

WESTERN SERVICES

CRAFTING DEVELOPMENTS THAT EXCEED EXPECTATIONS



WESTERN VALUES * WESTERN SPIRIT * WESTERN COMMON SENSE



At Western, our goal is nothing less than to completely overturn the current real estate development status quo. We come at every project with an owner's perspective and work to prevent expensive and time-consuming problems by implementing intentional designs and systems that meet all your expectations early in the process, moving quickly from concept designs to permit documents. We are on your side from concept to completion, and years afterward, no different than if we were the owner.

1.25M+ SF DEVELOPED

TOTAL INVESTMENTS \$162M+

30+ AIRPORT PARTNERS



WESTERN VALUES

OUR MISSION

Our mission is to flip the real estate industry on its head. We want to be able to take a client from start to finish, concept to completion, and handle everything; single point of contact, single point of responsibility. Since 1984, we have been developing real estate and buildings hands-on from the ground up. In an industry that is traditionally adversarial, Western comes at every project with an owner's perspective. We cut through the red tape and bureaucratic processes that permeate a real estate development project from start to finish and cause time-consuming and costly delays. We work hard to bring our clients' visions to life within their financial constraints and make you, your team, and your clients ecstatic with the experience as well as the final product.

Western believes a project is successful only if everyone involved succeeds. Sure, we want to be successful and we also want our clients to be thrilled with the final product. However, true success means that the design team, the tradesmen, the suppliers, the surrounding facilities, and the community also win. At Western, we pride ourselves on delivering the highest standard of care and building deep and lasting relationships with all stakeholders involved in a project. We work with some of the world's movers and shakers, and we want to develop facilities for them in a way that respects who they are and helps everyone involved succeed.

**MAKING THE IMPOSSIBLE POSSIBLE
WITH POSITIVITY, HONOR, AND PROGRESS**

OUR SERVICES



DESIGN-BUILD-FINANCE-MANAGE

Depending on the needs of a client, Western streamlines all aspects of the development including market research, site selection, architectural design, engineering services, government approvals, construction, financing, marketing, and property management.



P3 FINANCING

We are proud to offer Public-Private Partnership (P3) financing options to facilitate .



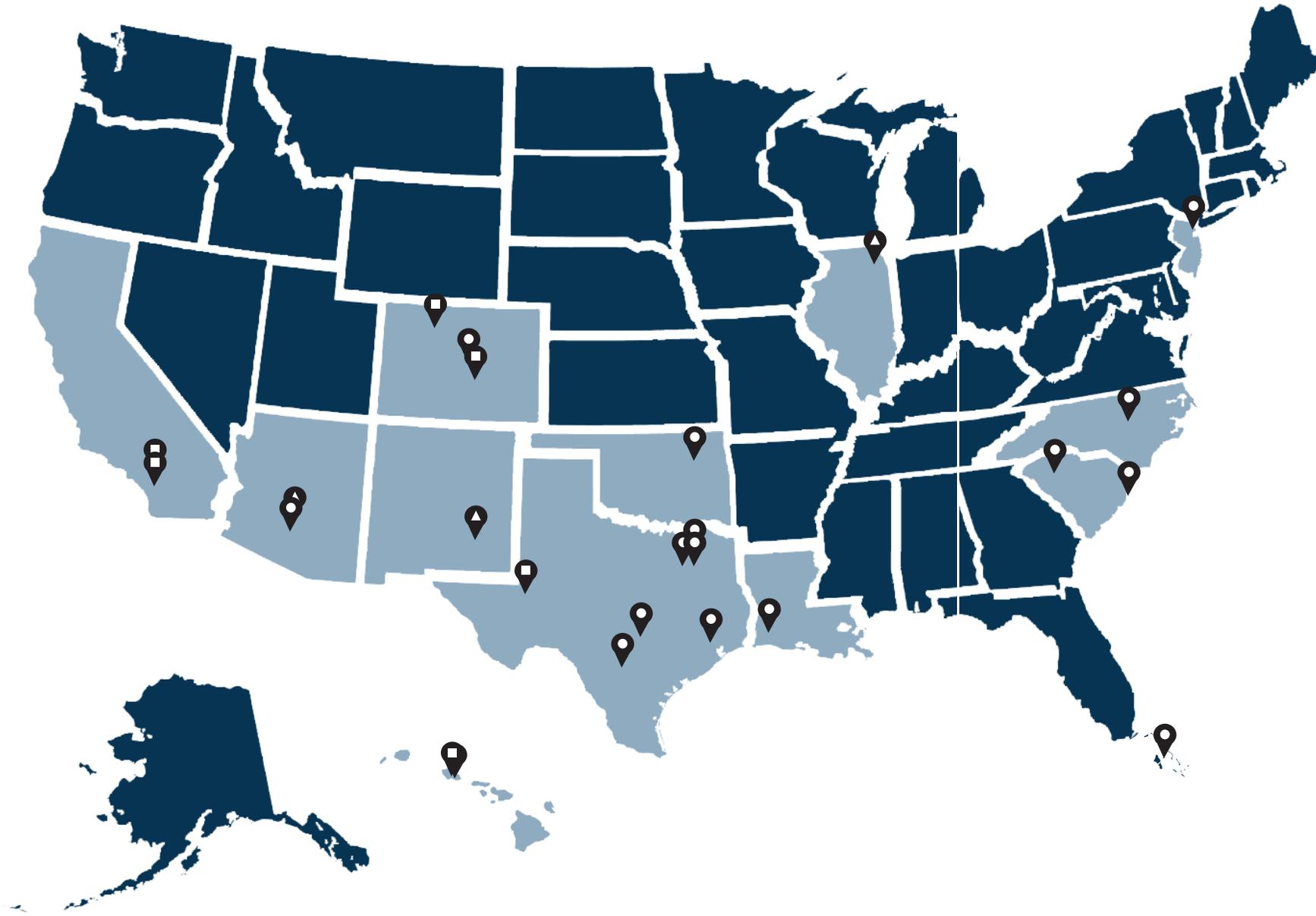
AEROSPACE CAMPUSES

Western's Premier AeroNautique campuses are a revolutionary new community approach to airport development.

THE WESTERN P3 SOLUTION

A Public-Private Partnership (P3), is a contractual agreement between a public agency (federal, state, or local) and a private sector entity where the private sector assumes a major share of the risks in terms of financing and construction, from design and planning, to long-term maintenance. Western facilitate P3s and take projects from cradle to grave, through development, construction, financing, and management of aviation infrastructure assets at airports across the U.S. Through P3s, Airports and the private sector are able to rapidly expand aviation capabilities. Western has the experience and expertise to take your project from concept to completion utilizing the P3 delivery method. We are by your side, protecting you every step of the way while we help you navigate the ins and outs of a Public-Private Partnership at your Airport.

■ COMPLETE ● IN PROGRESS ▲ FUTURE OPPORTUNITIES



WHERE WE HAVE BEEN

Depending on the needs of our clients, Western streamlines all aspects of development, including market research, site selection, architectural design, engineering services, and construction.

Arizona: Phoenix Deer Valley (DVT), Phoenix-Mesa Gateway (IWA)

Bahamas: Lynden Pindling (MYNN)

Colorado: Rocky Mountain Metropolitan (BJC), Colorado Springs (COS), Steamboat Springs (SBS)

California: Chino (CNO), Palm Springs (PSP)

Hawaii: Waikiki, Honolulu

Illinois: Chicago Executive (PWK)

Louisiana: Chennault (CWF)

New Mexico: Roswell (ROW)

North Carolina: Raleigh-Durham (RDU)

New Jersey: Teterboro (TEB)

Oklahoma: Tulsa (TUL)

South Carolina: Greenville-Spartanburg (GSP), Myrtle Beach (MYR)

Texas: Addison (ADS), Austin-Bergstrom (AUS), Dallas Love Field (DAL), William P. Hobby (HOU), Mid-land (MAF)



“ I started doing this, well, started getting paid to do this back in 1984. I've never done anything else. My dad was a real estate developer, commercial developer across the front range of Colorado. I fell in love with every part of development and construction; the holistic approach, being able to see it, take something that was just an idea or a vision in somebody's mind, and then bring it to life. In my opinion, there's no better thing a person can do because, God put creativity inside each one of us. We actually get to create and build things that are going to be here a long time.”

- FOUNDER / CEO BRAD HENDERSON

35+
YEARS OF EXPERIENCE

LOBBY



COLORADO SPRINGS AIRPORT (COS)
 Colorado Springs, Colorado

Western recently completed Cutter Aviation’s new world-class Executive Terminal facility, which complements the location with its unique western-styled log construction. Western’s aviation development team ran the project, with ground-breaking ceremonies held a year earlier, to expand Cutter’s role at its Colorado Springs site including additional office space, a new fuel farm, and expanded hangar space. The new Executive Terminal features office space, a flight service kitchen, passenger lounge, pilot’s lounge, TV room, conference room, cafe, and break room. The Western team managed the FBO Terminal project from the development of the original vision, conceptual design, full permitting and entitlement, construction, interior design, and interior decorating.

The project, led by Brad Henderson, provides a strong visual emphasis for the geography of Colorado Springs, with a dramatic skyline of the Rocky Mountains dominating the view. Western’s executives and aviation development team members appreciate the values and professional standards of Cutter Aviation; the completion of the Cutter FBO Executive Terminal and the other ongoing projects are clear evidence of the respect Western places on this relationship.



TERMINAL



HANGAR INTERIOR



HANGAR



MRO FACILITIES

- (2) 60,000 SF

FBO

- 5,250 SF

RAMP

- 123,000 SF

FUEL FARM

- (2) 25,000 Gallon Jet A Tanks
 - 12,000 Gallon Av Gas Tank

AEROSPACE CAMPUS



RALEIGH-DURHAM INTERNATIONAL AIRPORT (RDU)
 Raleigh, North Carolina

Located at the northeast end of the Raleigh-Durham International Airport (RDU) adjacent to the SAS Institute hangar, this new corporate aerospace campus development will offer an excellent opportunity for corporate aviation, aircraft management, and other aviation-related businesses who want to base their operation in central North Carolina. Western will customize the facility to meet your exact needs and take you from concept all the way through completion. Contact us today to reserve your unit.



STREET ENTRANCE



AERIAL



HANGARS



HANGARS

- 325,000 SF

OFFICES

- 105,000 SF

ACRES

- 48

(ESTIMATED)



PREMIER AERONAUTIQUE

CRAFTED BY WESTERN LLC TM

Premier AeroNautique is a revolutionary new type of aerospace campus offered exclusively by Western. With state-of-the-art facilities and expanding locations, we are proud to deliver a unique and reliable new tenant option to the aviation industry. The essence embodied in each and every location is one of a kind, world class in convenience, and quality. From the carefully selected locations to the cutting-edge building and design technologies, our facilities are taking the standard airport experience and crafting it into a refined and pleasurable way of life. Our vision is to create a development where individuals and businesses can work together, serve each other's needs and meet their economic goals as an aerospace campus. To become a part of this rapidly growing community please reach out to us and follow our website closely to stay up to date on new developments and locations.



SOON TO BE UNVEILED
AROUND THE GLOBE

LOCATIONS

- RALEIGH-DURHAM (RDU)
- MORE TO BE ANOUNCED
SOON



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