



Aviation Real Estate Built for Ownership

DESIGNED BEYOND CONVENTIONAL HANGAR SPACE

WELCOME TO THE NEST

A New Category of Aviation Real Estate

The Nest is a new category of private aviation infrastructure—architectural, refined, and designed for owners who want control of their ground experience.

Your aircraft lives here.

Your team operates here.

You own the space, with full control and privacy.

This is aviation infrastructure built around people: the way owners live, the way pilots work, and the way modern travel truly moves.

CLEAR ROLES CREATE A BETTER EXPERIENCE

Why We Don't Call It a Hangar

Most hangars are shared, utilitarian storage buildings optimized for cost. A Nest is built for aircraft owners. It is fully private, fully climate-controlled, and crafted with architectural intention. Natural light, premium materials, and two-level lifestyle spaces create a refined environment for both owners and crew.

A Nest is:

- A private space for your jet
- A lifestyle asset designed for how owners live and travel
- A workplace designed for how pilots and crew operate
- A piece of aviation real estate unlike anything on the airfield

Every Nest includes owner, lifestyle, and crew space. This is why we don't call it a hangar.

A Nest is something entirely different.

A NEST IS BUILT FOR AIRCRAFT OWNERS—PERMANENT, PRIVATE, PREDICTABLE

Why Ownership

Most aircraft are based in leased, shared hangars.
Privacy is limited. Control is never fully yours.

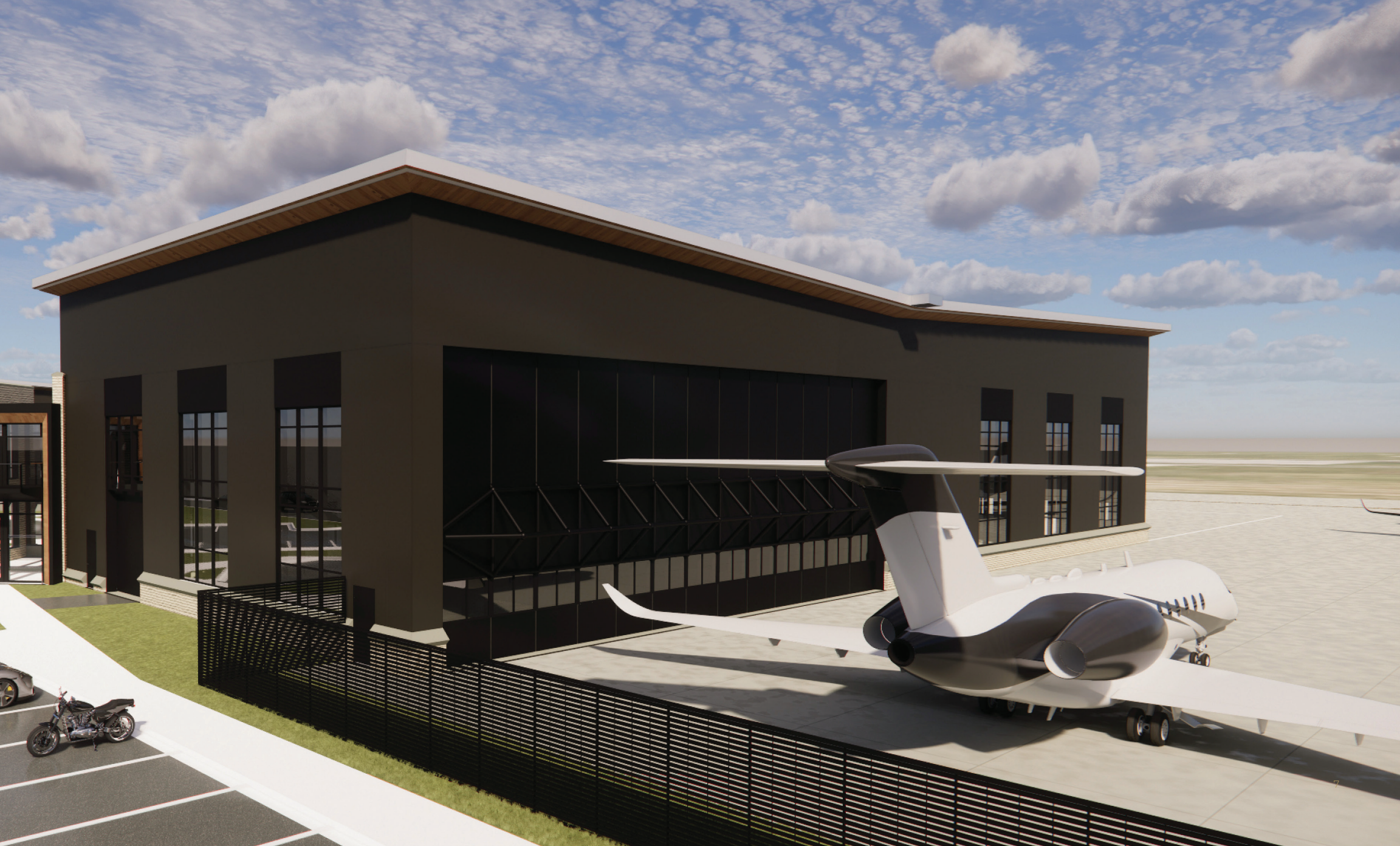
Ownership gives you control of your environment:

- Your access
- Your schedule
- Your experience

Each Nest development sits on a single long-term ground lease—40–50 years—secured with terms individual owners typically cannot achieve on their own.

The Nest is owned for the full term of the ground lease. Upon expiration, the structure typically reverts to the airport, unless extended or renegotiated—consistent with standard aviation real estate practice.





CONTROL, PRIVACY, AND PREDICTABILITY BY DESIGN

Not an FBO. Not a Shared Hangar

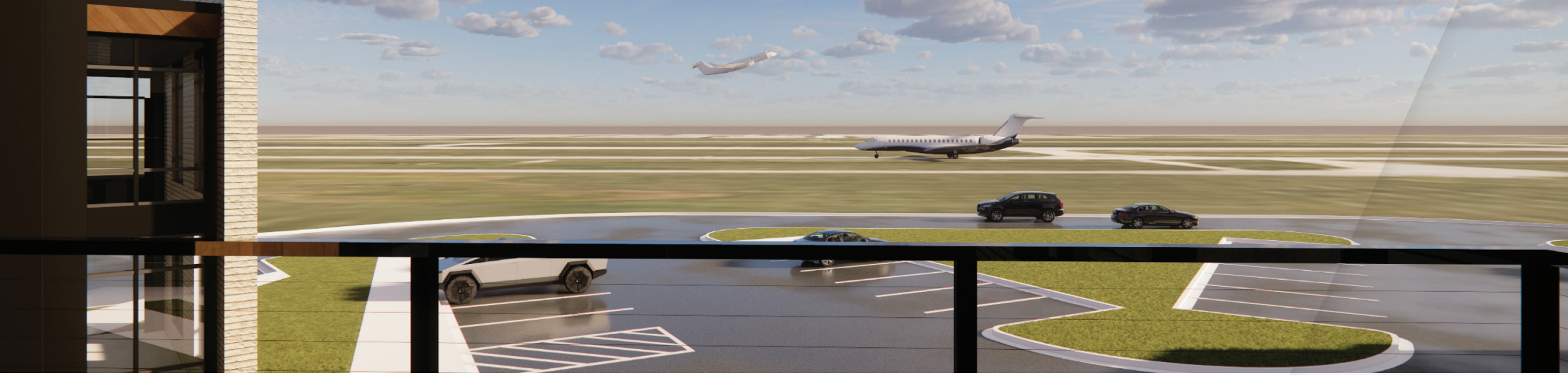
Blackbird Partners builds one thing: individually owned Nests for owners.

We are not an FBO. We don't lease shared hangar space. We focus exclusively on ownership. Each development is intentionally positioned near a well-run FBO that provides:

- Fueling and towing access
- Faster response times
- A service team familiar with your aircraft and operating profile

Blackbird builds and maintains the real estate.
Your FBO of choice services the aircraft.

Clear roles. Better experience.



AVIATION HAPPENS AT THE HIGHEST LEVEL

Where We Build

Every Nest development is located at airports that offer:

- Runways capable of supporting ultra long-range jets
- U.S. Customs on field (most airports)
- Close proximity to a well run FBO
- Strong corporate and private aviation demand
- Close proximity to major metropolitan markets

These locations ensure your aircraft, crew, and guests move with ease, on the ground and in the air.

DESIGNED AROUND AIRCRAFT OWNERS, PILOTS, AND THE AIRCRAFT

What Makes the Nest Different

IT IS A LIFESTYLE ASSET, NOT A STORAGE BUILDING.

Refined two-level spaces, natural light, and premium materials elevate the experience far beyond a traditional hangar.

DESIGNED FOR OWNERSHIP.

Not leased. Not shared.
A Nest gives you privacy, certainty, and control.

ARCHITECTURALLY DISTINCTIVE AND RESILIENT.

Concrete construction and high-end finishes create the finest private aviation real estate on the airfield.

DESIGNED FROM LIVED EXPERIENCE.

Every Nest reflects direct experience working with aircraft owners and flight crews—balancing how owners use the space with how aircraft are actually operated.

EXCLUSIVE BY DESIGN.

No other aircraft owner will have anything comparable.

A Nest is a new category of private aviation real estate.



EVERYTHING YOUR OPERATION NEEDS

Hangar Features

Each Nest includes a dedicated aircraft bay designed for protection, access, and daily operations.

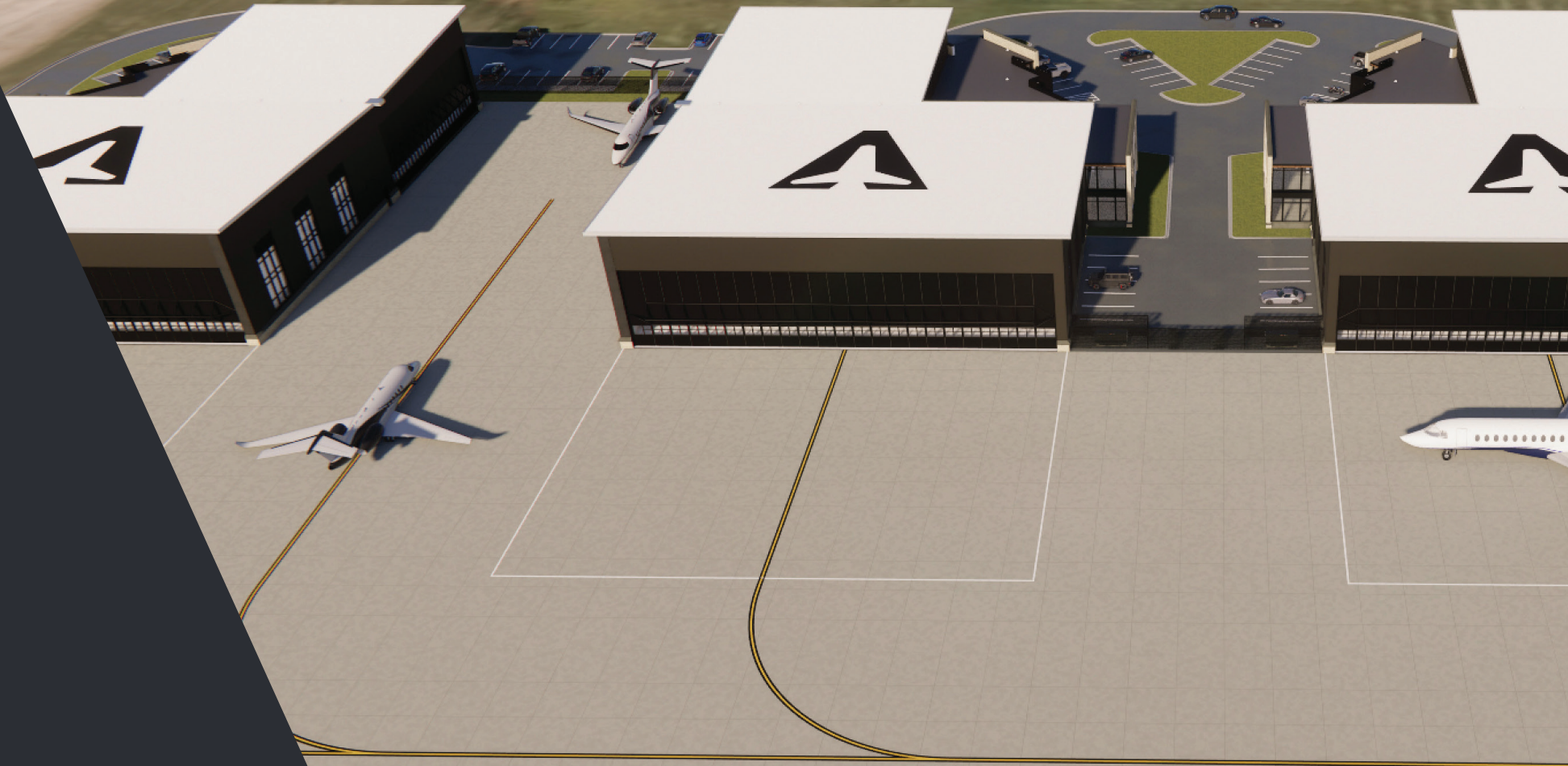
- Fully climate-controlled (radiant heat + HVAC cooling)
- High-volume ceiling fans
- Floor-to-ceiling windows
- Protected floors with drains and flush static grounds
- Fire sprinkler system
- Hydraulic hangar doors
- High-speed vehicular garage door
- Ground power unit (GPU) connections
 - + Small Nest: 2 interior + 1 exterior
 - + Large Nest: 3 interior + 1 exterior
- Emergency generator (building-wide serving essential systems)
- Dedicated maintenance room (washer, dryer, ice machine, aircraft equipment)
- Controlled badge access

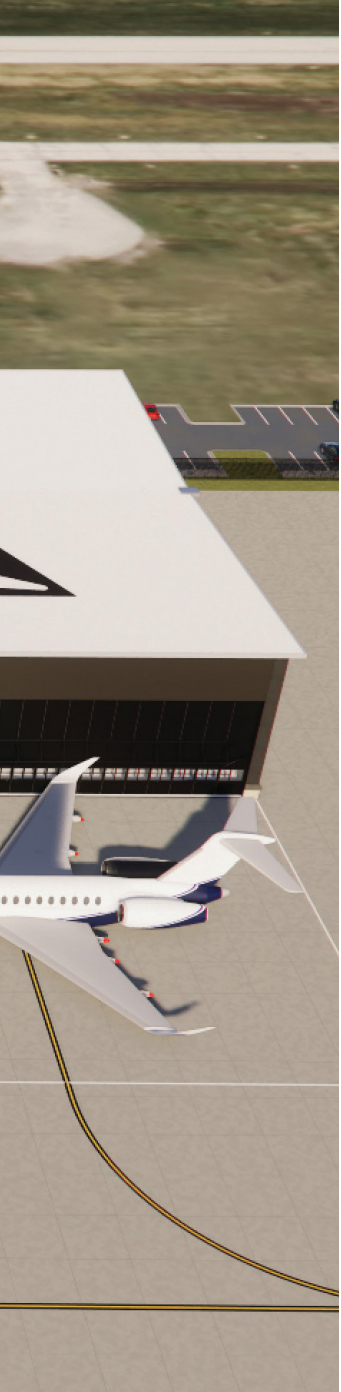
TIME ON THE GROUND, WELL SPENT

Owner & Lifestyle Suite

Designed for privacy, efficiency, and exclusivity.

- Two-level owner suite and workspace
- Executive office with ensuite bathroom and closet
- Assistant office
- Boardroom and open lounge areas
- Flexible rooms for offices, fitness, library, entertainment, or lounging
- Observation deck
- Abundant natural light
- Motorized window treatments (entry, boardroom, executive office)
- Smart lighting system
- Premium kitchens
- Three common-use bathrooms
- Refined materials throughout
- Dedicated, privately assigned parking area
- Direct connection to hangar
- Controlled badge access





DESIGNED FOR THE PEOPLE WHO FLY.

Pilot & Crew Space

Spaces that directly support the needs of the flight crew.

- Dedicated crew office and workspace
- Storage for gear, supplies and logbooks
- Crew lounge
- Dedicated prep kitchen
- Private crew restroom and shower
- Immediate access to hangar
- Controlled badge access

DESIGNED FOR SUPER-MIDSIZE AIRCRAFT

Small Nest

Nest A (Small Nest) Hangar Dimensions

- 84 ft wide × 80 ft deep
- 80 ft wide × 26 ft tall hangar door

Fit Profile

Optimized for super-midsize aircraft, while comfortably accommodating turboprops, light jets, and midsize jets.

Design

Detailed office, lifestyle, and crew square footage is outlined in the project-specific brochure.

Common Aircraft Fit

- Challenger 300 / 350 / 3500 / 605 / 650
- Legacy 450 / 500 / 600
- Praetor 500 / 600
- Gulfstream G280 / G300
- Citation X / Latitude / Longitude
- Falcon 2000 / 900

Other Configurations

Two Embraer Phenom 300's



DESIGNED FOR ULTRA-LONG-RANGE AIRCRAFT

Large Nest

Nest B (Large Nest) Hangar Dimensions

- 144 ft wide × 104 ft deep
- 140 ft wide × 28 ft tall hangar door
 - + Expandable to 30 ft in the future

Fit Profile

Designed to accommodate today's largest ultra-long-range aircraft.

Design

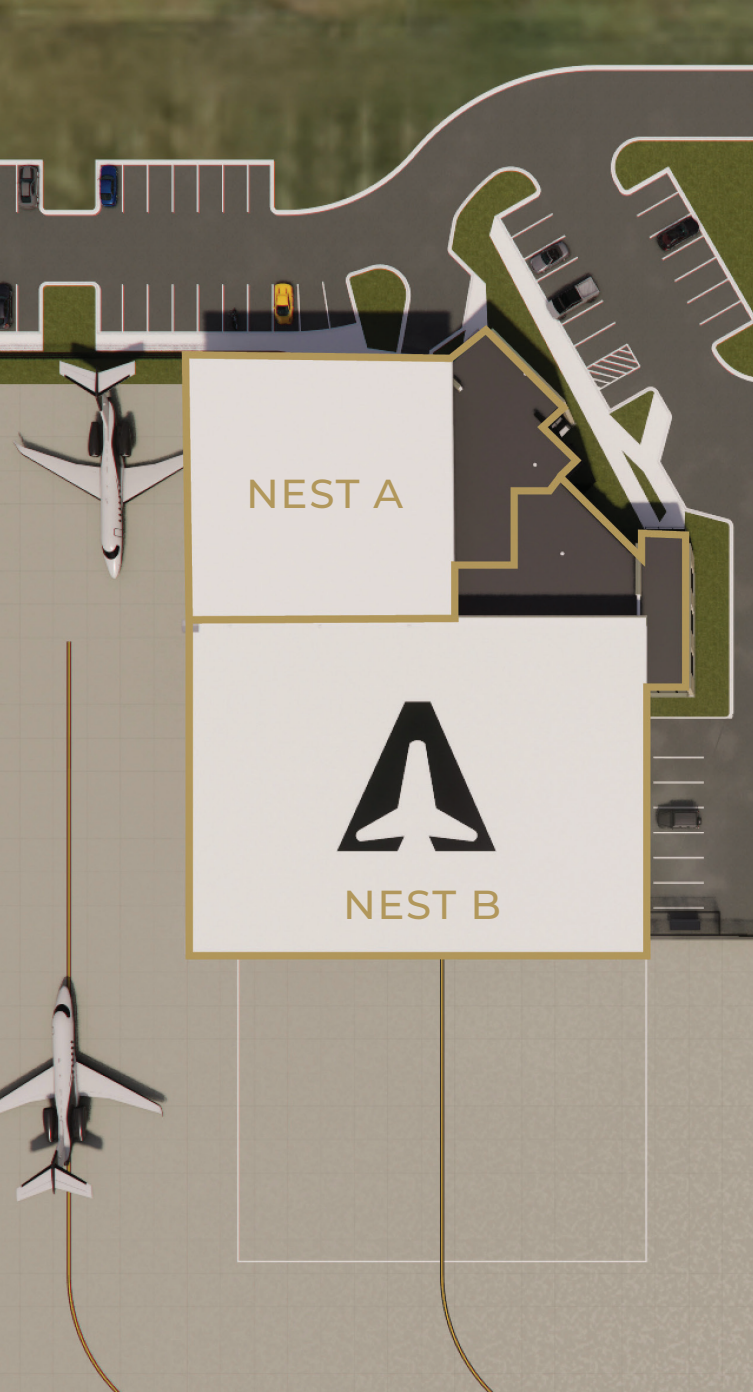
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Common Aircraft Fit

- Global 6500 / 7500 / 8000
- Gulfstream G600 / G700 / G800
- Falcon 7X / 8X / 10X

Other Configurations

Three Gulfstream G280's or
one G700 + one G280



FOR OWNERS SEEKING FULL CONTROL

Unified Nest

Shown as Nest A & B (Whole Building)

For owners requiring expanded capacity, a Unified Nest combines two adjacent Nests into one continuous, purpose-built environment—delivering the scale, circulation, and adaptability of an aviation campus. Ideal for aircraft fleets or long-term growth.

Detailed office, lifestyle, and crew square footage is outlined in the project-specific brochure.



SPACES SHAPED AROUND HOW YOU USE THEM

Interior Layouts That Adapt to You

Each Nest offers refined interior layouts supporting ownership, operations, and lifestyle. Owners may select a standard layout or pursue a custom configuration.

THE BOARDROOM

For owners operating part of their business from the airport.

- Offices and private workspaces
- Large boardroom
- Support space for assistant and staff

THE ENTERTAINER

Designed for hosting and gathering.

- Expansive open lounges
- Flex rooms adaptable to owner needs
- Dedicated entertainment zones

THE LIFESTYLE SUITE

A balanced blend of work and leisure.

- Midsize boardroom
- Flex rooms for meetings, fitness, or entertainment
- Seamless circulation between spaces

CUSTOM LAYOUT (UPCHARGE)

For owners who want a fully personalized interior layout.

- Custom layouts are developed in coordination with Blackbird, within established structural and building constraints



MATERIALS SELECTED WITH INTENTION

Finish Packages with Defined Character

Each Nest includes a curated interior finish package defining the architectural character of the owner and lifestyle spaces. Blackbird offers a limited collection of branded finishes, refined over time and tailored to each development.

EAGLE

Timeless materials, enduring warmth.

- Rich woods.
- Natural stone.

SWAN

Light-filled, calm, and modern.

- Soft neutrals.
- Lighter woods and stone.

HAWK

Strong contrast, architectural presence.

- Darker finishes.
- Strong contrast.

HUMMINGBIRD

Texture, depth, and expression.

- Layered materials.
- Subtle pattern.

FALCON

Understated finishes, precisely balanced.

- Balanced neutrals.
- Understated luxury.

CUSTOM FINISH (UPCHARGE)

A fully bespoke interior expression.

Custom interior finish selections beyond Blackbird's branded collections.

- Work with Blackbird's design team or your own
- Pricing based on material selections

OWNERSHIP, PROFESSIONALLY MAINTAINED

The Condo Association Experience

Each Nest is part of a professionally managed condo association.

Blackbird Partners manages the development to preserve quality, consistency, and long-term value across the life of the property.

BLACKBIRD MAINTAINS

- Building exteriors
- Building systems (HVAC, generator, fire suppression, etc.)
- Landscaping and snow removal
- Security monitoring
- Trash service
- Routine exterior cleaning

OWNERS MAINTAIN

- Building interiors

Other ownership expenses handled through the condo association include:

- Real estate taxes
- Airport ground lease rent
- Professional management

PROTECTION THAT STAYS OUT OF SIGHT

Security & Access That Never Interferes

The Nest is designed to balance ease of access with a high level of security.

- Privacy fencing between parking areas and aircraft apron to preserve owner discretion
- Unrestricted site access for owners, guests, and staff
- Secure, controlled access to each Nest through badge and app-enabled entry points
- Camera coverage throughout the development (24-hour monitoring)
- Unusual activity is addressed promptly, with local authorities

A STRAIGHTFORWARD PROCESS

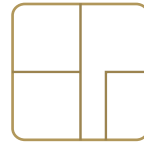
A Clear Path to Ownership

Proceed towards ownership



01. Size

Select your preferred Nest size



02. Interior

Select an interior layout or pursue a custom layout



03. Finishes

Select a finish package or pursue a custom finish



04. Equipment

Choose any options beyond standard equipment



05. Confirmation

Finalize your Nest selections





A RARE ASSET, PURPOSE-BUILT FOR AVIATION.

Nothing Shared. Nothing Compromised.

The Nest is aviation infrastructure designed for ownership—refined for the way owners live and built for the way pilots work. Every detail is considered. Nothing is shared. Nothing is compromised.

Each Nest offers a rare opportunity to own a private, architecturally distinct piece of aviation real estate—limited in number, purpose-built, and unlike anything else on the airfield.

