EXECUTIVE PLAZA

1120 NJ-73 | Mount Laurel, NJ

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP

OFFERING MEMORANDUM

DEAL TEAM

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP

DEAL LEAD | DEAL TEAM

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MOUNT LAUREL, NEW JERSEY

Mount Laurel, New Jersey is a premier suburban office market located in Burlington County, strategically positioned within the highly desirable South Jersey commercial corridor. Situated approximately 15 miles east of Philadelphia, the township provides exceptional access to major regional employment centers through a comprehensive transportation network, including Interstate 295, the New Jersey Turnpike, Route 38, Route 73, and Route 70. This strategic location offers convenient connectivity throughout the Philadelphia metropolitan area, Northern New Jersey, and surrounding suburban markets, making Mount Laurel a preferred destination for corporate users, professional service firms, and regional office occupiers.

The township has evolved into a prominent corporate and business hub, supported by a diverse economic base consisting of financial services, healthcare, insurance, technology, legal, and professional service industries. Mount Laurel benefits from a strong concentration of corporate and institutional users, including TD Bank, Virtua Health, Comcast, American Financial Resources, and numerous regional and national companies located throughout the Mount Laurel Corporate Park and surrounding office districts. The area's established business environment, highly educated workforce, and proximity to major population centers continue to drive demand from companies seeking well-located suburban office facilities.

Mount Laurel's office inventory is characterized by a diverse mix of Class A and Class B office properties, corporate campuses, medical office facilities, and professional office buildings. The township's office parks offer modern building designs, efficient layouts, abundant parking, and convenient highway access, providing tenants with functional and cost-effective alternatives to traditional urban office markets. The presence of established corporate campuses and high-quality office environments has helped position Mount Laurel as one of the most competitive suburban office locations in South Jersey.

The market benefits from strong surrounding demographics, including affluent residential communities, above-average household incomes, and a skilled labor pool that supports continued tenant demand. In addition to its office infrastructure, Mount Laurel offers a wide range of retail, dining, hospitality, and service amenities that enhance the overall appeal for employers, employees, and visitors. Major commercial corridors throughout the township experience significant daily traffic and serve both residents and the broader Burlington and Camden County markets.

Mount Laurel's combination of strategic accessibility, economic diversity, established corporate presence, and favorable suburban characteristics has solidified its position as a leading office destination within the Philadelphia metropolitan area. The township continues to attract businesses seeking high-quality office environments with strong connectivity, operational efficiency, and long-term value, supporting sustained demand and investment appeal within the South Jersey commercial real estate market.

OFFERING HIGHLIGHTS

INVESTMENT OVERVIEW

Executive Plaza offers the opportunity to acquire a 95,301-square-foot, four-story multi-tenant office building located at 1120 Route 73 in Mount Laurel, New Jersey, at an attractive acquisition basis of $123/SF and a 10.0% in-place capitalization rate. The Property is 89% leased to 14 tenants, with 22% of in-place rent commencing in 2026. The remaining 10,644 square feet of available space, including a contiguous 7,362-square-foot suite, provides measurable lease-up potential.

INVESTMENT HIGHLIGHTS

- **Attractive Acquisition Basis at $123/SF | 10.0% In-Place Cap Rate** — In-place NOI of $1,173,789 with projected stabilization to a 10.7% cap rate upon lease-up of the remaining vacancy.
- **22% of In-Place Rent Signed in 2026** — Three leases totaling 18,769 SF commenced in 2026, including the highest rental rate currently achieved at the Property.
- **89% Leased to 14 Tenants** — Largest tenant occupies approximately 19% of the building, supporting a well-diversified rent roll.
- **10,644 SF Immediate Lease-Up Opportunity** — Three available suites, including a contiguous 7,362 SF block, provide measurable near-term upside.
- **Professional Office Tenant Base** — Legal (20%), Healthcare (11%) and Accounting (11%) represent the largest industry concentrations within a diversified roster of professional office tenants.
- **Three Tenants With Documented Renewal History** — Association Headquarters, Gotleib & Associates and Keystone Digital Imaging have occupied the Property since 2012–2014, demonstrating long-term tenant retention.
- **Approximately 4.0-Year Weighted Average Lease Term** — Income-weighted WALT as of June 30, 2026.
- **Limited Near-Term Lease Rollover** — Only two tenant suites expire prior to 2028, limiting near-term rollover exposure.
- **95,301 SF Office Building | Built 1987 | Renovated 2011** — Four-story office building situated on approximately 7.70 acres with approximately 375± surface parking spaces (3.93/1,000 SF).
- **Signalized Corner Along Route 73** — Immediate access to I-295, the New Jersey Turnpike, Routes 38 and 70.

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	4,696	83,877	210,034
2029 Population (Proj.)	4,678	84,409	211,580
EMPLOYMENT			
Total Employees	17,402	72,304	134,638
Total Establishments	850	6,536	12,736
HOUSEHOLDS			
Number of Households	2,012	34,772	83,705
Average HH Income	139,681	140,990	149,885

PROPERTY DETAILS

PROPERTY DESCRIPTION	
Rentable Square Feet	95,301 SF
Parcel Size	7.70 AC
Block	1306
Lot	1
Year Built/ Renovated	1987/ 2011
Number of Stories	4 Stories
Parking	384± Spaces
Parking Ratio	4.02/ 1,000 SF
Traffic Count	82,700± Vehicles/ Day

1987/ 2011
Year Built/ Renovated

384±
Spaces

82,700± ADT
NJ-73

TENANT OVERVIEW

Keystone Digital Imaging (KDI, Inc.) is a privately held technology solutions provider specializing in managed IT services, office technology, digital imaging, and workflow automation solutions for businesses and organizations throughout the Mid-Atlantic region. Founded in 1989 and headquartered in Lansdale, Pennsylvania, KDI has established itself as a trusted technology partner by helping organizations optimize their operations through innovative hardware, software, and managed service solutions.

KDI provides a comprehensive suite of business technology offerings designed to improve productivity, enhance security, and streamline everyday operations. The company's services include managed print services, multifunction printers and copiers, production print systems, document management solutions, cloud services, cybersecurity, network infrastructure, and unified communications. By combining advanced technology with responsive service and support, KDI helps clients reduce operating costs, improve workflow efficiency, and transition toward more secure and digitally connected business environments.

The company serves a diverse customer base across a variety of industries, including healthcare, education, legal, financial services, government, manufacturing, and commercial enterprises. KDI's consultative approach allows its team to evaluate each organization's unique technology requirements and implement customized solutions tailored to specific operational goals. Through strategic partnerships with leading technology manufacturers and software providers, KDI delivers scalable solutions that support organizations of all sizes.

In addition to technology sales and implementation, KDI provides ongoing maintenance, technical support, and managed services to ensure reliable system performance and long-term client success. The company's emphasis on customer relationships, technical expertise, and proactive service has contributed to its reputation as a dependable provider of integrated business technology solutions.

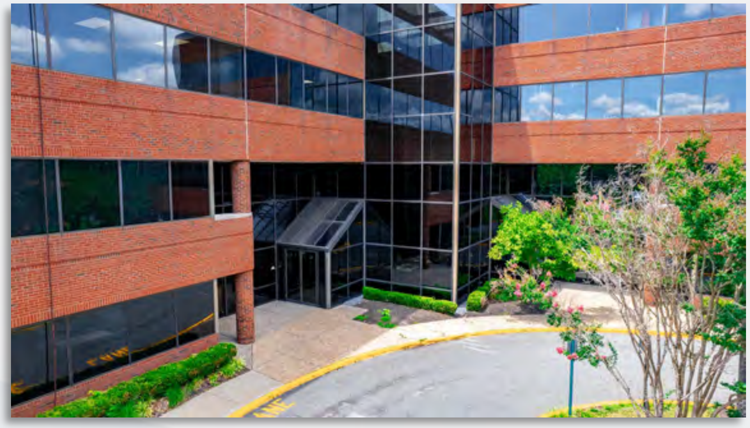
With more than three decades of industry experience, Keystone Digital Imaging continues to evolve alongside the changing technology landscape, expanding beyond traditional document imaging into comprehensive IT and digital transformation services. The company's broad service platform, experienced workforce, and commitment to innovation position KDI as a leading regional provider of business technology solutions.

KDI OFFICE TECHNOLOGY
www.kdi-inc.com
BRINGING BUSINESS & TECHNOLOGY TOGETHER

LANSDALE, PA
HEADQUARTERS

1989
FOUNDED

PRIVATELY HELD
OWNERSHIP



TENANT OVERVIEWS

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ASSOCIATION HEADQUARTERS

MOUNT LAUREL, NJ
HEADQUARTERS

1978
FOUNDED

PRIVATE
OWNERSHIP

Association Headquarters (AH) is a leading association management company (AMC) headquartered in Mount Laurel, New Jersey, providing comprehensive management, consulting, and operational support services to professional societies, trade associations, nonprofit organizations, and certification bodies throughout the United States and internationally. Founded in 1978, the company serves organizations across a wide range of industries, including healthcare, engineering, education, finance, manufacturing, technology, and scientific research. Acting as an outsourced headquarters for many clients, AH delivers executive leadership and day-to-day management while helping organizations achieve long-term strategic growth and operational efficiency.

The firm's integrated service platform includes executive management, strategic planning, governance support, membership recruitment and retention, marketing and communications, financial management, certification administration, continuing education, technology solutions, website development, sponsorship development, and meeting and event management. Association Headquarters is particularly recognized for organizing national conferences, conventions, trade shows, and educational programs while partnering with boards of directors to improve member engagement, strengthen financial performance, and enhance organizational effectiveness.

Backed by more than four decades of industry experience, long-standing client relationships, and a comprehensive service offering, AH has established itself as one of the country's premier association management firms and is well positioned to benefit from the increasing demand for outsourced management and operational solutions among nonprofit and professional organizations.

STEPHANO SLACK LLC
ACCOUNTANTS AND TAX ADVISORS

WAYNE, PA
HEADQUARTERS

1912
FOUNDED

7+
OFFICES

Stephano Slack LLC is a prominent regional accounting and advisory firm providing a comprehensive range of financial, tax, audit, and business consulting services to privately held companies, nonprofit organizations, professional service firms, and high-net-worth individuals throughout the Mid-Atlantic region. Founded in 1912 and headquartered in Pennsylvania, the firm has developed more than a century of experience delivering customized accounting solutions and strategic financial guidance to clients across a wide variety of industries, including real estate, construction, healthcare, manufacturing, professional services, nonprofit organizations, and financial services.

The firm’s service platform includes audit and assurance, tax planning and compliance, outsourced accounting, business advisory services, valuation and transaction support, forensic accounting, estate and trust planning, retirement plan audits, and consulting services. Stephano Slack works closely with business owners, executives, and organizational leaders to provide proactive guidance on financial reporting, operational improvements, mergers and acquisitions, succession planning, and strategic growth initiatives. The firm’s professionals utilize extensive technical knowledge and industry experience to deliver solutions tailored to the unique needs of each client, from emerging businesses to established organizations.

Through its combination of traditional accounting expertise and forward-looking advisory services, Stephano Slack continues to serve as a trusted financial partner for organizations seeking to improve performance, manage risk, and support sustainable growth.

Chartwell Law

PHILADELPHIA, PA
HEADQUARTERS

2002	300+
FOUNDED	ATTORNEYS

Chartwell Law is a nationally recognized litigation and insurance defense law firm providing comprehensive legal representation to insurance carriers, corporations, self-insured organizations, and businesses throughout the United States. Founded in 2002 and headquartered in Philadelphia, Pennsylvania, the firm has expanded into a prominent national practice with a growing network of attorneys and offices across key legal markets. Chartwell Law focuses on delivering strategic, efficient, and results-driven legal solutions across a wide range of complex litigation matters, with expertise in insurance defense, casualty litigation, construction law, transportation and trucking defense, professional liability, employment law, workers' compensation, product liability, premises liability, subrogation, and commercial litigation.

The firm serves as a trusted legal partner to many leading insurance companies, Fortune 500 corporations, regional businesses, and self-insured entities by providing representation throughout the entire litigation process, from initial claims evaluation and risk assessment through discovery, settlement negotiations, trial, and appellate proceedings.

The firm leverages advanced technology, streamlined case management practices, and data-driven strategies to improve efficiency while maintaining a high level of personalized service. Through its national platform and commitment to legal excellence, Chartwell Law continues to support clients across a broad range of industries, including insurance, construction, transportation, healthcare, retail, hospitality, and professional services. With continued growth and a strong presence in the litigation defense sector, Chartwell Law remains positioned as a leading provider of legal services for organizations seeking experienced counsel and effective risk management solutions.

CORE X PARTNERS

MOUNT LAUREL, NJ
HEADQUARTERS

Core X Partners is a privately held commercial real estate investment, development, and asset management firm focused on acquiring, repositioning, and managing high-quality commercial properties throughout the United States. The company specializes in identifying value-add and opportunistic investment opportunities across multiple asset classes, including office, industrial, retail, mixed-use, and multifamily properties. Through a hands-on ownership approach, Core X Partners seeks to enhance the long-term value of its portfolio by implementing strategic capital improvements, active leasing initiatives, operational efficiencies, and comprehensive asset management programs designed to maximize property performance and investor returns.

The firm's investment philosophy emphasizes disciplined underwriting, market research, and strong relationships with institutional investors, lenders, brokers, and tenants. Core X Partners evaluates each acquisition based on its location fundamentals, growth potential, demographic trends, and ability to generate stable cash flow while creating opportunities for appreciation through redevelopment or repositioning. In addition to acquisitions, the company oversees every stage of the real estate lifecycle, including due diligence, financing, construction management, leasing, property management oversight, and eventual disposition, allowing it to maintain quality control and execute its investment strategies efficiently.

Core X Partners is committed to creating modern, functional, and sustainable commercial environments that meet the evolving needs of businesses and communities. By combining entrepreneurial decision-making with institutional-quality execution, the firm has established a reputation for identifying underperforming assets and transforming them into competitive, income-producing properties. Its portfolio is strategically diversified across multiple geographic markets, reducing risk while capitalizing on regional economic growth and tenant demand. Through a focus on operational excellence, long-term partnerships, and disciplined investment management, Core X Partners continues to expand its presence within the commercial real estate industry and deliver value to investors, tenants, and the communities in which it operates.

BAYADA Home Health Care

MOORSETOWN, NJ
HEADQUARTERS

1975 FOUNDED	**375+** LOCATIONS

BAYADA Home Health Care is one of the largest and most established privately held home healthcare organizations in the United States, providing a comprehensive continuum of in-home medical, therapeutic, hospice, and personal care services to patients of all ages. Founded in 1975 by J. Mark Baiada and headquartered in Moorestown, New Jersey, the company has grown from a single office into a nationally recognized healthcare provider with more than 375 service offices throughout the United States and an expanding international presence.

BAYADA offers a broad range of healthcare services. Its' clinicians and caregivers assist patients recovering from surgery or hospitalization, managing chronic illnesses, living with disabilities, requiring rehabilitation, or seeking long-term support with activities of daily living. The organization maintains an extensive referral network with hospitals, physician groups, rehabilitation facilities, senior living communities, accountable care organizations, managed care providers, insurance companies, and government healthcare programs, allowing for coordinated transitions of care that help reduce hospital readmissions and improve patient outcomes. Internationally, BAYADA has expanded its healthcare platform through operations in Germany, Ireland, India, New Zealand, and South Korea, bringing its patient-centered care model to additional markets while adapting services to local healthcare systems.

BAYADA's longstanding reputation, broad geographic footprint, diversified service offerings, experienced clinical workforce, and decades of operational expertise have established BAYADA as one of the nation's premier providers of home healthcare services and a trusted partner within the broader healthcare continuum.

ClearChoice Dental Implant Centers

DENVER, CO
HEADQUARTERS

2005 FOUNDED	**CLEARCHOICE HOLDINGS, LCC (CCH)** PARENT

ClearChoice Dental Implant Centers is a national network of specialized dental treatment centers focused on providing comprehensive dental implant care through an integrated, patient-centered approach. Founded in 2005 and headquartered in Denver, Colorado, ClearChoice operates through a network of locally owned and operated centers managed through its business affiliation with ClearChoice Management Services, LLC (CCMS). Each ClearChoice Center is led by licensed dental specialists and provides complete dental implant services within advanced, all-in-one treatment facilities equipped with modern technology, including 3D CAT Scan imaging and fully integrated on-site dental laboratories. This model allows specialists, including oral surgeons and restorative dental professionals, to collaborate in a single location to deliver coordinated treatment from initial consultation through final restoration.

Through its national clinical affiliation, ClearChoice promotes collaboration among doctors across its network, allowing specialists to share best practices, treatment protocols, clinical experiences, and research related to dental implant procedures. CCMS provides comprehensive practice management services to affiliated ClearChoice Centers, supporting operational efficiency, technology implementation, marketing, administrative functions, and the development of new locations throughout the United States. ClearChoice Holdings, LLC, the parent company of CCMS, is a privately held company founded in 2005 and is not owned by any dental implant manufacturer or dental product company. With its focus on advanced technology, specialized expertise, and a streamlined patient experience, ClearChoice has established itself as a leading provider of full-arch dental implant solutions nationwide, offering patients an alternative to traditional dentures and fragmented implant treatment models.

SURROUNDING MARKET

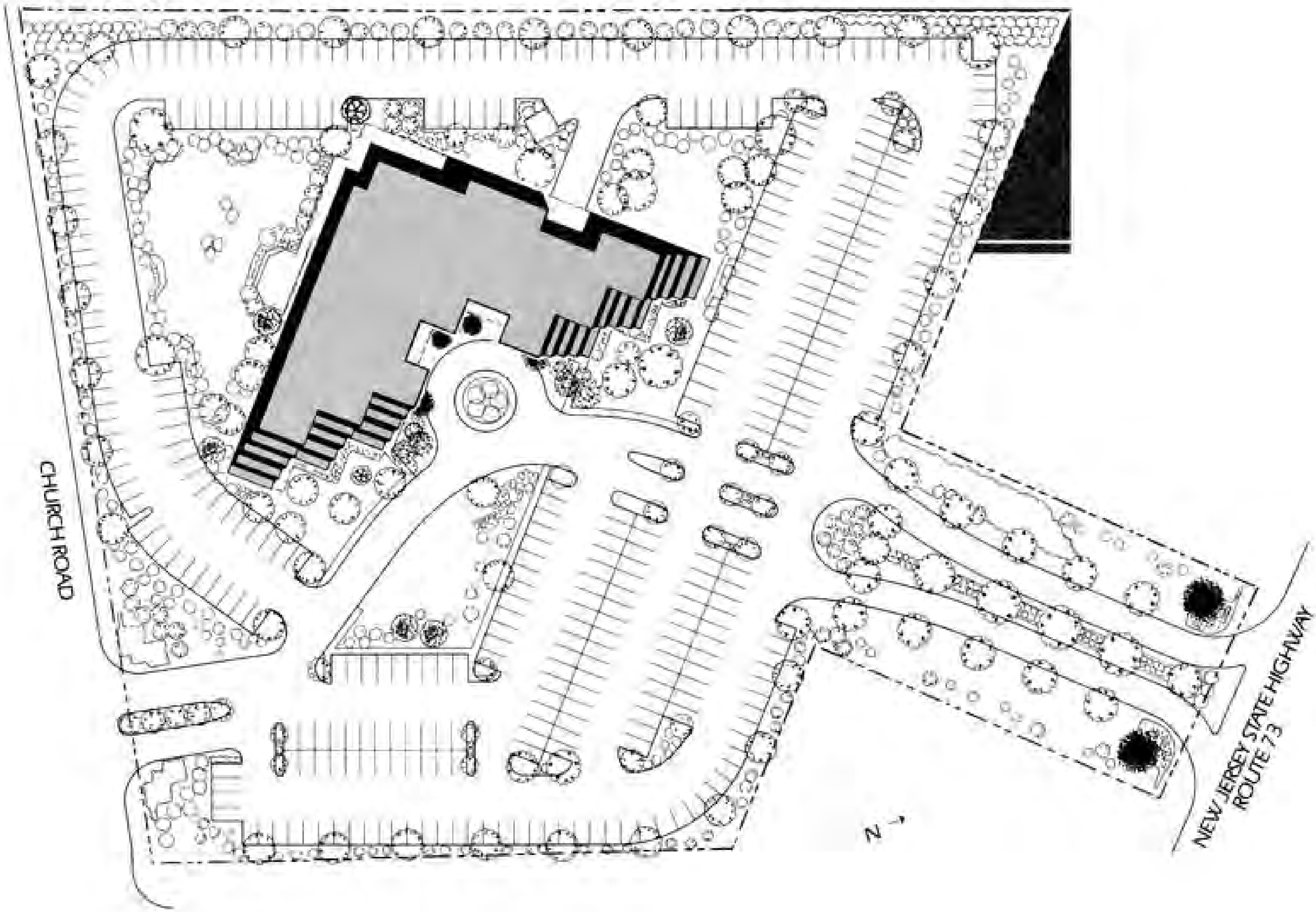
Marcus & Millichap CAFIERO TEAM
Marcus & Millichap THE EIDER GROUP

PROPERTY OUTLINE

Marcus & Millichap
CAFIERO TEAM

Marcus & Millichap
THE EIDER GROUP

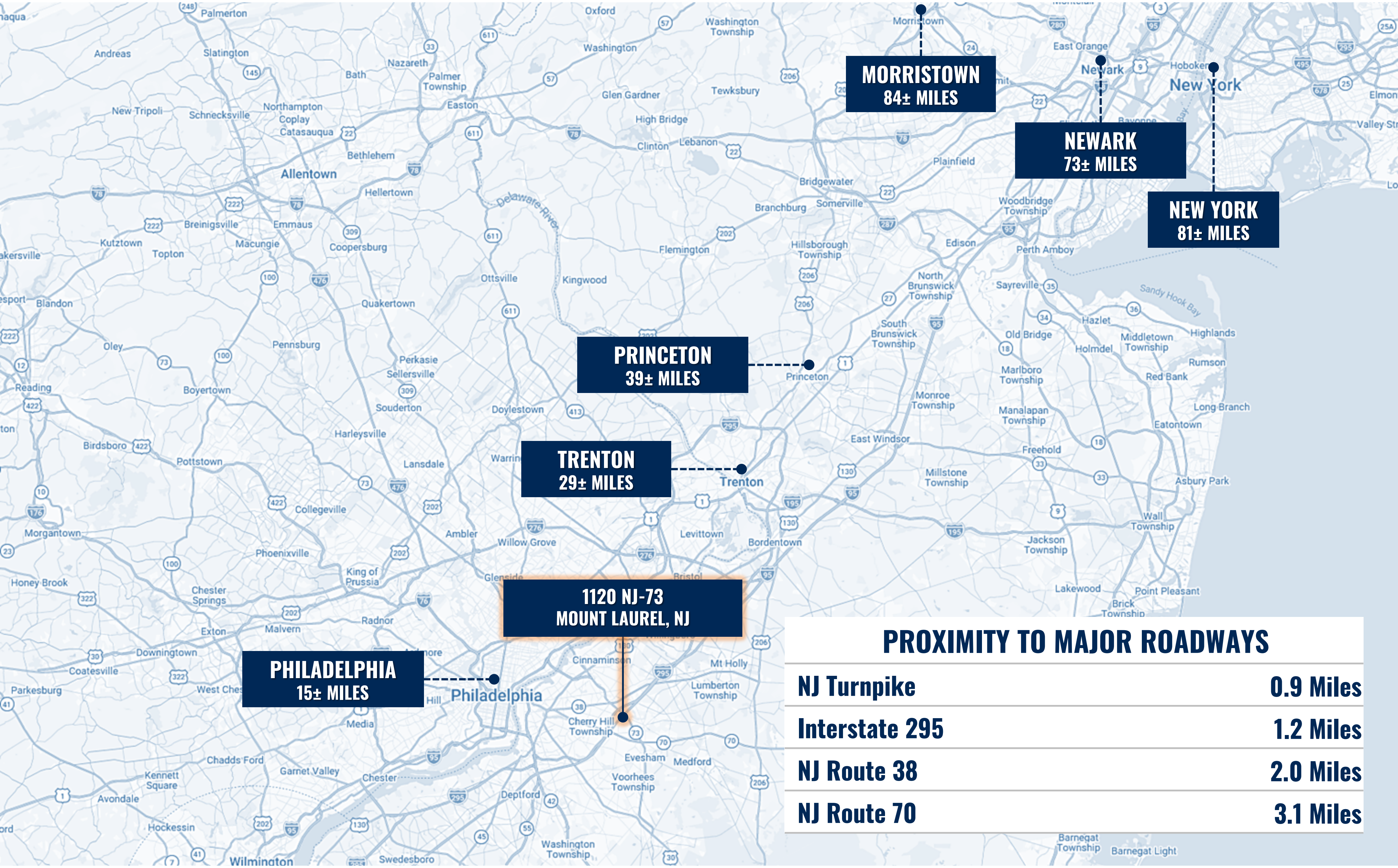
PROPERTY OUTLINE



REGIONAL MAP

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP



PROXIMITY TO MAJOR ROADWAYS

NJ Turnpike	0.9 Miles
Interstate 295	1.2 Miles
NJ Route 38	2.0 Miles
NJ Route 70	3.1 Miles


1120
FIRE
LANE


1120
Route 73
AH & Association Headquarters
Obermayer Rebmann Maxwell & Hippel LLP
RLS Logistics
ClearChoice
William Kirby Law, Family Law Attorneys
ZAMIR EQUITIES
STOP


LIFETIME
FITNESS


ExtraSpace Storage
Walmart
Applebee's GRILL + BAR
MCDONALDS
Wawa

ROGERS WALK
272 UNITS
COLUMBIA
BANK
Wawa
MCDONALDS


TD Bank

RENT ROLL

							BASE RENT		RENT STEPS		RENEWAL OPTIONS				
TENANT	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT	REIMBURSE MENTS	LEASE TYPE
ClearChoice Management	100-120	7,121	7%	12/1/2017	5/31/2028	9 Years	$119,277	$16.75	6/1/2027	$122,837	(1) 5 Yr.	6/1/2028	FMV	$101,726	NN
BAYADA Home Health	110	3,781	4%	10/1/2021	3/31/2030	5 Years	$51,044	$13.50	3/1/2028 3/1/2029 3/1/2030	$52,934 $54,825 $56,715	(1) 2 Yr.	4/1/2030	FMV	$54,898	NN
William Kirby Law LLC	130	5,700	6%	9/1/2024	11/30/2031	2 Years	$79,800	$14.00	9/1/2027 9/1/2028 9/1/2029 9/1/2030 9/1/2031	$82,650 $85,500 $88,350 $91,200 $94,050	-	-	-	$82,962	NN
Association Headquarters	150 & 200	17,971	19%	8/1/2014	1/31/2030	12 Years	$269,565	$15.00	2/1/2027 2/1/2028	$278,551 $287,536	(2) 5 Yr.	2/1/2030 2/1/2035	FMV FMV	$254,816	NN
RLS Distribution [1]	201	7,913	8%	11/6/2023	5/31/2034	3 Years	$106,430	$13.45	12/1/2027 12/1/2028 12/1/2029 12/1/2030 12/1/2031 12/1/2032 12/1/2033	$109,595 $112,760 $115,925 $119,091 $122,256 $125,421 $128,586	(2) 5 Yr.	6/1/2034 6/1/2039	FMV FMV	$114,491	NN
Vacant	125	1,600	2%	-	-	-	$28,000	$17.50	-	-	-	-	-	$0	-
Vacant	140	1,682	2%	-	-	-	$29,435	$17.50	-	-	-	-	-	$0	-
Chartwell Law [1]	202	2,612	3%	6/22/2026	1/31/2034	0 Years	$35,915	$13.75	2/1/2028 2/1/2029 2/1/2030 2/1/2031 2/1/2032 2/1/2033	$37,221 $38,527 $39,833 $41,139 $42,445 $43,751	(1) 5 Yr.	2/1/2034	FMV	$36,202	NN
Stephano Slack, LLC	300-301	10,452	11%	2/1/2026	6/30/2031	-	$135,876	$13.00	2/1/2027 2/1/2028 2/1/2029 2/1/2030 2/1/2031	$141,102 $146,328 $151,554 $156,780 $162,006	(2) 5 Yr.	7/1/2031 7/1/2036	95% of FMV 95% of FMV	$152,073	NN
Gotleib & Associates, LLC	305	2,349	2%	5/1/2012	1/31/2030	14 Years	$30,537	$13.00	2/1/2027 2/1/2028 2/1/2029	$31,712 $32,886 $34,061	(1) 5 Yr.	2/1/2030	FMV	$36,051	NN

[1] The following tenants have one-time termination options requiring 9 months notice.
- RLS Distribution (4/30/2031)
- Chartwell Law (12/1/2032)
- Stern & Eisenberg (2/29/2028)
- Conversion Technologies (4/1/2029)

RENT ROLL

Marcus & Millichap CAFIERO TEAM

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							BASE RENT		RENT STEPS		RENEWAL OPTIONS				
TENANT	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT	REIMBURSEMENTS	LEASE TYPE
Core X Partners LLC	310	4,512	5%	9/1/2019	11/30/2029	7 Years	$58,656	$13.00	9/1/2027 9/1/2028 9/1/2029	$60,461 $62,266 $64,070	-	-	-	$64,247	NN
Vacant	320	7,362	8%	-	-	-	$99,387	$13.50	-	-	-	-	-	$0	-
Stern & Eisenberg PC [1]	400	5,518	6%	7/13/2022	2/28/2030	4 Years	$81,391	$14.75	8/1/2027 8/1/2028 8/1/2029	$84,150 $86,909 $89,668	(2) 5 Yr.	3/1/2030 3/1/2035	FMV FMV	$80,598	NN
Keystone Digital Imaging Inc	402	3,784	4%	2/1/2012	10/31/2029	14 Years	$53,922	$14.25	9/1/2027 9/1/2028 9/1/2029	$55,814 $57,706 $59,598	(1) 5 Yr.	11/1/2029	FMV	$59,802	NN
PH Renewables, Inc	403	1,926	2%	6/16/2025	6/15/2027	1 Years	$38,520	$20.00	-	-	-	-	-	$27,964	NN
Conversion Technologies International [1]	410	5,705	6%	5/1/2026	4/30/2031	0 Years	$111,248	$19.50	-	-	-	-	-	$22,375	MG
Obermayer Rebmann Maxwell	420	5,313	6%	3/8/2019	8/31/2027	7 Years	$87,665	$16.50	-	-	-	-	-	$77,416	NN
Total Occupied	14	84,657	89%				$1,259,845							$1,165,622	
Total Vacant	3	10,644	11%				$156,822							$0	
TOTAL	**17**	**95,301**	**100%**				**$1,416,667**	**$14.87**						**$1,165,622**	

14
Tenants

$1,259,845
Total Annual Rent

95,301 SF
Gross Leasable Area

FINANCIAL SUMMARY

Marcus & Millichap CAFIERO TEAM
Marcus & Millichap THE EIDER GROUP

$11,738,000
List Price

$1,173,789
NOI

10.00%
Cap Rate

$123
Price/SF

CURRENT INCOME & EXPENSES	Annual	$/SF
Base Rent	$1,259,845	$13.22
Reimbursements	$1,165,622	$12.23
TOTAL Income	$2,425,467	$25.45
Less - Expenses	$1,251,678	$13.13
Net Operating Income	**$1,173,789**	**$12.32**

PRO FORMA 100% LEASED SCENARIO	Annual	$/SF
Base Rent	$1,416,667	$14.87
Reimbursements	$1,165,622	$12.23
TOTAL Income	$2,582,289	$27.10
Less - Expenses	$1,251,678	$13.13
Less – Vacancy Factor	$77,469	$0.81
Pro Forma Net Operating Income	**$1,253,143**	**$13.15**

OPERATING EXPENSES	Annual	$/SF
Taxes	$246,338	$2.58
Insurance	$57,555	$0.60
Electric	$371,093	$3.88
Water & Sewer	$22,455	$0.23
Cleaning	$157,342	$1.65
HVAC R&M	$28,571	$0.30
Repairs & Maintenance	$37,739	$0.39
Landscaping	$34,338	$0.36
Snow Removal	$39,200	$0.41
Trash Removal	$13,354	$0.14
Elevator R&M	$7,634	$0.08
Misc. Opex	$34,427	$0.36
Phone, Internet, Cable	$19,023	$0.20
Payroll	$74,292	$0.78
Professional Fees	$31,508	$0.33
Management Fees	$76,808	$0.80
Total Expenses	**$1,251,678**	**$13.09**

[1] WALT (Income) = 4 years, 0 months, 11 days as of 6/30/2026.
[2] Misc. Opex includes Fire and Life Safety, Security, Exterminating and Licenses, Permits, Fees.

NON-ENDORSEMENT & DISCLAIMER NOTICE

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP

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EXECUTIVE PLAZA

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OFFERING MEMORANDUM