

Executive Hangar

at Blue Grass Airport (LEX)



Blue Grass Airport is setting a new standard for premier aviation services with the construction of a 55,044-square-foot hangar. This hangar represents the airport's commitment to providing exceptional facilities catering to the unique needs of executives and private aircraft owners.

Proposed Lease Overview

- ✓ Full-service lease for occupancy and use of one-third of the hangar space
- ✓ Guaranteed hangar space that includes tenant-dedicated office and storage areas
- ✓ Shared owner parking, waiting area and support facilities
- ✓ Dedicated airport staff to manage the facility and provide exceptional service to tenants
- ✓ No minimum annual fuel purchase requirement

Hangar Amenities

- ✓ 327' clear span with 30' doors
- ✓ Fire suppression system for hangar and offices
- ✓ Common area kitchen, refrigerator and ice maker
- ✓ Airport-provided aircraft in/out/staging service

Lease Term

A three-year initial term plus the option to renew for an additional one to three years

Hangar Rent

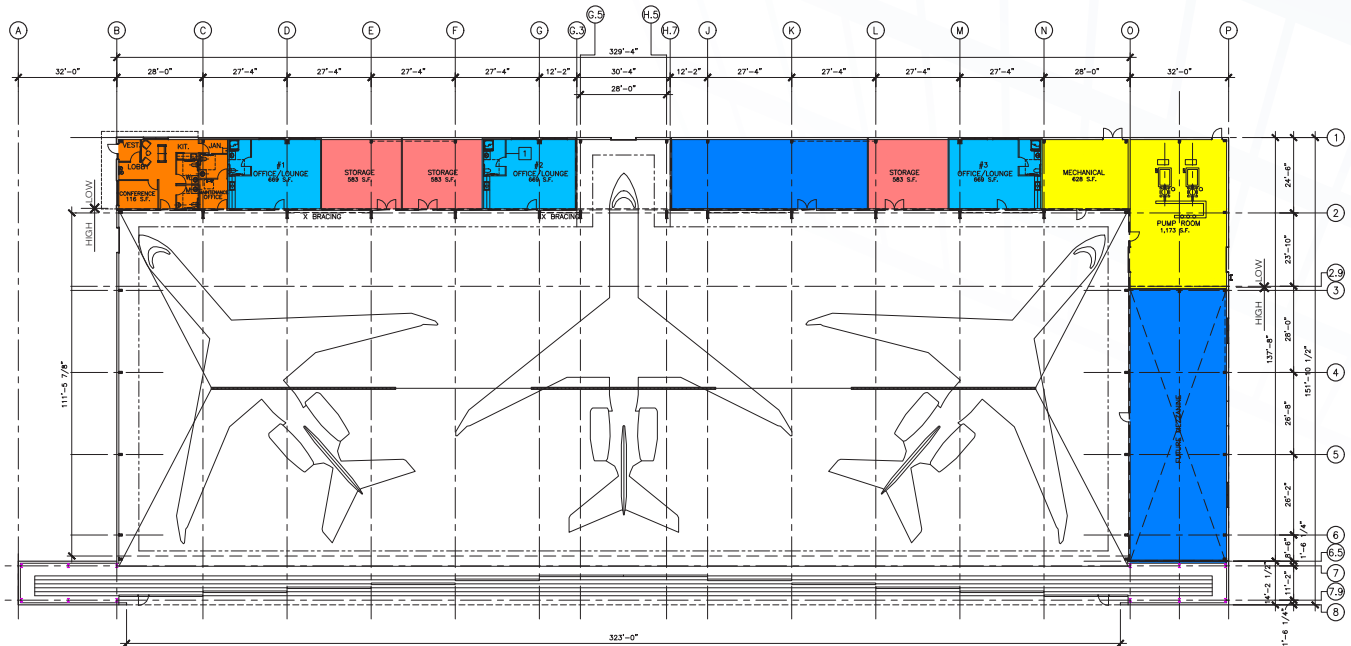
\$28,860 per month

Based on \$2.50 per square foot per month (calculated on the aircraft footprint for a Global 7500)

The lease rate will be adjusted annually by the greater value of either the Consumer Price Index or 4 percent, ensuring your lease remains aligned with market conditions. The lease includes base rent and operating expenses such as hangar maintenance and utilities. Cable, internet and telephone service are not included.

Facility Usage

Hangar space is exclusively for the storage and light maintenance of large corporate aircraft. Flight crew offices and storage areas are also included.



FLOOR PLAN
SCALE: 1/16" = 1'-0"

- ORANGE ENTRY LOBBY
- BLUE STORAGE
- RED OFFICE/LOUNGE
- YELLOW MECHANICAL/PUMP ROOM
- LIGHT BLUE TO BE DETERMINED

Other Provisions

- The tenant may not sublease any portion of the leased space. Nor may the tenant assign their agreement, whether by operation of law or otherwise.
- Tenant insurance and aircraft registry information for all aircraft stored in the hangar must be on file and kept current with the airport unless otherwise agreed on by the President & CEO or an airport designee.
- This hangar is meant for aircraft storage only. The tenant may not operate a commercial business in their leased space.
- The tenant is permitted to self-perform preventative maintenance on their aircraft within the hangar in accordance with FAR Part 43 and the airport's Minimum Standards. If the tenant elects to obtain onsite aircraft maintenance or inspection services by another party, the tenant shall obtain the services of an individual or company licensed or otherwise authorized by the airport.

The lease agreement will also include terms and conditions, including but not limited to environmental and security requirements, aircraft insurance, and indemnification.



Additional Information

To discuss this proposed lease agreement in detail or to initiate the leasing process, please contact Travis Crilly, Vice President of Commercial Development, at [859.425.3250](tel:859.425.3250) or tcrilly@bluegrassairport.com.



4000 Terminal Drive, Suite 206 | Lexington, KY 40510 | 859.425.3100 | bluegrassairport.com