





BLACKBIRD
PARTNERS



The Nest at Spirit of St. Louis

THE GATEWAY TO THE WEST (KSUS)

BUILT FOR OWNERSHIP, LIFESTYLE, AND OPERATIONS

Where Your Aircraft Lives

The Nest elevates how your aircraft is housed, accessed, and experienced—bringing private ownership, controlled entry, and direct airside access to Spirit of St. Louis. Built for owners who value refinement without compromise



THE NEST AT SPIRIT OF ST. LOUIS AIRPORT

Eight Privately Owned Nests. One Exclusive Location.

The Nest at Spirit of St. Louis Airport offers a limited opportunity to own purpose-built aviation real estate.

- Total Nests: 8
- Configuration: 4 Small (Nest A) · 4 Large (Nest B)
- Each Nest is privately owned and individually secured, and sits on a 45-year ground lease. Airport ground leases are standard for aviation real estate.
- Preferred FBO located nearby for fueling, towing, and ground support.

NEST B

NEST A



DESIGNED FOR SUPER-MIDSIZE AIRCRAFT

Small Nest

Dimensions (Shown as Nest A)

- Hangar: 6,705 SF (84 X 80)
- Apron: 11,011 SF (120 X 91 - shared)
- Maintenance Room: 360 SF
- Pilot & Crew Space: 764 SF
- Owner & Lifestyle Space: 3,288 SF (two levels)
- Total Area: 11,117 SF

Fit Profile

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

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

DESIGNED FOR ULTRA-LONG-RANGE AIRCRAFT.

Large Nest

Dimensions (Shown as Nest B)

- Hangar: 14,909 SF (144 X 104)
- Apron: 17,137 SF (148 X 116)
- Maintenance Room: 366 SF
- Pilot & Crew Space: 834 SF
- Owner & Lifestyle Space: 4,323 SF (two levels)
- Total Area: 20,432 SF

Fit Profile

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

Common Aircraft Fit

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

FOR OWNERS SEEKING FULL CONTROL

Unified Nest

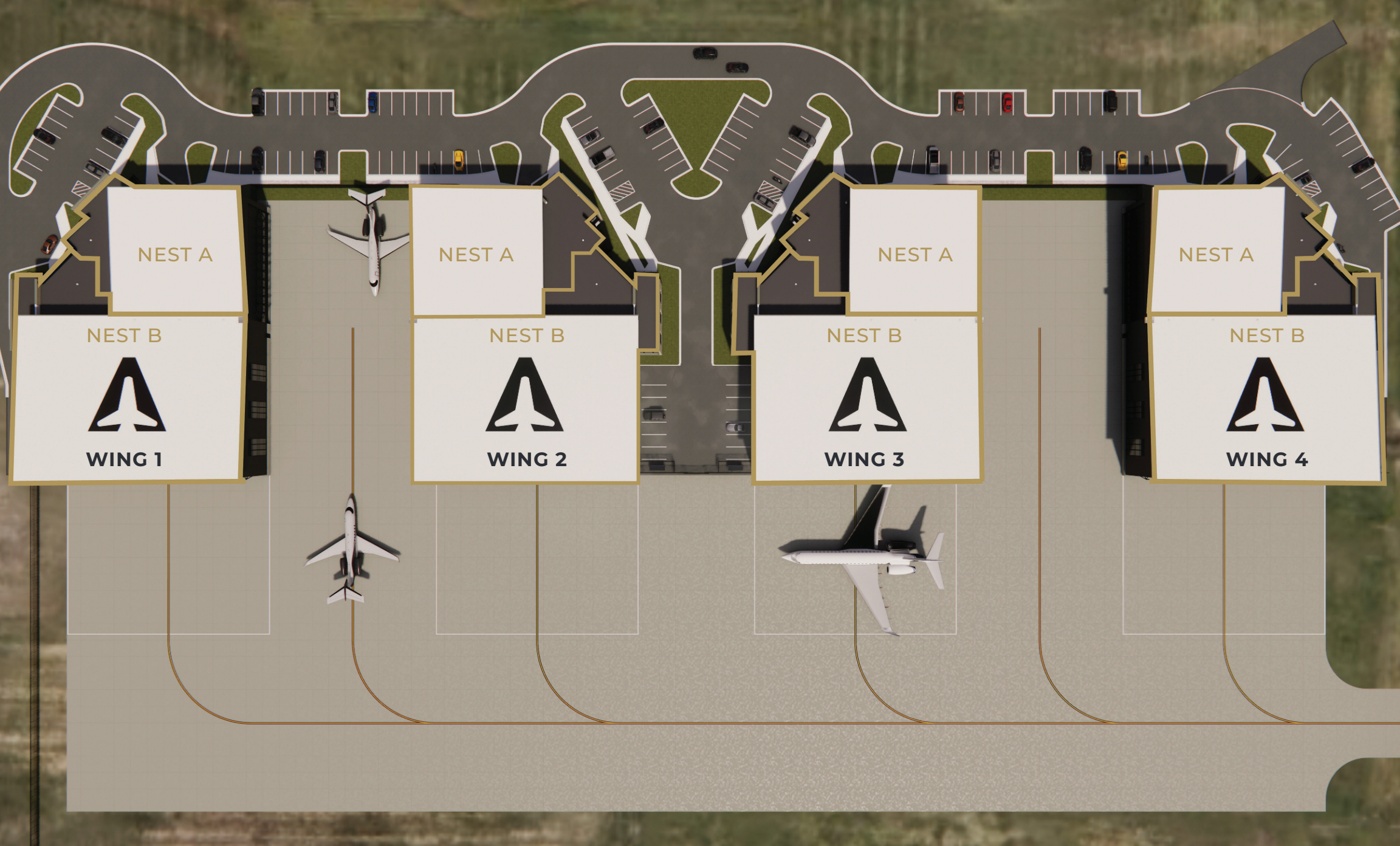
Dimensions (Shown as Nest A & B)

- Hangar: 21,614 SF
- Apron: 28,148 SF (partial shared)
- Maintenance Room: 726 SF
- Pilot & Crew Space: 1,598 SF
- Owner & Lifestyle Space: 7,611 SF (two levels)
- Total Area: 31,549 SF

Fit Profile

Designed to accommodate a fleet of aircraft or support long-term growth.

Refer to the Nest Buyer Guide (pg. 16 & 17) for hangar dimensions.



NEST A

NEST A

NEST A

NEST A

NEST B

NEST B

NEST B

NEST B



WING 1

WING 2

WING 3

WING 4

EVERYTHING ESSENTIAL, ALREADY IN PLACE.

Built for Private Aviation

The Nest at Spirit of St. Louis Airport represents a rare alignment of location and infrastructure — delivering long-term value for owners.

STRATEGIC INFRASTRUCTURE AT KSUS

- Close proximity to both runways via Taxiway Delta
 - + 8R/26L (7,486' × 150')
 - + 8L/26R (5,000' × 75')
- FBO's: 3
- US Customs on field
- Fire and rescue services
- Positioned off Wings Corporate Drive

5,000' x 75'

The Nest at SUS



7,486' x 150'

BUILT FOR OWNERSHIP, LIFESTYLE, AND OPERATIONS

Interior Layouts & Customization

Each Nest at SUS includes a curated range of interior layout options tailored to how owners use their space. Designed to support aircraft operations, on-site work, and time spent at the hangar, these layouts provide a clear foundation for customization while maintaining consistency at a development level.

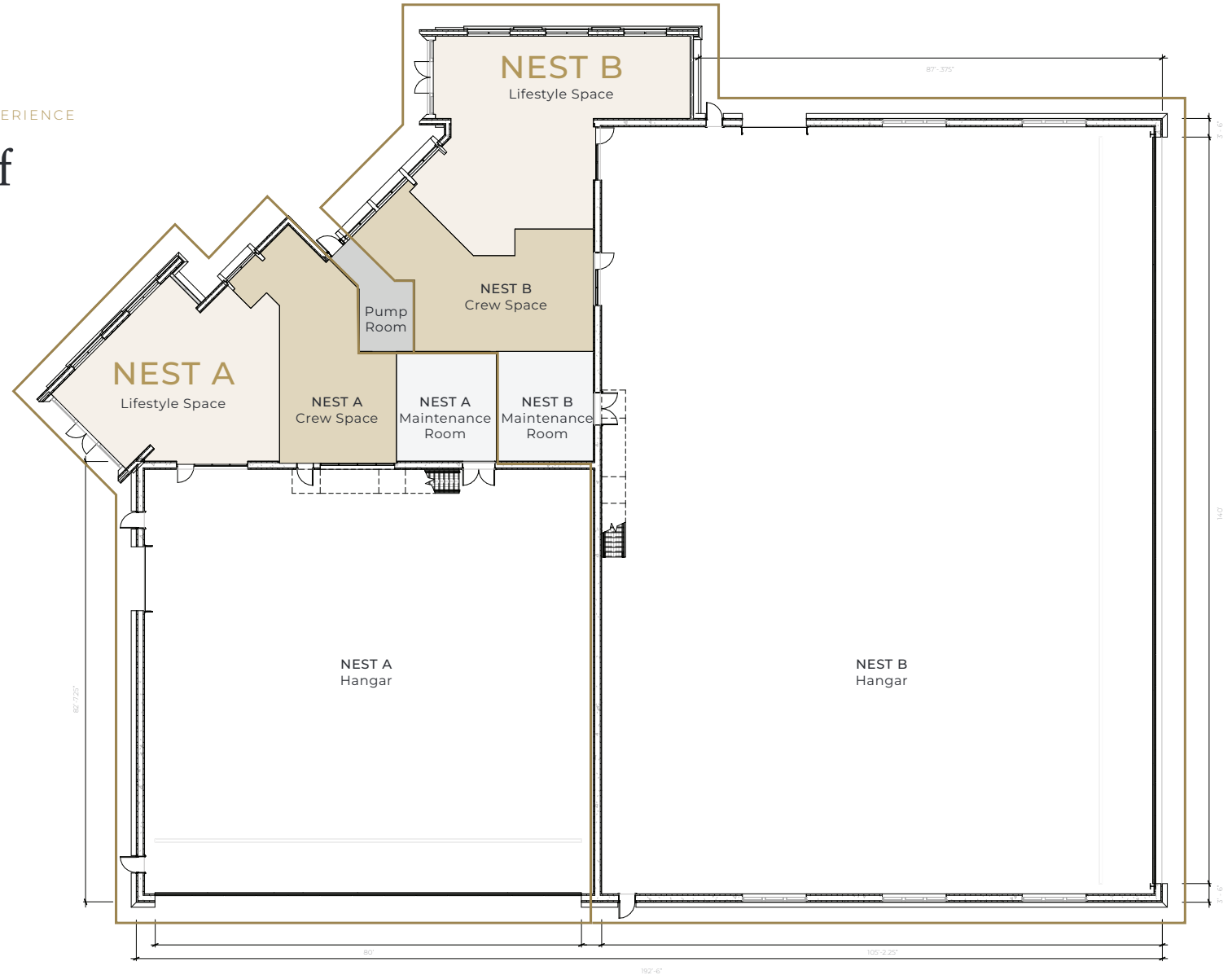




A FULLY INTEGRATED AVIATION EXPERIENCE

Architecture of The Nest

A holistic view of how hangar, lifestyle, and operational spaces integrate into one seamless environment.



PURPOSE-BUILT FOR THOSE WHO KEEP THE OPERATION MOVING

An Overview of the Crew Space

Thoughtfully designed crew areas allow flight teams to plan, prepare, and recharge. Integrated pilot operations, a prep kitchen, and private shower and bath facilities support performance throughout the day.



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

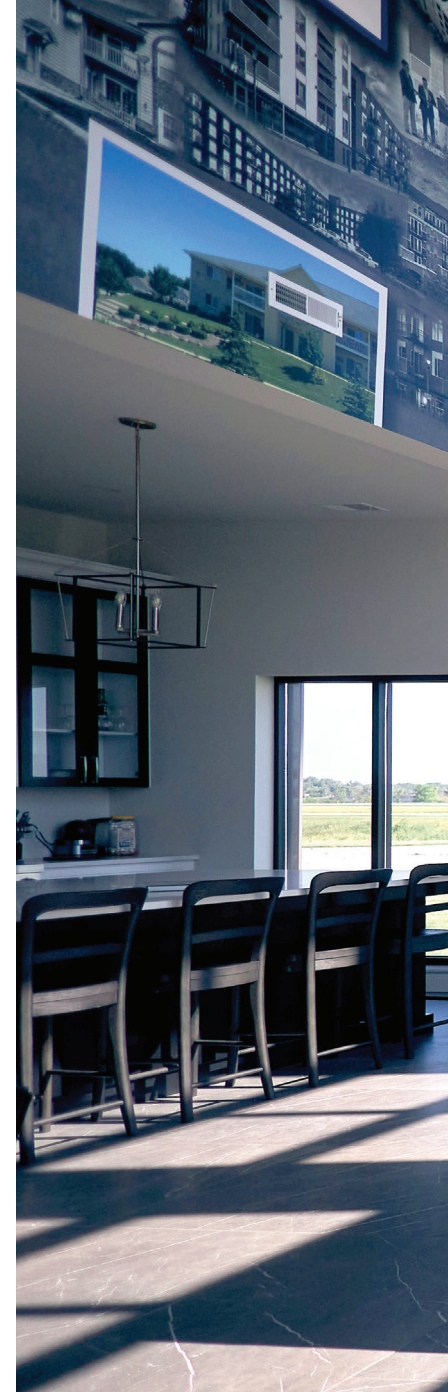
A balanced blend of work and leisure.

- 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.





BUSINESS, HANDLED AT THE AIRFIELD.

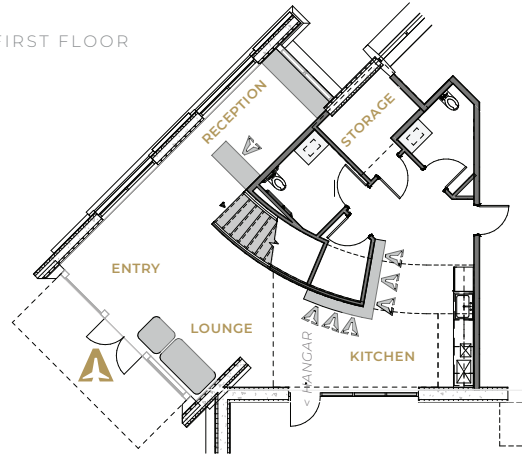
The Boardroom

NEST A

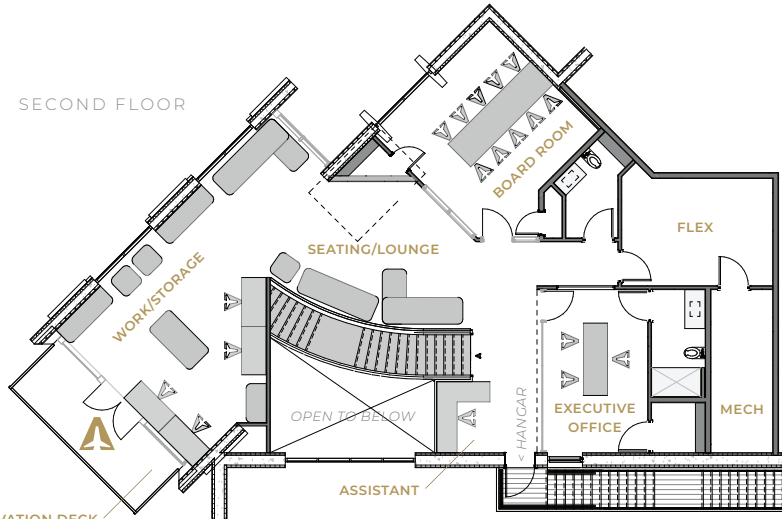
KEY PLAN



FIRST FLOOR



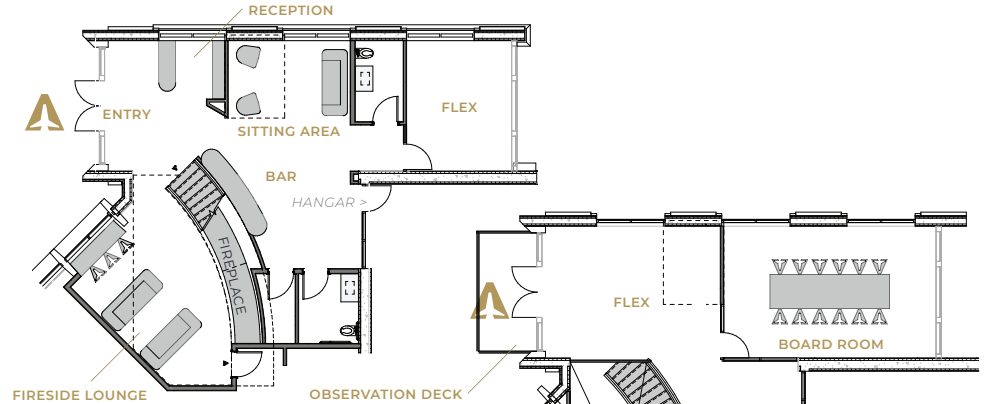
SECOND FLOOR



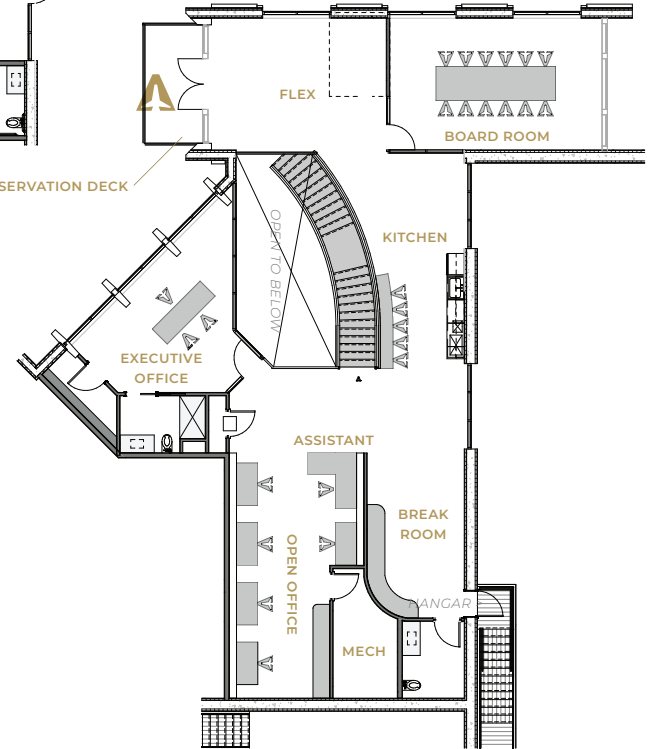
OBSERVATION DECK

NEST B

FIRST FLOOR



SECOND FLOOR



KEY PLAN



BUILT TO HOST WITH EASE.

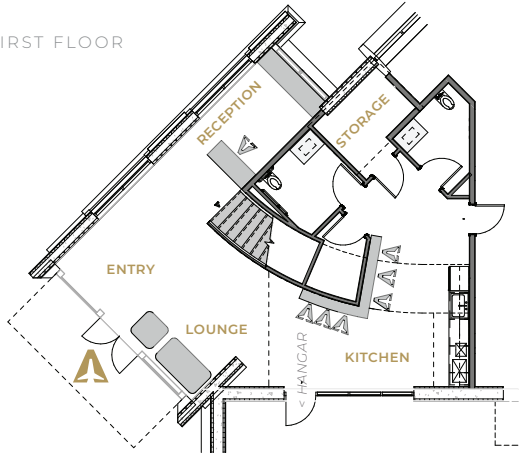
The Entertainer

NEST A

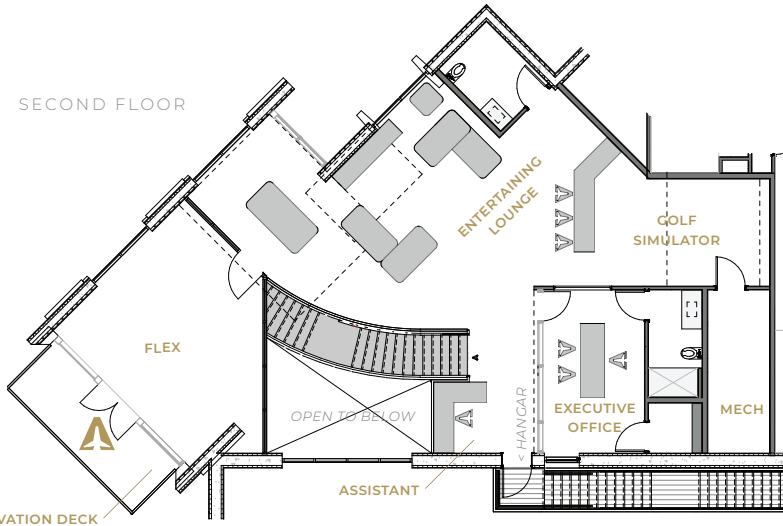
KEY PLAN



FIRST FLOOR

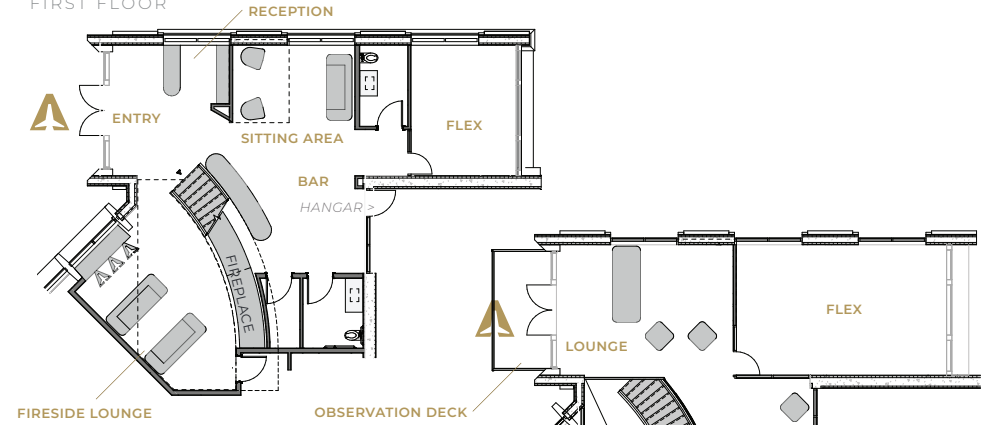


SECOND FLOOR

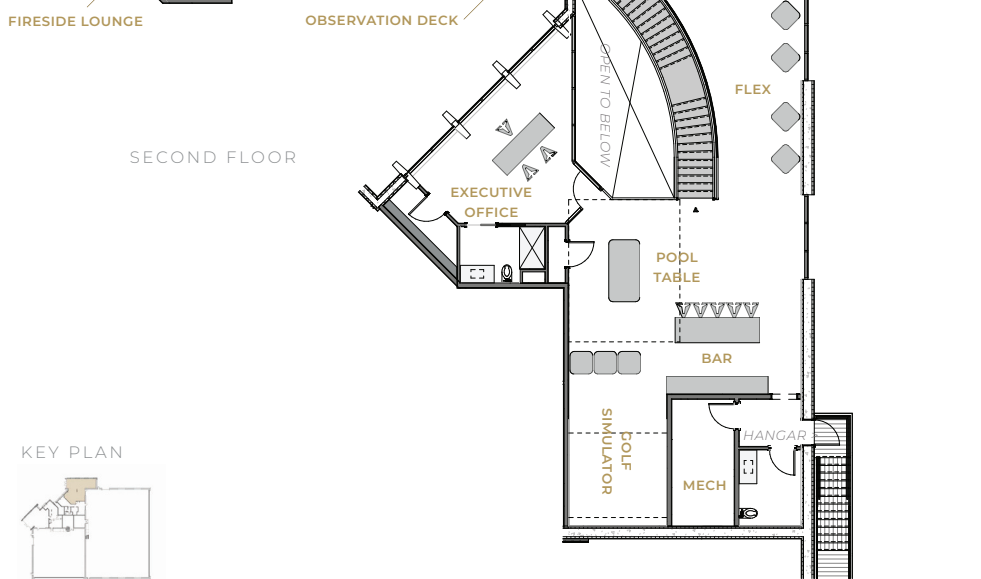


NEST B

FIRST FLOOR



SECOND FLOOR



KEY PLAN



WORK AND LEISURE, IN BALANCE.

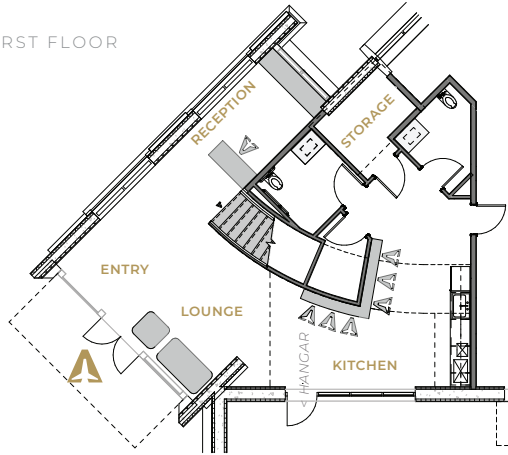
The Lifestyle Suite

NEST A

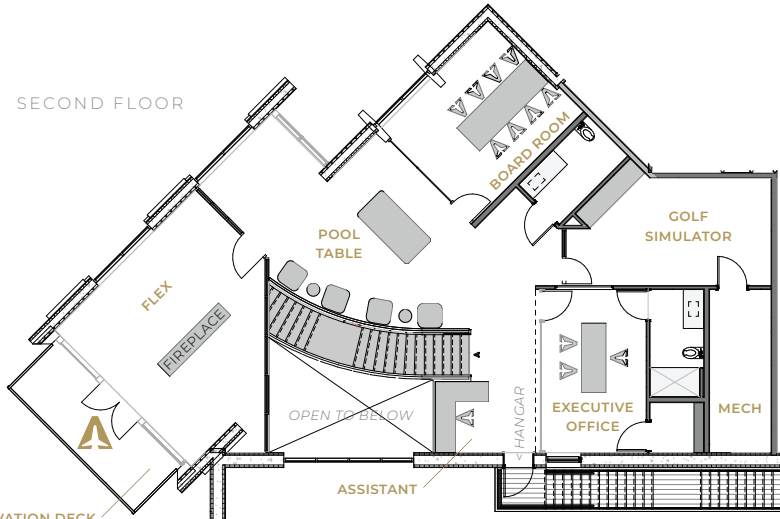
KEY PLAN



FIRST FLOOR



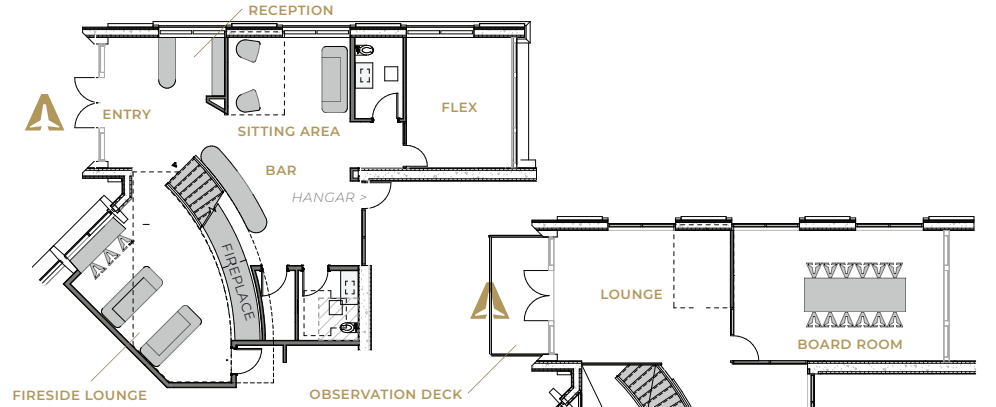
SECOND FLOOR



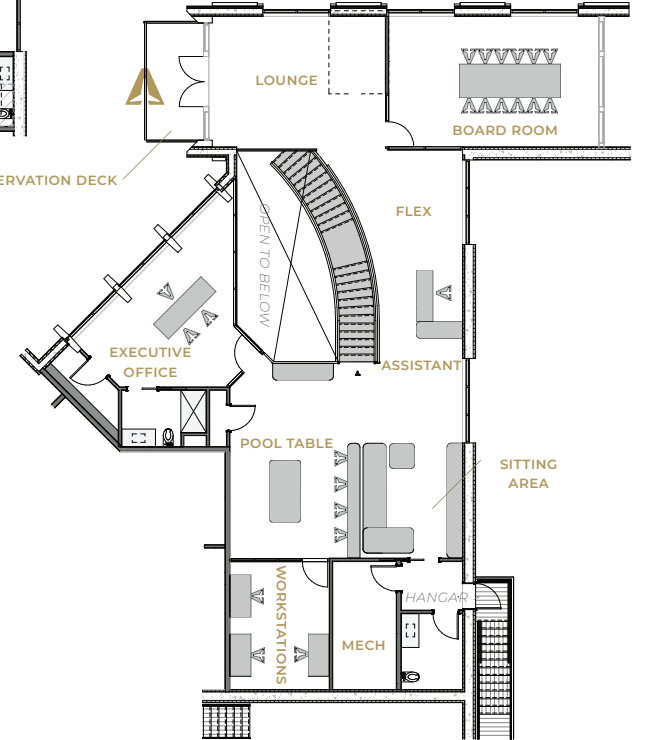
OBSERVATION DECK

NEST B

FIRST FLOOR



SECOND FLOOR



KEY PLAN



DESIGNED AROUND YOUR PRIORITIES.

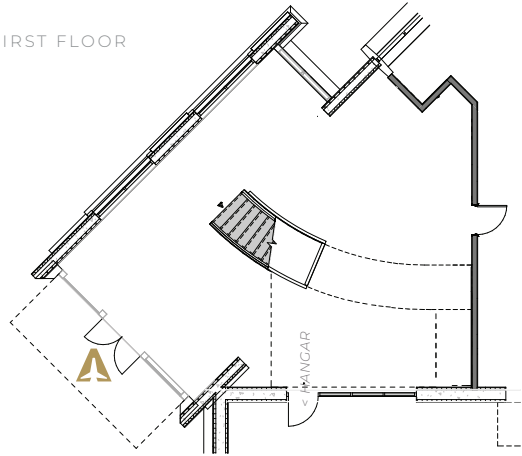
Custom Layout

NEST A

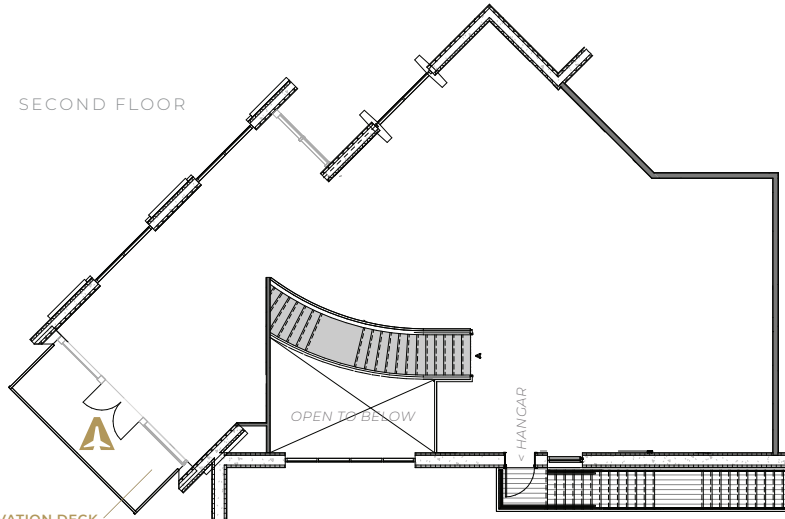
KEY PLAN



FIRST FLOOR



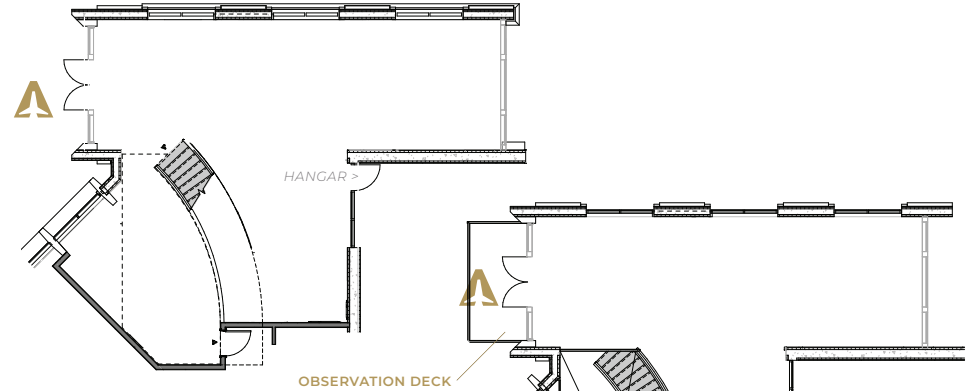
SECOND FLOOR



OBSERVATION DECK

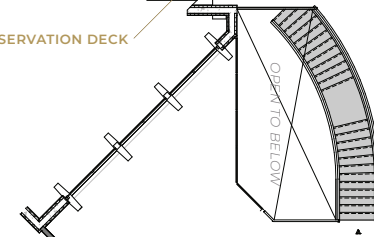
NEST B

FIRST FLOOR



SECOND FLOOR

KEY PLAN



HANGAR

Crew space and maintenance room may also be customized.

MATERIALS SELECTED WITH INTENTION.

Finish Packages with Defined Character

The following finish packages represent the architectural character curated for The Nest at SUS. Blackbird offers a limited collection of branded finish packages, refined over time and tailored to each project.

EAGLE

Warm and timeless. A classic architectural palette selected to age gracefully over time.

- Rich wood tones
- Natural stone surfaces
- Graceful metal accents

SWAN

Light and modern. A clean, elegant palette designed to create a calm, open feel.

- Soft neutral tones
- Lighter woods and stone
- Delicate metal accents

HAWK

Bold and architectural. A confident palette defined by depth, structure, and precision.

- Darker finishes
- High-contrast materials
- Structured metal accents

HUMMINGBIRD

Textured and expressive. A refined palette that adds character through detail and depth.

- Layered materials
- Subtle pattern and variation
- Refined metal accents

FALCON

Clean and tailored. A precise architectural palette defined by clarity and restraint.

- Balanced neutral tones
- Refined stone surfaces
- Subtle metal accents

CUSTOM FINISH (UPCHARGE)

A fully bespoke interior expression.

Custom finishes are priced based on:

- Design scope
- Material selections

Final pricing is confirmed during the design phase.



TIMELESS MATERIALS, ENDURING WARMTH.

Eagle

WOOD FLOORING



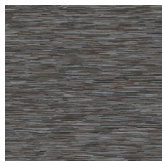
CARPET



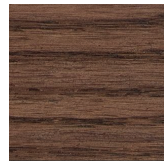
TILE AND COUNTERTOPS



ACCENT TILE



CASEWORK



HARDWARE



WALL COLORS



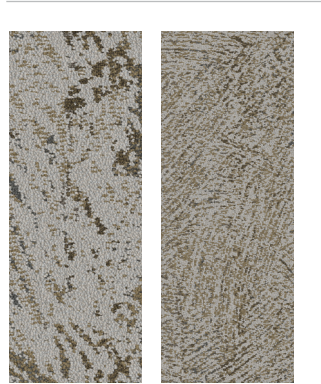
LIGHT-FILLED, CALM, AND MODERN.

Swan

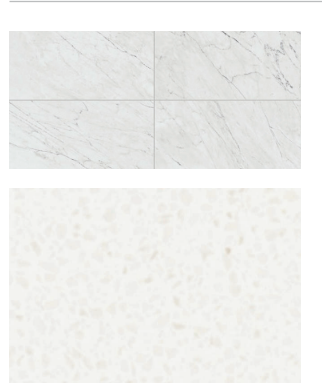
WOOD FLOORING



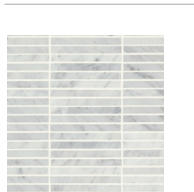
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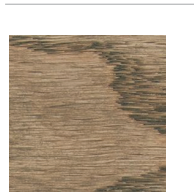
TILE AND COUNTERTOPS



ACCENT TILE



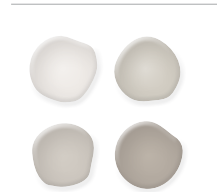
CASEWORK



HARDWARE



WALL COLORS



Finish representations shown are illustrative.



STRONG CONTRAST, ARCHITECTURAL PRESENCE.

Falcon

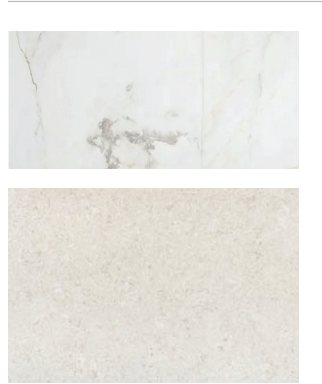
WOOD FLOORING



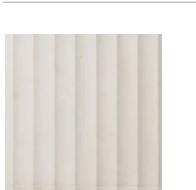
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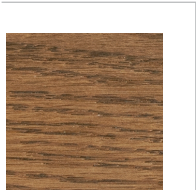
TILE AND COUNTERTOPS



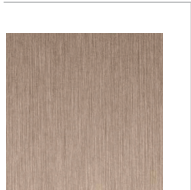
ACCENT TILE



CASEWORK



HARDWARE



WALL COLORS



TEXTURE, DEPTH, AND EXPRESSION.

Hummingbird

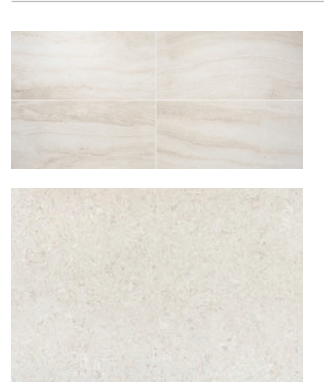
WOOD FLOORING



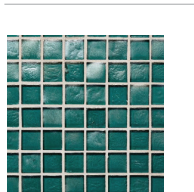
CARPET



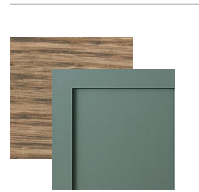
TILE AND COUNTERTOPS



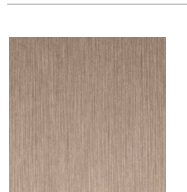
ACCENT TILE



CASEWORK



HARDWARE



WALL COLORS



Finish representations shown are illustrative.



UNDERSTATED FINISHES, PRECISELY BALANCED.

Hawk

WOOD FLOORING



CARPET



TILE AND COUNTERTOPS



ACCENT TILE



CASEWORK



HARDWARE



WALL COLORS



A FULLY BESPOKE INTERIOR EXPRESSION.

Custom Finish

For owners who wish to move beyond Blackbird's branded finish packages, a custom interior finish path is available.

Custom finishes are developed in coordination with Blackbird Partners and allow for expanded material selection.

FINISH SELECTIONS MAY INCLUDE

- Flooring and wall finishes
- Cabinetry and millwork
- Stone and countertop materials
- Hardware, metals, and fixtures
- Specialty materials and detailing

PRICING

Custom finishes are priced based on:

- Design scope
- Material selections

An interior design coordination fee applies. Final pricing is confirmed during the design phase.



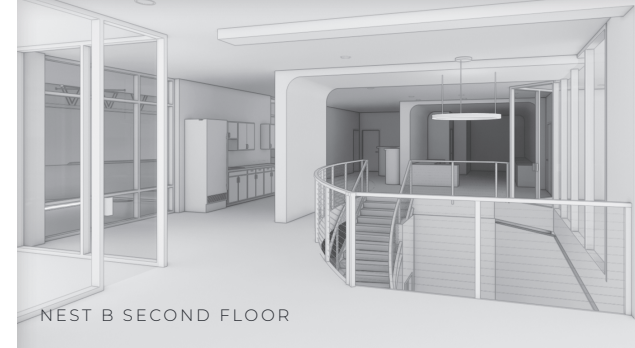
NEST A ENTRY



NEST A SECOND FLOOR



NEST B ENTRY



NEST B SECOND FLOOR





A RARE ASSET, PURPOSE-BUILT FOR AVIATION.

Availability & Next Steps

Ownership opportunities at Spirit of St. Louis Airport are limited to eight (8) privately owned Nests, offered in Small, Large, and Unified configurations.

Detailed specifications and standard features are outlined in the Buyer Guide.

To request ownership details, including pricing and availability, please complete the [Request Ownership Details Form](#) or contact reserve@blackbirdpartners.com.

