

**FOR SALE | 8.5% CAP RATE**

**HIGH YIELD | 95% OCCUPIED MULTI-TENANT OFFICE**

**25-Year GSA Tenancy | Recently Renewed**

**BUILDING SIZE | 88,306 RSF**

**NORTHWEST CORPORATE CENTRE**

**7400 North Oracle Road**

**Tucson, Arizona**

**OFFERING PRICE | \$17,500,000**



**FOR MORE INFORMATION:**

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# EXECUTIVE SUMMARY

## KEY INVESTMENT HIGHLIGHTS

- 8.56% Cap Rate on In-Place Income
- 95% Occupied with Limited Lease-Up Exposure
- 25-Year GSA Tenancy with Recent Renewal
- Recent Leasing Activity Demonstrates Ongoing Demand
- Historically Stable Occupancy (85% - 100%)
- Operational Efficiency (25-Year ENERGY STAR Certification)
- Integrated Flex Office Component (The Post Workspaces) Enhances Leasing Velocity

## INVESTMENT OVERVIEW

Northwest Corporate Centre is a stabilized, income-producing Class A office property totaling approximately 88,306 rentable square feet, located along Oracle Road just north of Ina Road in Northwest Tucson, Arizona, immediately adjacent to Oro Valley.

The property is currently 95% occupied, providing strong in-place cash flow with minimal lease-up exposure. Supported by a combination of credit tenancy and diversified occupancy, the asset provides durable in-place income enhanced by long-term tenancy and highly specialized improvements within the building.

Recent leasing activity includes a new lease with the GSA (Suite 155 – 3,497 RSF) and a separate five-year lease (Suite 310 – 3,368 RSF) at \$22.50 per square foot with a nationally recognized training and consulting firm, reinforcing continued tenant demand and leasing velocity within the building.

The integration of The Post Workspaces enhances leasing velocity while maintaining the building's institutional profile, supporting occupancy through a mutually beneficial tenant relationship which will continue with new ownership.

## THE OFFERING

OFFER PRICE	\$17,500,000
PRICE/RSF	\$198.17
CAP RATE	8.56%

## PROPERTY SUMMARY

RENTABLE SQ. FT.	88,306
YEAR BUILT	1984
REMODELED	2017
QUOTED RENTAL RATE	\$24.50
LEASE TYPE	Full Service
OCCUPANCY	95%
NUMBER OF TENANTS	15
CONSTRUCTION	Steel & Stucco
HVAC SYSTEM	Water Cooled Heat Pump Units
ELEVATORS	Two Passenger Cabs
PARKING SPACES	360
SECURE SPACES	35
PARCEL NUMBER	225-51-352
2025 PROPERTY TAXES	\$169,368

# EXECUTIVE SUMMARY

## LEASE TERMS

The Weighted Average Lease Term (WALT) is approximately 5.4 Years.

## PRICING & POSITIONING

Northwest Corporate Centre is offered at \$17,500,000, representing an 8.56% capitalization rate on current in-place income.

This pricing reflects a disciplined alignment with current capital market perceptions, providing investors with an above-market yield relative to current office market conditions for a stabilized, Class A asset with long-term tenancy and demonstrated leasing performance.

While the GSA has maintained continuous occupancy in the building for 25 years and recently renewed its largest lease, it has also executed an additional lease within the building (Suite 155 – 3,497 RSF), further reinforcing its long-term commitment to the asset. The offering has been positioned to account for current capital market perceptions regarding tenant concentration.

The asset has demonstrated consistent leasing performance over time. The Post Workspaces operates under a long-term lease agreement and has contributed to leasing velocity and tenant retention, with more than 20,000 square feet of leasing activity influenced by the platform.

This combination of durable in-place income, demonstrated leasing performance, and pricing that reflects current market sentiment creates an opportunity to acquire a proven asset at an attractive basis relative to its underlying stability.

## SUMMARY OF TERMS

INTEREST OFFERED	100% Fee Simple
OFFERING PRICE	\$17,500,000
TERMS	All Cash
EARNEST MONEY DEPOSIT	\$250,000
DUE DILIGENCE PERIOD	30 Days
CLOSE OF ESCROW	15 Days Following
FINANCIALS	Available upon request and execution of a non-disclosure agreement

# OCCUPANCY & LEASING PROFILE

## OCCUPANCY OVERVIEW

Northwest Corporate Centre is currently 95% leased, providing strong in-place cash flow with minimal remaining vacancy.

## VACANCY & LEASE-UP OPPORTUNITY

The property currently includes approximately 4,781 RSF of available space, providing a modest lease-up opportunity while maintaining the asset's profile as a stabilized income investment.

- Suite 331 (1,733 RSF) is in very good condition and can be leased with minimal capital, suitable for a wide range of traditional office users.
- Suite 215 (3,048 RSF) is in shell condition and is contiguous with The Post Workspaces' Annex offices, offering flexibility for expansion of flex-office use or traditional tenancy.

Recent leasing activity and in-place rent trends indicate that second-generation space can be leased with limited improvements, while higher rental rates (\$24.50 to \$26.50 per RSF) are achievable with tenant improvement packages on longer-term leases.

## THE POST WORKSPACES

The Post Workspaces operates within Northwest Corporate Centre as an independent, professionally managed flex-office platform under a standard lease agreement. The Post functions as an occupancy stabilizer and leasing tool within the building.

The presence of The Post has contributed materially to leasing performance at the property. Over time, more than 20,000 square feet of leasing activity has been directly or indirectly influenced by The Post platform, either through occupancy within the flex-office component itself or through tenants initially attracted to the building by its services, meeting facilities, and hospitality-driven environment who later transitioned into traditional office space.



# OCCUPANCY & LEASING PROFILE

## THE POST WORKSPACES

From an ownership perspective, The Post:

- Improves leasing velocity and reduces downtime
- Serves as an incubator for future direct-to-landlord leases
- Enhances the overall tenant experience, supporting retention

This integrated approach has contributed to the building's historically stable occupancy and continued relevance within the Northwest Tucson office market.

## GENERAL SERVICES ADMINISTRATION (GSA) TENANCY

The property is anchored by three GSA leases, with the primary tenancy (38,408 RSF) renewed in December 2025 for an eight-year term, including five years firm. The agencies occupy highly specialized space featuring secure infrastructure, extensive interior build-out, and a dedicated enclosed parking area (35 spaces).

GSA has maintained continuous occupancy in the building for over 25 years and has recently expanded within the property, adding Suite 155 (3,497 RSF).



# INVESTMENT CONSIDERATIONS

## GSA TENANCY & PRICING PERSPECTIVE

The U.S. General Services Administration has maintained continuous occupancy in the building for over 25 years and has recently renewed its primary lease while also expanding into additional space within the property. This long-term presence reflects a significant investment in specialized buildout, security infrastructure, and dedicated facilities that would be both costly and operationally challenging to replicate in an alternative location.

The property functions as a Level 3 secured facility and includes a dedicated, secured parking area, both of which represent meaningful barriers to relocation. Given current parking ratios in the submarket, replicating a comparable secured parking configuration would be difficult and, in many cases, not feasible without substantial redevelopment.

In addition, the GSA has invested millions of dollars in tenant-specific improvements, including specialized security and operational infrastructure typical of federal occupancy, further increasing the complexity and cost associated with relocating the tenancy.

Based on this history, the nature of the improvements, and the operational requirements of the tenancy, ownership believes there is a reasonable likelihood of continued occupancy over time.



## CAPITAL IMPROVEMENTS

Ownership has consistently invested in the building's physical plant and operating systems. Recent capital improvements include:

- Replacement of both cooling towers (2025)
- Conversion to high-efficiency LED lighting
- Roof recoating
- Parking lot resealing (2024)

These improvements, combined with the building's long-standing ENERGY STAR certification, support operational efficiency, tenant comfort, and long-term asset durability with limited near-term capital requirements.



## LOCATION & AREA OVERVIEW

### NORTHWEST TUCSON/ORO VALLEY

Northwest Corporate Centre is located along the Oracle Road corridor just north of Ina Road, one of the most established commercial intersections in Northwest Tucson and immediately adjacent to Oro Valley.

The surrounding area benefits from strong household incomes, mature residential neighborhoods, and consistent demand for professional office space. The property is supported by a wide range of nearby amenities, including retail, dining, financial services, and medical facilities, all within close proximity.

Recent infrastructure improvements, including expanded sidewalks and pedestrian connectivity, have enhanced walkability and accessibility to nearby amenities. The location's proximity to Oro Valley further strengthens its appeal to both tenants and employees.

### ECONOMIC & DEMOGRAPHIC OVERVIEW

The Tucson metropolitan area serves as the economic hub of Southern Arizona, supported by a diversified base of employment across education, healthcare, defense, research, and government sectors.

Major employers in the region include the University of Arizona, Raytheon, Davis-Monthan Air Force Base, and regional healthcare systems. The presence of these institutions supports long-term stability in the local economy and demand for professional office space.

The Northwest submarket has historically experienced limited new office development, reinforcing the competitive position of existing, well-located assets such as Northwest Corporate Centre.



## CONCLUSION

Northwest Corporate Centre offers the opportunity to acquire a stabilized office asset with strong in-place income, long-term credit tenancy, and minimal lease-up exposure.

Anchored by the U.S. General Services Administration and supported by a diversified tenant base, the property provides durable cash flow at an above-market yield.

The combination of long-standing tenancy, recent leasing activity, and a well-located position within the Northwest Tucson/Oro Valley submarket creates a compelling opportunity for investors seeking both income stability and attractive basis.



## INCOME AND EXPENSES

INCOME (CURRENT ACTUAL INCOME)	MONTHLY	ANNUALLY
Scheduled Rental Income	\$198,208	\$2,378,493
Plus: Other Income	\$208	\$2,500
Plus: Pass-Through Reimbursements	\$692	\$8,300
<b>Gross Operating Income</b>	<b>\$199,108</b>	<b>\$2,389,293</b>

OPERATING EXPENSES	MONTHLY	ANNUALLY
Maintenance	\$1,651	\$19,816
Gardening	\$1,829	\$21,943
Pest Control	\$232	\$2,782
Property & Liability Insurance	\$1,675	\$20,103
Management Fee (3%)	\$5,973	\$71,679
Janitorial Service	\$8,045	\$96,545
Security	\$164	\$1,969
Repairs	\$15,558	\$186,706
Utilities	\$18,525	\$222,308
Legal & Accounting	\$5,299	\$63,588
Professional Fees	\$390	\$4,685
Office Expense	\$121	\$1,452
Real Estate Property Taxes (adjusted post sale)	\$14,820	\$177,836
<b>TOTAL OPERATING EXPENSES</b>	<b>\$74,284</b>	<b>\$891,412</b>

<b>NET OPERATING INCOME</b>	<b>\$124,823</b>	<b>\$1,497,881</b>
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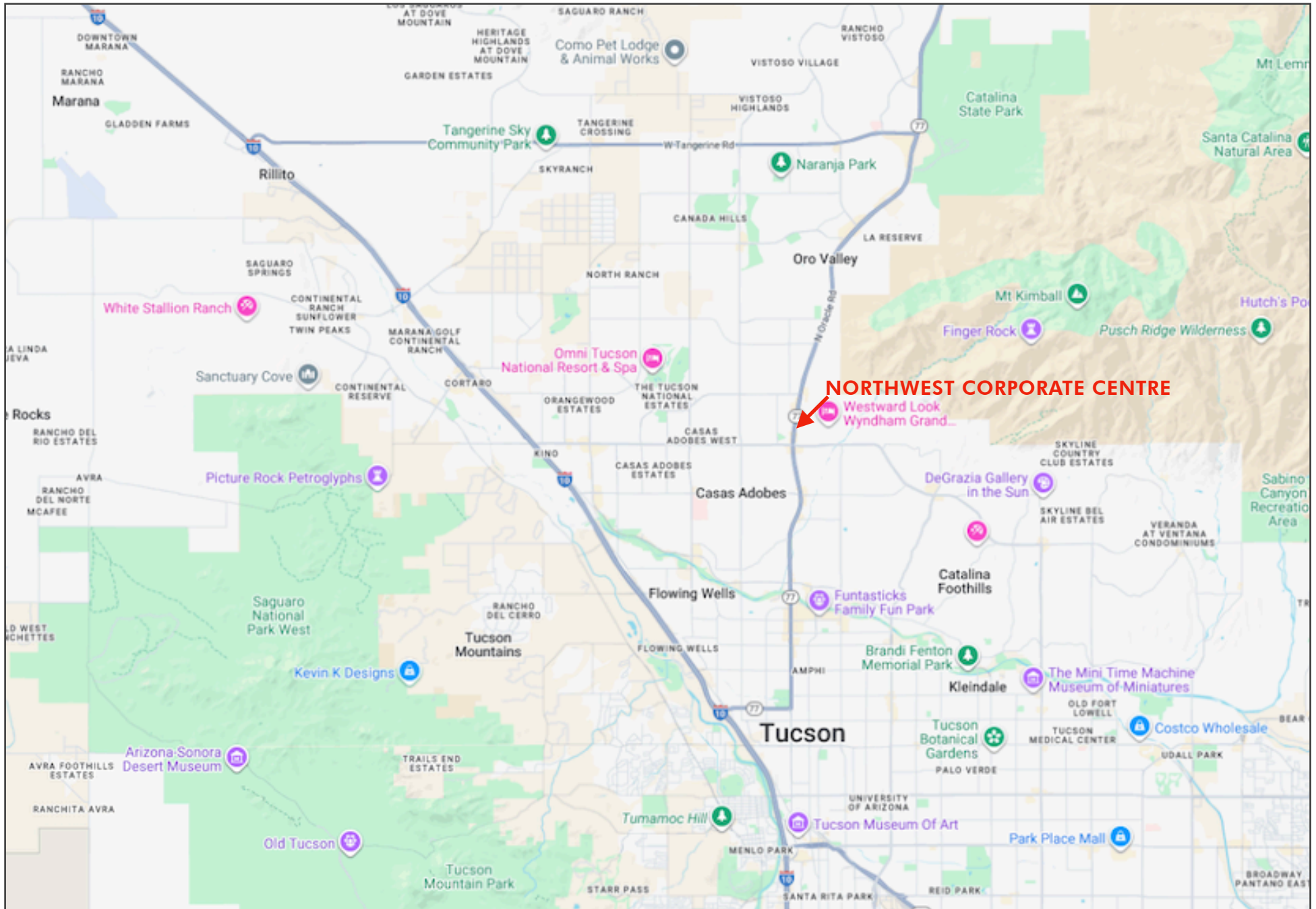
SUBJECT PROPERTY



# WALKABLE RESTAURANTS



# LOCATION MAP





BUILDING FACING ORACLE ROAD

# THE POST WORKSPACES PHOTOS



# BUILDING INTERIOR PHOTOS



BUILDING SECOND FLOOR ENTRY



FIDELITY NATIONAL TITLE AGENCY



BUILDING FIRST FLOOR ENTRY



FLEX SPACE MEETING ROOM

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