



LGB AVIATION CENTER BONSEPH LONG BEACH LLC





Two exclusive hangar facilities in development by Ascension Group Partners in Long Beach, located on an optimal leasehold at Long Beach Airport off Spring St., provide private and charter management operators individual, elite, private and secure business aviation facilities. Designed to deliver a superior level of luxury and sophistication, the expansive facility offers 63,000 sq. ft. of hangar space featuring 30 foot high hangar doors, with 11,000 sq. ft. of individual attached office, lounge, reception, kitchen, conference meeting areas and ample vehicle parking. The combined experience assures passenger privacy, safety and security are a priority. Creative and sustainable design and engineering assure optimum comfort and privacy, a priority for today's cultivated private jet traveler. With over 40 years of aviation and airport development experience, our team provides a premier experience with responsive and customized service, tailored specifically to meet today's evolving business aviation needs.











HANGAR 2
31,500 SF

OFFICE / SHOP 2
5,000 SF

EXISTING
FAA ATCT
FACILITY

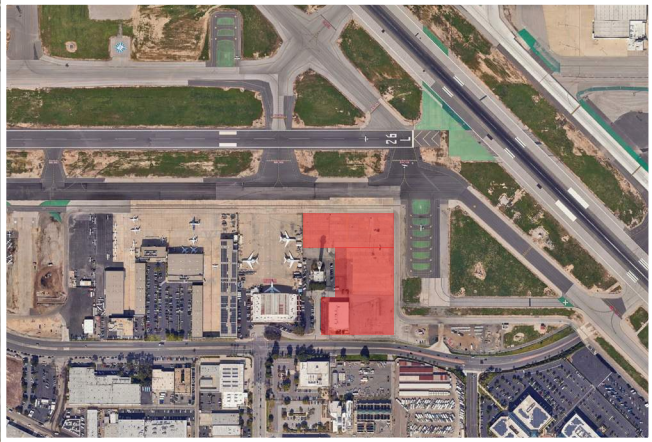
OFFICE / SHOP 1
6,000 SF

HANGAR 1
31,500 SF

PARKING
104 SPACES

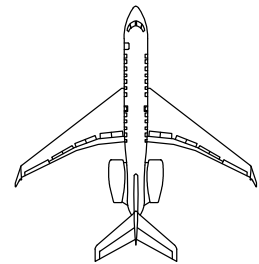
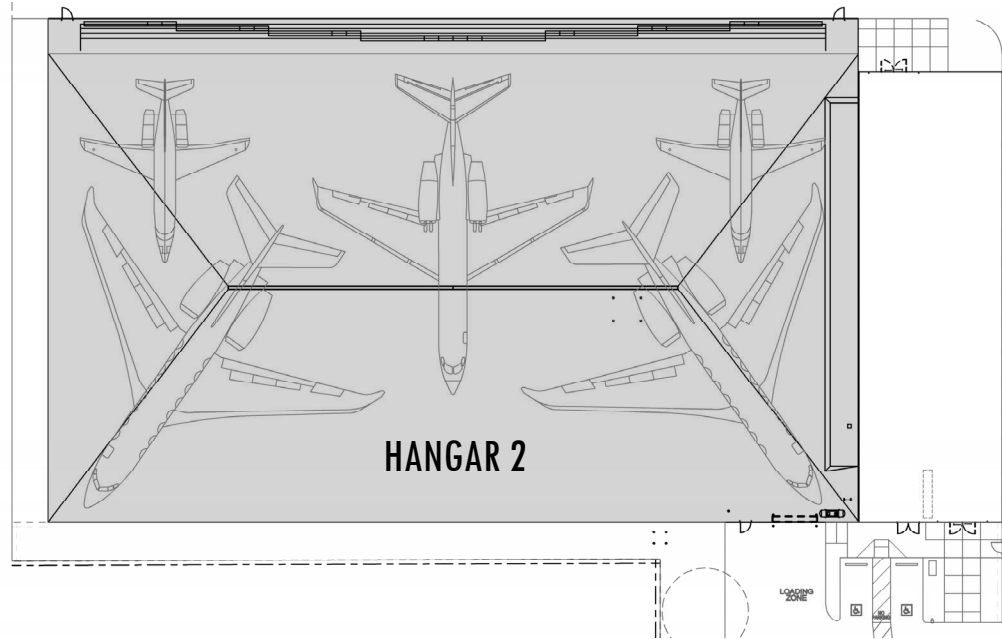
EXISTING RAMP

AIRPORT LOCATION

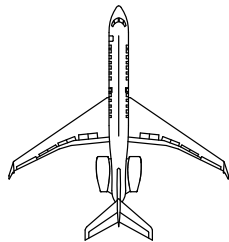


AIRPORT ACCESS ROAD

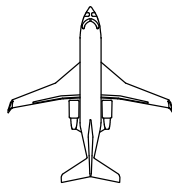
SPRING STREET



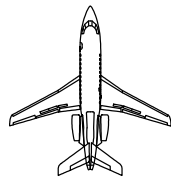
GLOBAL 7500



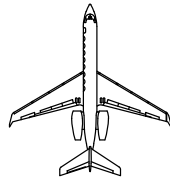
GLOBAL 6000



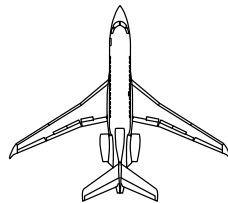
BOMBARDIER CHALLENGER 605



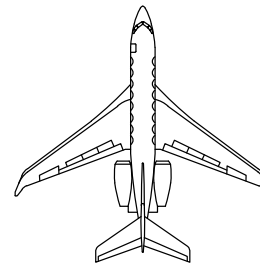
FALCON 900



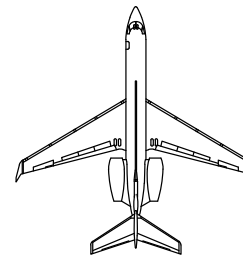
GULFSTREAM G280



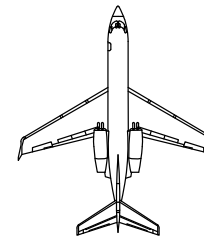
FALCON 7X



GULFSTREAM G650



GULFSTREAM G550



GULFSTREAM G450

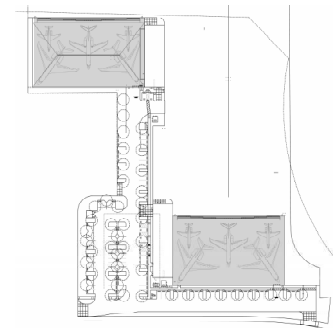
HANGAR SPECIFICATIONS

Hangar 1 and Hangar 2 are each 31,500 sq. ft. with 225' wide clear spans and 205' wide doors. The Hangar 1 door has a clear height of 30'-0", and the Hangar 2 door has a clear height of 29'-4". Full floating, bottom-rolling doors allow flexibility to move all door panels to any location on the opening to provide ultimate flexibility in the maneuvering and staging of your aircraft. All hangars have the capacity to store the latest corporate aircrafts, including but not limited to Bombardier Global 5500, 6500 and 7500, Gulfstream G280 through G650ER, Dassault Falcon 7X, and Bombardier Challenger 300 & 605.

Features:

- Skylights and storefront clerestory windows for natural light throughout the hangar
- Energy-efficient LED interior and exterior hangar lighting
- Fully-insulated building envelope to maintain a comfortable working environment
- High volume low-speed fans for air circulation
- Multiple interior and exterior connections for electrical, compressed air, and water to service both aircraft and ground equipment
- Fire sprinkler system
- Private vehicle access through landside roll-up door
- Epoxy floor and flat metal liner panels for a clean finish throughout hangar interior
- Ample space for future mezzanines and interior hangar build-out for shops and storage
- 24-hour web-accessible surveillance camera system

Key Plan:



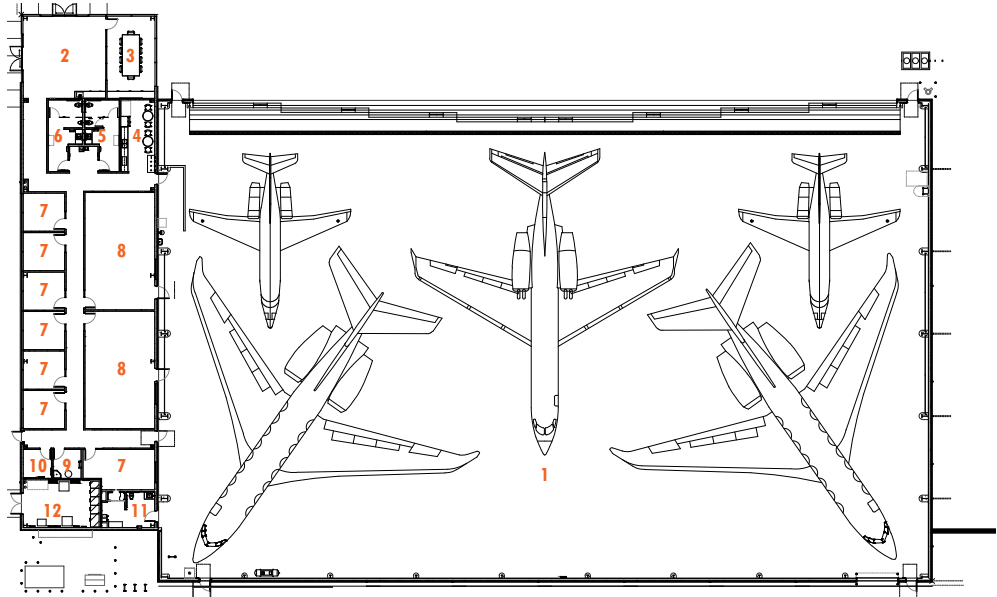








HANGAR 1 OFFICE AND SHOP
— Suite specifications —



Floor Plan Layout:

- 1. Hangar
- 2. Entry Lobby
- 3. Conference Room
- 4. Break Area
- 5. Women's Bathroom
- 6. Men's Bathroom
- 7. Office Suite
- 8. Office Suite/Shop
- 9. Janitor
- 10. IT
- 11. Unisex Bathroom/Shower
- 12. Electrical Room

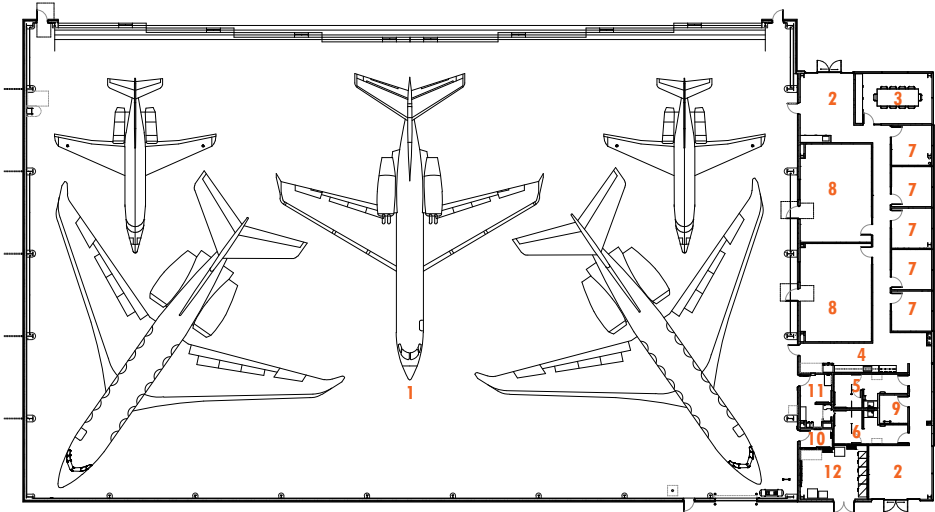
Features:

- 6,000 sq.ft. Total Office/ Shop Area
- Glazed Landside/Airside Entry Lobby with secured access to Suite
- Lounge Area for departing and arriving aircraft passengers and guests
- Executive Conference Room
- Customizable Office and Shop Suites with dedicated secure access to Hangar
- Kitchen and Break Area
- Customizable, state-of-the-art finishes and lighting throughout
- Direct access to landside and hangar via Landside roll-up door
- Integrated technology throughout Suite



HANGAR 2 OFFICE AND SHOP

— Suite specifications —

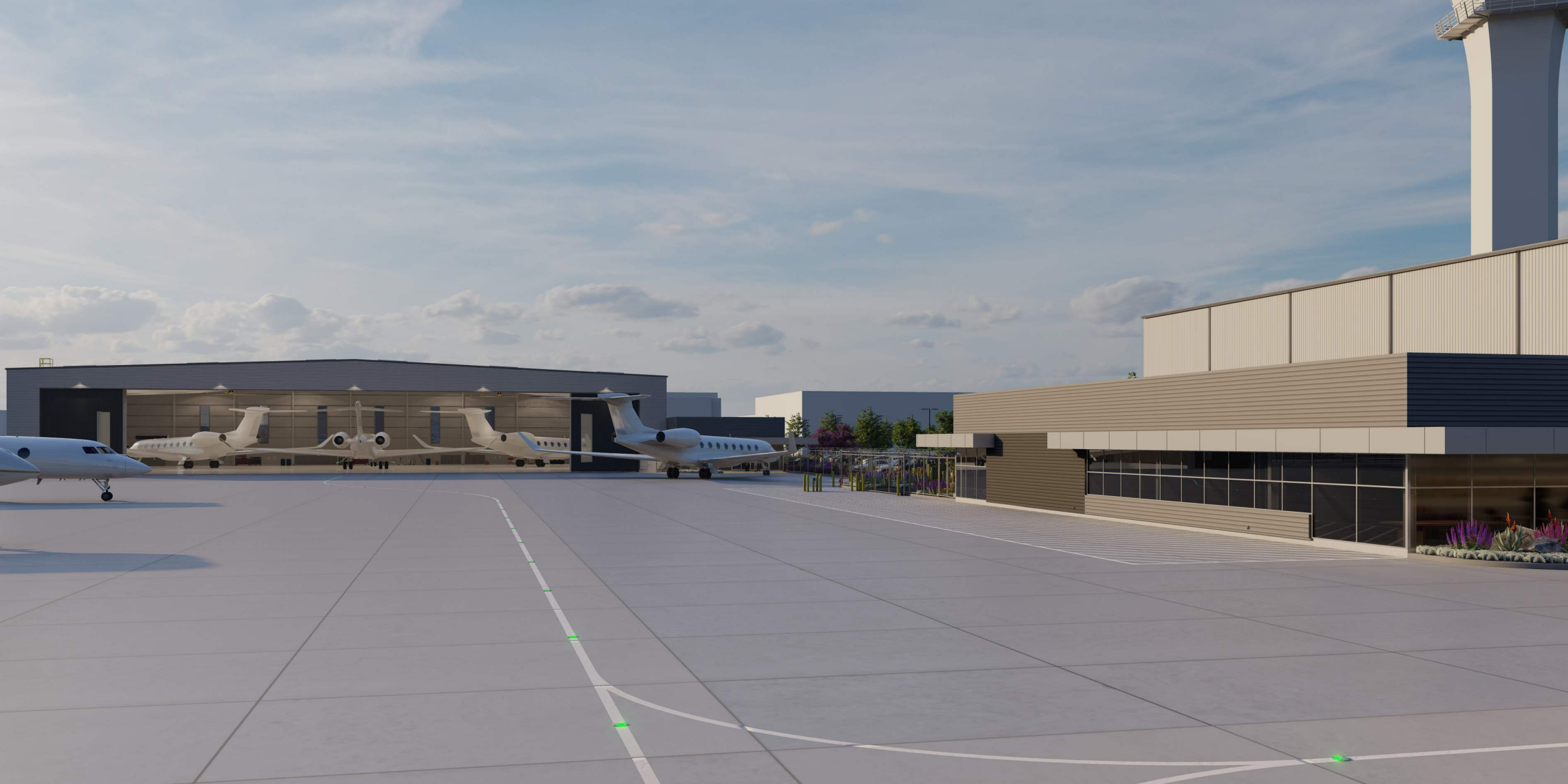


Floor Plan Layout:

- 1. Hangar
- 2. Entry Lobby
- 3. Conference Room
- 4. Break Area
- 5. Women's Bathroom
- 6. Men's Bathroom
- 7. Office Suite
- 8. Office Suite/Shop
- 9. Janitor
- 10. IT
- 11. Unisex Bathroom/Shower
- 12. Electrical Room

Features:

- 5,000 sq.ft. Total Office/ Shop Area
- Glazed Landside Entry Lobby with secured access to Suites and Airside Lobby
- Airside Lounge Area for departing and arriving aircraft passengers and guests
- Executive Conference Room
- Customizable Office and Shop Suites with dedicated secure access to Hangar
- Kitchen and Break Area
- Customizable, state-of-the-art finishes and lighting throughout
- Direct access to landside and hangar via Landside roll-up door
- Integrated technology throughout Suite







FOR INQUIRES CONTACT
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