

FOR LEASE

CENTURY 21 OLYMPIAN

Private Hangar at Hooks Airport

20115 STUEBNER AIRLINE RD · SPRING, TX 77379 · KDWH

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12,760

TOTAL SF

9,900

HANGAR SF

2,860

OFFICE / MIXED

24'

WALL HEIGHT

\$15,000

BASE / MONTH

PROPERTY OVERVIEW

A rare full-hangar lease at David Wayne Hooks Memorial Airport (KDWH), 24 miles NW of downtown Houston — one of the busiest general aviation reliever fields in the metro.

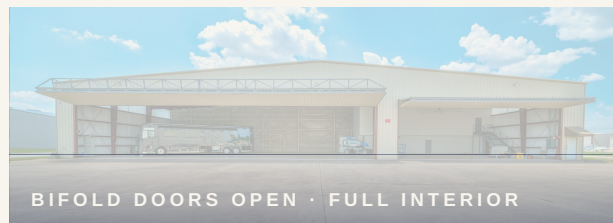
12,760 SF facility: 9,900 SF hangar with 24-foot clearance, 2,860 SF finished office and multi-use across two levels, 22,500 SF heavy concrete apron. Accommodates most business jets, corporate flight operations, MRO service work, and aircraft management. Steel-frame construction, 2013 build with 2016 interior additions. Modified gross lease structure.

DISTINGUISHING FEATURES

- Dedicated private security gate — direct property access
- Bifold hangar doors accommodate most business jets
- Turn-key office space with kitchenette and workstations
- Immediate access to Beltway 8 and TX-249
- Klein ISD; Harris County; flood zone X
- Term flexibility: 12 to 60 months available

PROPERTY SPECIFICATIONS

Hangar Space	9,900 SF
Office Space	1,375 SF
Multi-Use Space	1,485 SF
Concrete Apron	22,500 SF
Wall Height	24'
Construction	Steel, 2013
Airport	KDWH
Lease Structure	Modified Gross
Base Rent	\$15,000 / mo



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