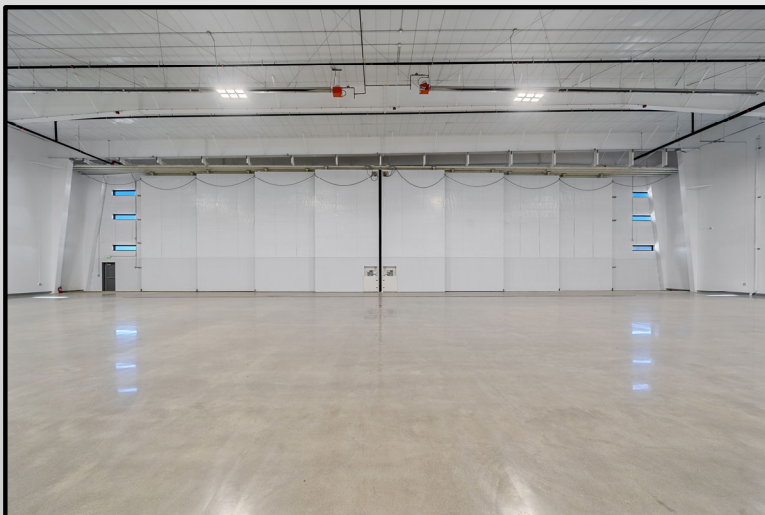


12000 EAST CONTROL TOWER ROAD

UNFINISHED OFFICE SPACE



HANGAR INTERIOR



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.

