

FOR LEASE

AVIATION / INDUSTRIAL

Hangar B4 for Lease West Houston Airport

Houston, Texas [KIWS]

FLY GIRLS REALTY GROUP
BROKERED BY EXP COMMERCIAL



FOR LEASE · KIWS

Hangar B4 · 18000 Groschke Road



LEASE RATE

\$17,500/MO (NNN)

HANGAR AREA 6,853 SF (80' x 86')

OFFICE / SUPPORT 4,140 SF

APARTMENT 1,330 SF

HANGAR DOOR (W X H) 70 x 18 ft

COVERED PARKING 4 Spots

AVAILABLE September 2026

LEASE TERM 2-5 yrs

HIGHLIGHTS

- Extensive renovations throughout
- Collaborative office space
- Luxury executive apartment
- 24/7 airport security
- Close to downtown and Energy Corridor



INSIDE HANGAR B4

Spacious Hangar. Executive Headquarters.

Designed for corporate aviation, B4 combines approximately 6,800 square feet of clear-span hangar space with a fully renovated executive office suite to create a true aviation headquarters. The bright, insulated hangar features a polished epoxy floor, expansive hydraulic aircraft door, abundant natural light, and direct access to modern office, conference, and passenger amenities—all thoughtfully designed to support flight operations, client meetings, and business growth.



EXPANSIVE CLEAR-SPAN HANGAR



EXECUTIVE OFFICES OVERLOOKING THE HANGAR



PRIVATE MEZZANINE LOUNGE



CLEAN, WELL-LIT HANGAR INTERIOR

Hangar images have been altered with AI to remove vehicles and airplanes

INSIDE HANGAR B4

Recently renovated throughout

Designed to welcome passengers and flight crews in comfort, the recently renovated executive lobby features a bright reception area, modern catering prep kitchen, premium restrooms with shower facilities, and direct access to covered parking. The space creates a polished first impression for corporate travelers while providing the convenience expected from a first-class aviation facility.



RECEPTION AREA



LOBBY/CATERING PREP AREA



LOBBY LADIES' ROOM



LOBBY MEN'S ROOM WITH SHOWER

INSIDE HANGAR B4

Collaborative office space

Purpose-built to support today's aviation professionals, the renovated office suite features private executive offices, collaborative workspaces, a dedicated pilot lounge, and a modern conference room. The flexible layout provides an ideal setting for flight operations, client meetings, and day-to-day business activities.



PRIVATE EXECUTIVE OFFICES



PILOT LOUNGE & REFRESHMENT AREA



COLLABORATIVE OFFICE SUITE



EXECUTIVE CONFERENCE ROOM

INSIDE HANGAR B4

Private Executive Residence

Designed to complement the demands of modern aviation, the executive quarters provide approximately 1,330 square feet of upscale living space featuring a full kitchen, expansive living area, luxury bath with steam shower, and custom walk-in closet. Ideal for owners, pilots, corporate executives, or guests, the residence offers the convenience of staying just steps from the aircraft.



DESIGNER KITCHEN



OPEN LIVING AND SLEEPING SUITE



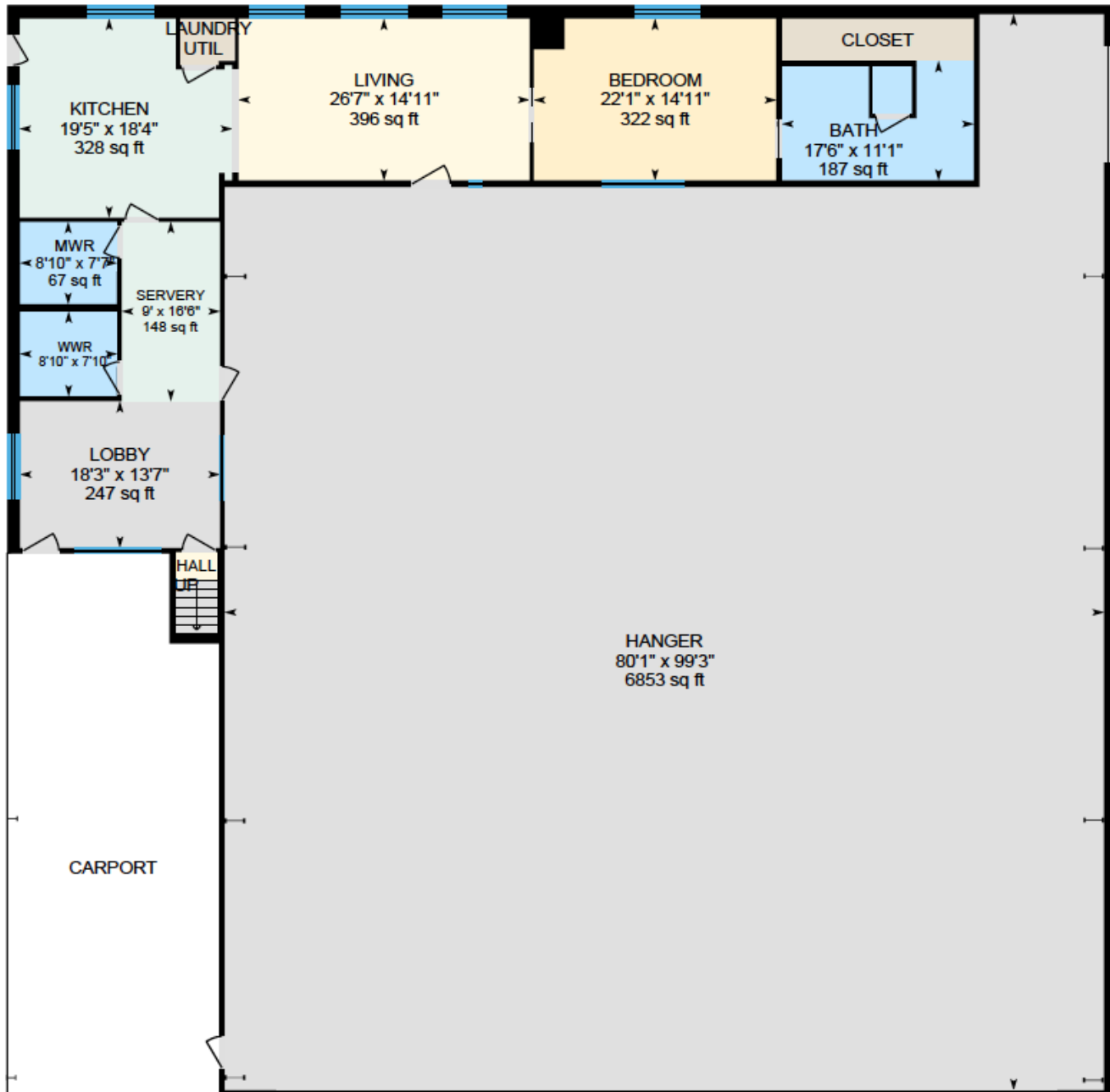
SPA-INSPIRED BATH



CUSTOM WALK IN CLOSET

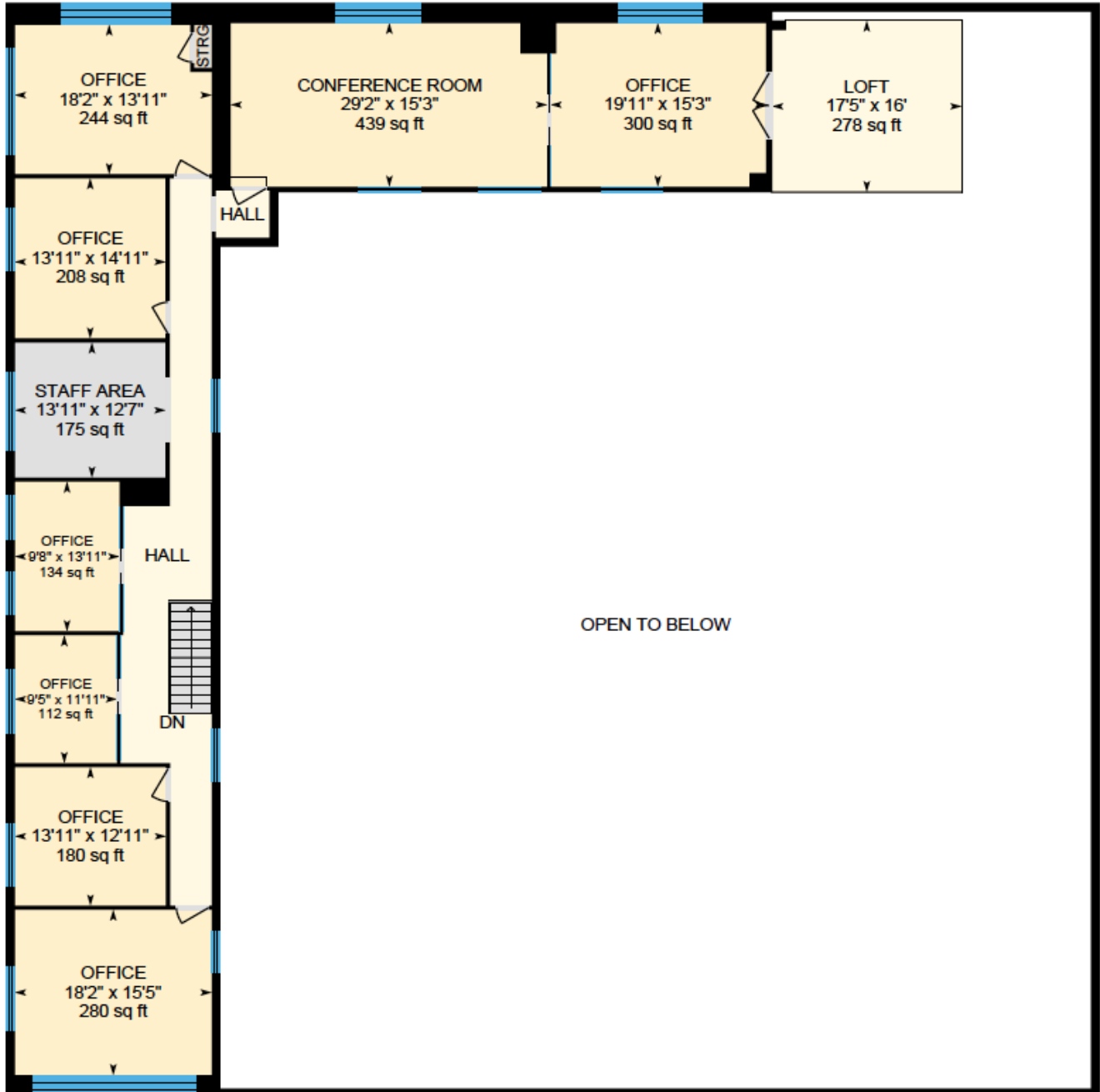
INSIDE HANGAR B4

Hangar. Reception. Residence.



INSIDE HANGAR B4

Offices. Conference. Pilot Lounge.



THE LOCATION

West Houston Airport (KIWS)



KIWS

FAA ID

3,953 ft

RUNWAY 15/33

111 ft

FIELD ELEV.

24/7

AIRFIELD ACCESS

West Houston Airport is Houston's premier privately owned general aviation airport serving the Energy Corridor, Memorial, Katy, and Downtown Houston. Conveniently located minutes from major business centers, KIWS offers executive-level facilities and has been a preferred destination for corporate aviation since 1962.

The airport features a full-service FBO, aircraft maintenance, executive passenger amenities, and 24-hour access, providing an efficient gateway for business aviation in West Houston.

ON - FIELD SERVICES

- Full-service FBO — Jet-A & 100LL, GPU
- Non-towered · RNAV approaches
- Executive passenger terminal, conference room & pilot lounge
- Rental cars available (may require advanced notice)
- Minutes from Houston's Energy Corridor, Memorial & Downtown