

**VACANT AIRPORT OFFICE FOR LEASE  
INVITATION FOR SEALED PROPOSALS**

NOTICE IS HEREBY GIVEN THAT THE COLLIER COUNTY AIRPORT AUTHORITY (AUTHORITY) IS SOLICITING PROPOSALS FROM ANY PARTY(IES) INTERESTED IN LEASING VACANT COUNTER (OFFICE) SPACE LOCATED AT THE MARCO ISLAND EXECUTIVE AIRPORT (MKY) FOR COMMERCIAL AIR CHARTER PROVIDERS.

Use of the property shall be for the sole purpose of providing commercial aircraft charter services (ie: air carrier/charter operations, air taxi) in accordance with 14 CFR Part 135 to the general public. The counter/office space is approximately 62.5 square feet, and is located within the main lobby of the general aviation terminal building. The Authority desires to award a lease term not-to-exceed five years, to include a 60-day early-termination provision. The minimum annual rent for the first year term shall be at a rate of \$20.0328 per square foot, remitted monthly, plus sales tax. The rent shall increase annually on January 1<sup>st</sup>, based on the Consumer Price Index (CPI) throughout the life of the lease agreement. Additionally, the awarded proposer will have the first right of refusal to lease comparable counter space the Airport's new terminal, which is currently under construction and is expected to open in mid-2020. The counter/office space in the new terminal building is approximately 111 square feet and shall be at a rate of \$30.00 per square foot per year, plus sales tax, remitted monthly.

The proposer shall meet the requirements set for in the Authority's published "[Minimum Standards for Commercial Aeronautical Activity and Service Providers at the Collier County Airports](#)" (Minimum Standards) in order to be deemed responsive. The proposal shall contain, at a minimum, the requirements outlined in Section 3 – "Applications and Qualification" to demonstrate sufficient intent. Proposals will be reviewed and ranked by Authority staff in accordance with the process outlined in Section 4 – "Action on Application." The awarded proposer shall enter into a Lease Agreement with the Authority within sixty (60) days from the last publication of this notice in order to address additional terms and conditions deemed necessary by the Authority. The awarded proposer shall also be responsible for the costs associated with the publication of this notice.

Additional information may be obtained by contacting Justin Lobb at (239) 642-7878.

PLEASE FORWARD SEALED PROPOSALS TO: (Indicate: "SEALED PROPOSAL" on envelope)

Justin Lobb  
Airport Manager  
Collier County Airport Authority  
2005 Mainsail Drive, Suite 1  
Naples, Florida 34114

PROPOSALS WILL NOT BE ACCEPTED AFTER THE NOON HOUR ON **JANUARY 10, 2020**. THE BOARD OF COUNTY COMMISSIONERS RESERVES THE RIGHT TO REJECT ALL PROPOSALS AND/OR NEGOTIATE WITH THE QUALIFIED ON ANY PROVISIONS OF THE LEASE.