

# Miami International Airport

Miami, FL

Tenant improvement case study



## Client

AVi8 Capital, Inc.

## Situation

The work at MIA consisted of two phases. The first phase included a 58,000-sf hangar facility to accommodate three (3) Boeing 737-800 aircraft simultaneously. The second phase included a mixed-use environment that includes aviation training facilities to accommodate twelve simulators, a 144-room hotel, 200,000 sf class A office building, two additional airline hangars, and parking to manage all the uses. The two phases were to be developed on ground leases through the aviation department at MIA.

## Results

The first phase of the 58,000-sf hangar was to house the new generation Eastern Airlines. The design and development of the phase was completed as well as the full negotiation and FAA approval of the 35-year ground lease. Eastern Airlines ultimately was merged with Swift Air and the project was terminated. The second phase was developed to accommodate new capital sources as an unsolicited offer to MIA. The project is on hold pending a more defined aviation tenant for occupancy of the hangar and outcome of RFP for other land available within MIA.