

FOR SALE
STABILIZED OFFICE INVESTMENT
GSA-ANCHORED

NORTHWEST CORPORATE CENTRE
7400 NORTH ORACLE ROAD
TUCSON, ARIZONA



FOR MORE INFORMATION:

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EXECUTIVE SUMMARY

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 investment is underwritten primarily on strong in-place income at an above market capitalization rate, supported by long-term tenancy, a diversified rent roll, and a long history of sustained occupancy. **The building is 90% occupied**, providing immediate cash flow with a modest and well-located lease-up opportunity.

The property is **anchored by the U.S. General Services Administration (GSA)**, which has **occupied the building for nearly 25 years and recently renewed its largest lease** in the building (38,408 sf) for an additional eight-year term, including five years firm. The GSA tenancy provides durable income supported by highly specialized tenant improvements and secure infrastructure that materially reduces tenant replacement risk.

The rent roll reflects a weighted average lease term **(WALT) of approximately 5.4 years**, calculated on a rentable square foot basis. Lease expirations are reasonably staggered, limiting near-term rollover exposure and supporting predictable cash flow.

Northwest Corporate Centre is offered at pricing that reflects current income and prevailing market conditions, rather than reliance on speculative growth assumptions. While replacement cost easily supports the valuation, the **investment thesis is centered on the durability and predictability of the existing cash flow.**

We typically see assets of this quality and stability of income sell in the 7.5% to 7.75% capitalization rate range, with stand-alone GSA leased buildings much lower. **The building owners have owned the building for over 30 years and have priced it to sell.**

THE OFFERING

OFFER PRICE	\$17,500,000
PRICE/RSF	\$198.17
CAP RATE	8.0%

PROPERTY SUMMARY

RENTABLE SQ. FT.	88,306
YEAR BUILT	1984
REMODELED	2017
QUOTED RENTAL RATE	\$24.50
LEASE TYPE	Full Service
OCCUPANCY	90%
NUMBER OF TENANTS	14
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

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

In-Place Cash Flow Focus

The offering is based on stabilized, in-place income at an above market cap rate, providing immediate yield without reliance on future leasing assumptions.

Long-Term Credit Anchor

GSA occupancy of nearly 25 years, coupled with a recent renewal, provides income stability supported by federal credit and highly specialized improvements.

90% Occupancy with Upside

Current occupancy supports strong cash flow while offering a manageable lease-up opportunity without altering the building's risk profile.

Well-Positioned Vacancy

Remaining available space is well located within the building, including approximately 3,000 RSF adjacent to The Post Workspaces' Annex offices, creating a natural expansion.

Operational Efficiency

The building has maintained ENERGY STAR certification for 25 years, supporting long-term operating efficiency and cost control.

Adapted Office Strategy

The integration of The Post Workspaces allows the building to capture evolving office demand while preserving its core institutional office profile. Although an independent tenant in the building, there has been a mutually beneficial relationship that supports the building occupancy, which will continue with new ownership.

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

PROPERTY SUMMARY

OCCUPANCY & LEASING PROFILE

Northwest Corporate Centre is 90% leased. The remaining vacancy represents a limited portion of the building and is well located, allowing for efficient absorption.

Approximately 3,000 RSF of available space is contiguous with The Post Workspaces' Annex offices, (currently shell space) providing flexibility for expansion of flex-office use or traditional office tenancy. The balance of available space is positioned to attract professional users seeking quality office space in Northwest Tucson.

You will note in the included Pro Forma, actual occupancy is used in the calculation of the Net Operating Income.

The modest vacancy offers incremental upside while preserving the asset's identity as a stabilized income investment.

THE POST WORKSPACES

The Post Workspaces operates within Northwest Corporate Centre as an independent professionally managed flex-office platform under a standard lease agreement. Rather than serving as a speculative income driver, The Post functions as a occupancy stabilizer and building activation component within the building. The space has 45 offices, meeting rooms and a 35-person flex space used for meetings, as well as yoga classes. Some of the meeting room clientele include Raytheon, Honeywell, Chipotle, among many others.

From an ownership perspective, The Post Workspaces:

- Absorbs small-tenant demand that might otherwise bypass traditional office space and acts as an incubator for direct to landlord leases in the future.
- Improves leasing velocity and reduces downtime.
- Supports overall occupancy levels - during remodels and speed to occupancy.

In addition, The Post has influenced a more hospitality-driven management approach across the building, emphasizing service, responsiveness, and tenant experience. This operating style has supported tenant retention and reinforced the building's long-term relevance in the market.



PROPERTY SUMMARY

OCCUPANCY & LEASING PROFILE

EXISTING SPACE OVERVIEW

Review of the rent roll indicates that leases executed at the lower end of the rent range were, for the most part, completed on an “as-is” basis, typically requiring only minimal improvements (paint & carpet). Leases completed in the \$24.50 to \$26.50 per RSF range required a minimum five year lease term, with tenant improvement packages to meet tenant specifications.

Of the 8,149 RSF currently available, Suite 331 (1,733 RSF) is in very good condition and should be suitable for a wide range of office users. Suite 310 consists of a bullpen area, two private offices, kitchen and a conference room. While functional in its current configuration, this suite may require improvements depending on tenant needs.

As previously noted, Suite 215 (3,048 RSF) is in shell condition. The space is adjacent to The Annex offices and presents an opportunity for expansion of The Annex, allowing for the addition of up to three contiguous suites.

GENERAL SERVICES ADMINISTRATION LEASE

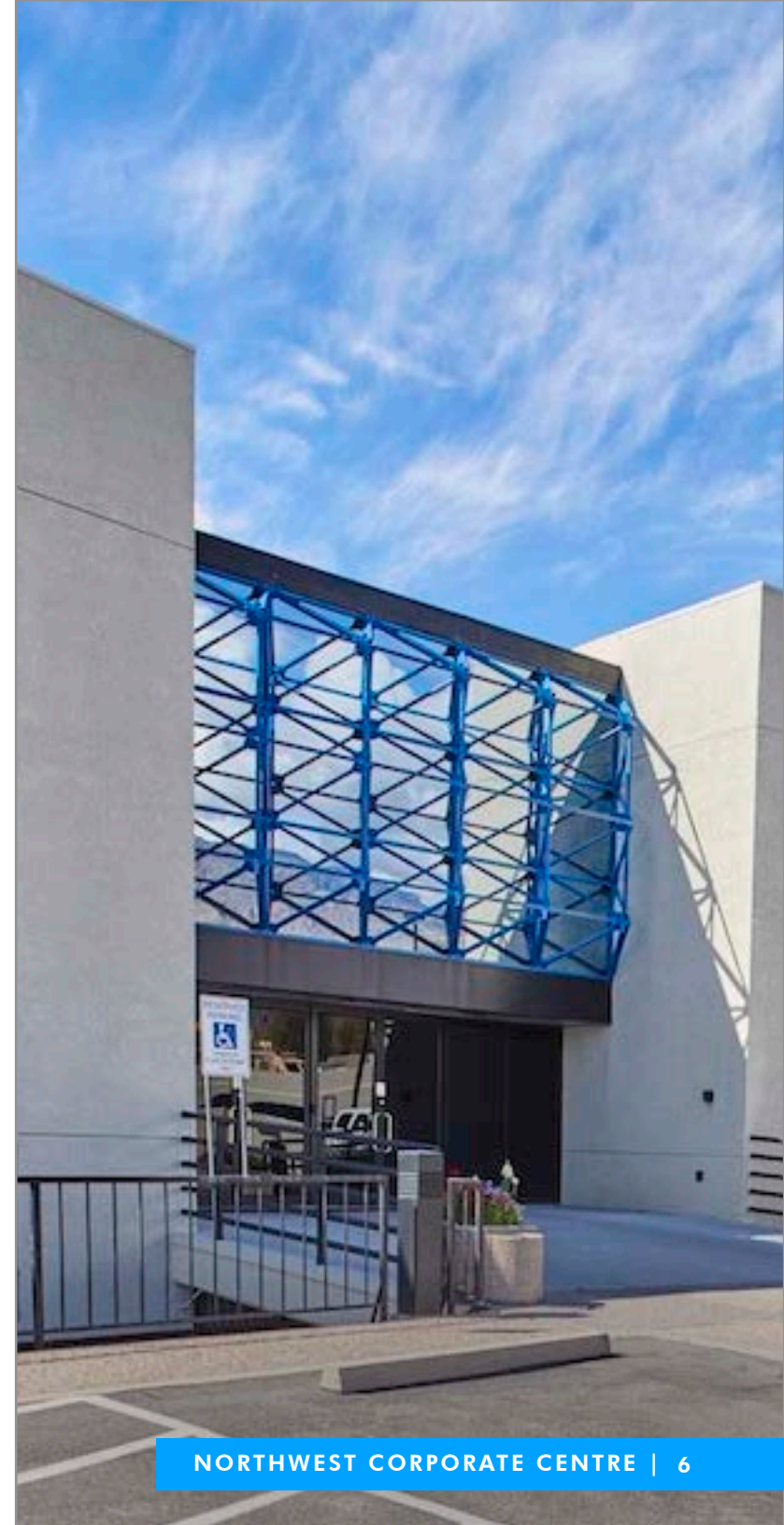
There are two GSA leases in the building. The larger portion (38,408 RSF) was renewed in December 2025. The renewal consists of a new eight-year term with five years firm.

The agencies occupy highly specialized space featuring secure infrastructure, extensive interior build-out, and a dedicated, fully enclosed secure parking area (35 spaces). GSA has maintained continuous occupancy in the building for nearly 25 years. Given GSA’s strict parameters, significant tenant-specific investment, location, and security features (Level 3), this tenancy would be extremely difficult to replace, reinforcing the stability and durability of the income stream.

CAPITAL EXPENDITURES & BUILDING CONDITION

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

- Replacement of both cooling towers at the end of 2025
- Conversion of many overhead lighting fixtures to high-efficiency LED lighting, reducing overall power consumption.
- Roof recoating, extending useful life and limiting near-term capital exposure.



PROPERTY SUMMARY

CAPITAL EXPENDITURES & BUILDING CONDITION (CONTINUED)

- Resealing of parking lots, maintaining site condition and curb appeal

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 at one of the most established intersections in Northwest Tucson, along the Oracle Road corridor just north of Ina Road (some refer to the intersection as Main & Main of the northwest). The area benefits from strong household incomes, mature neighborhoods, and consistent demand for professional office space.

The property is surrounded by a broad mix of retail, dining, financial services, medical facilities, and educational institutions, supporting daily office use and long-term tenant retention. Newly added sidewalks improve walkability, allowing tenants and members of The Post to conveniently access the area's abundant restaurants and amenities. Proximity to Oro Valley further enhances the overall desirability of the location.

ECONOMIC & DEMOGRAPHIC OVERVIEW

The Tucson metropolitan area serves as the economic and cultural hub of Southern Arizona, with a diversified economy anchored by education, healthcare, defense, research, and government employment. The region benefits from long-term population stability, relative affordability, and a growing professional employment base.

Major employers include the University of Arizona, Raytheon, Davis-Monthan Air Force Base, regional healthcare systems, and numerous federal, state, and private-sector institutions. The Northwest submarket, in particular, has historically experienced limited new office supply, reinforcing the competitive position of existing, well-located assets.



CONCLUSION

Northwest Corporate Centre offers the opportunity to acquire a stabilized office asset with strong in-place income, long-term credit tenancy, and limited lease-up exposure. Anchored by the U.S. General Services Administration, supported by a diversified tenant mix, and enhanced by an adaptive flex-office component, the property is positioned for investors seeking predictable cash flow, operational efficiency, and long-term relevance.

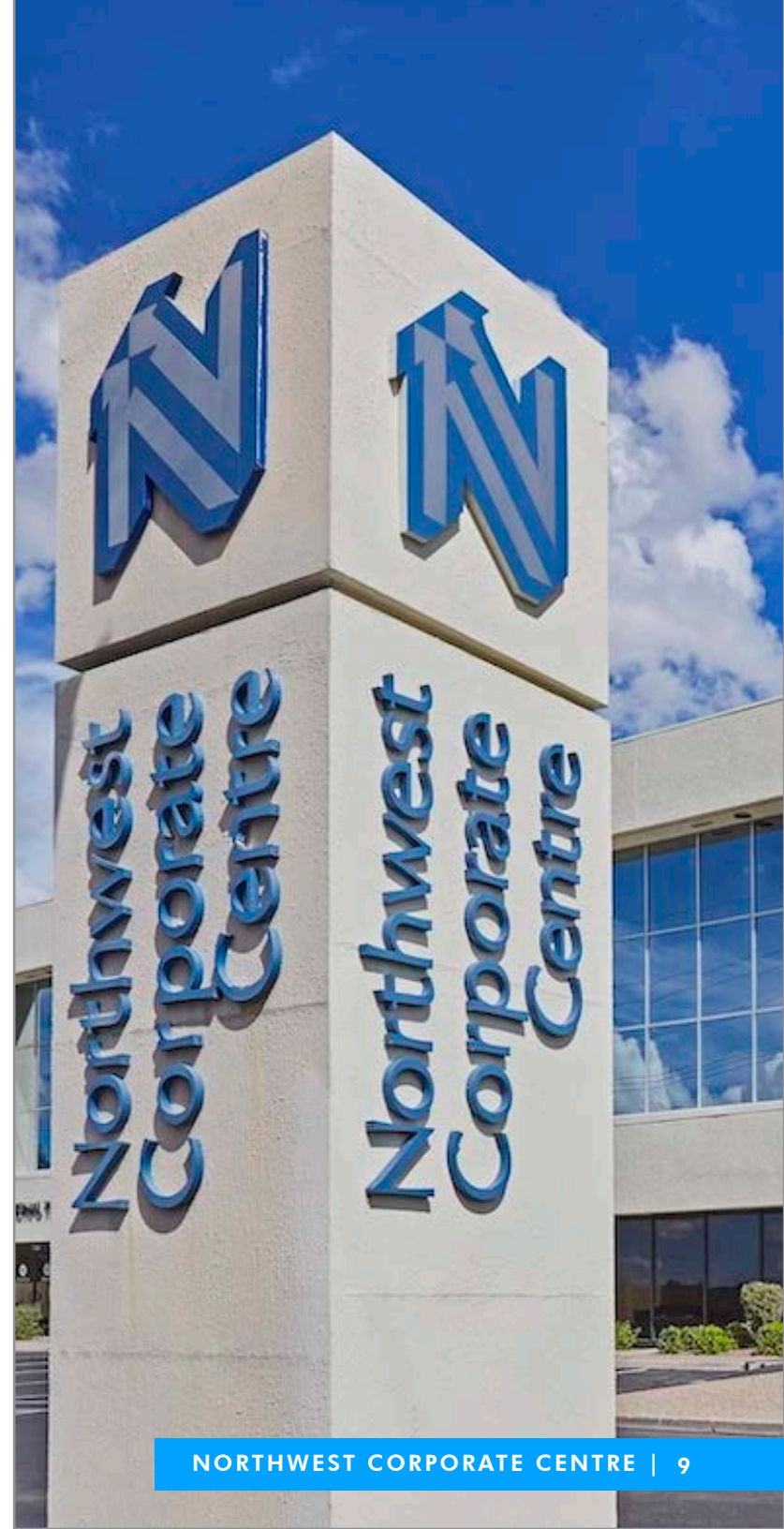


INCOME AND EXPENSES

INCOME (CURRENT ACTUAL INCOME)	MONTHLY	ANNUALLY
Scheduled Rental Income	\$185,755	\$2,229,066
Plus: Other Income	\$208	\$2,500
Plus: Pass-Through Reimbursements	\$692	\$8,300
Gross Operating Income	\$186,655	\$2,239,866

OPERATING EXPENSES	MONTHLY	ANNUALLY
Maintenance	\$700	\$8,399
Gardening	\$1,604	\$19,254
Property & Liability Insurance	\$2,039	\$24,469
Management Fee (3%)	\$4,000	\$48,000
Janitorial Service	\$8,077	\$96,925
Security	\$187	\$2,245
Repairs	\$13,671	\$164,063
Utilities	\$18,035	\$216,429
Legal & Accounting	\$3,021	\$36,251
Office Expenses & Supplies	\$691	\$8,287
Miscellaneous Expenses	\$1,975	\$23,701
Taxes & Licenses	\$752	\$9,023
Real Estate Property Taxes	\$15,750	\$169,368
TOTAL OPERATING EXPENSES	\$70,504	\$826,414

NET OPERATING INCOME	\$116,152	\$1,413,452
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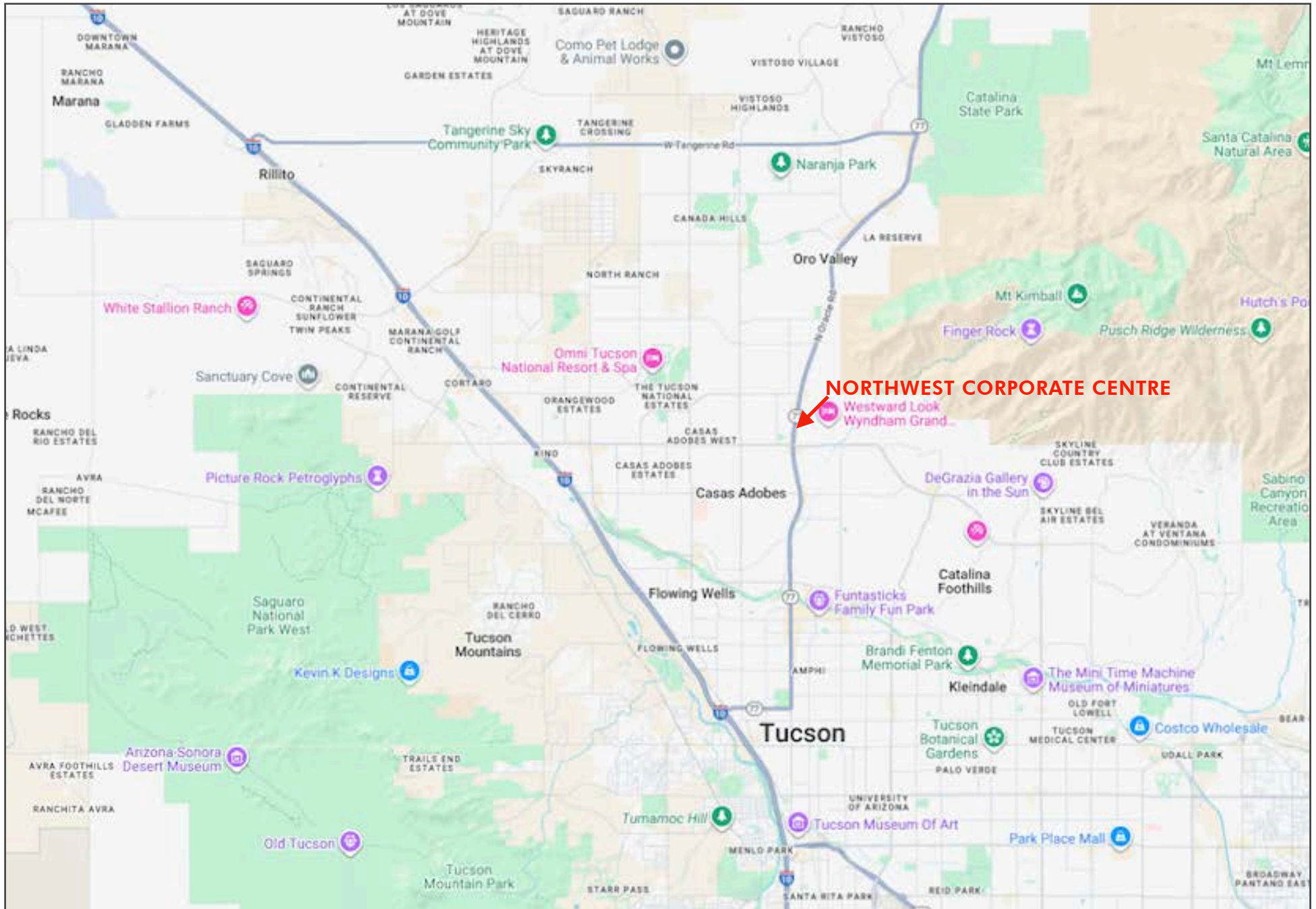
SUBJECT PROPERTY



WALKABLE RESTAURANTS



LOCATION MAP





BUILDING FACING ORACLE ROAD

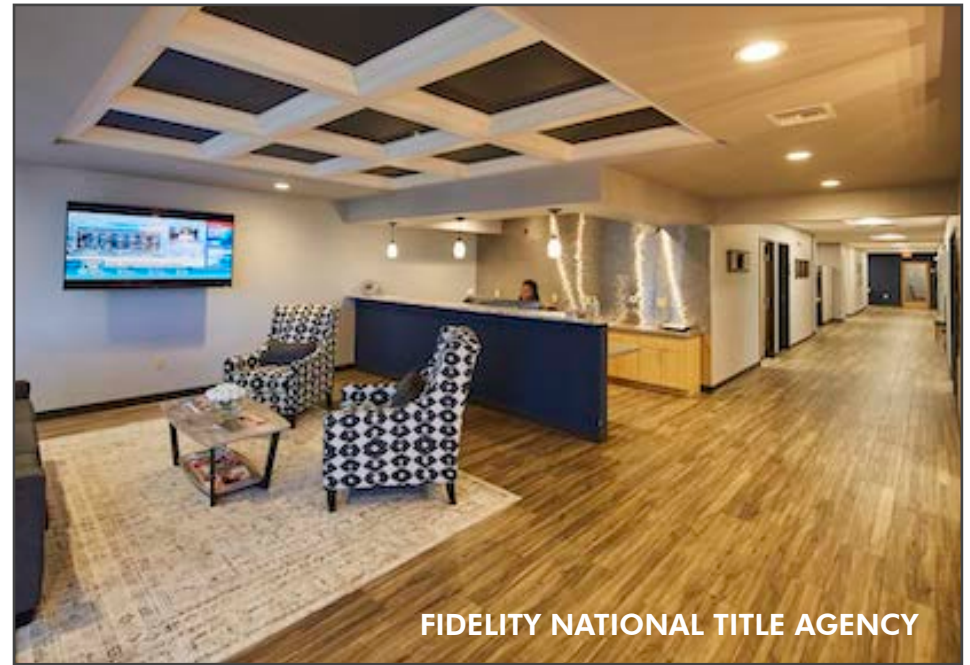
THE POST WORKSPACES PHOTOS



BUILDING INTERIOR PHOTOS



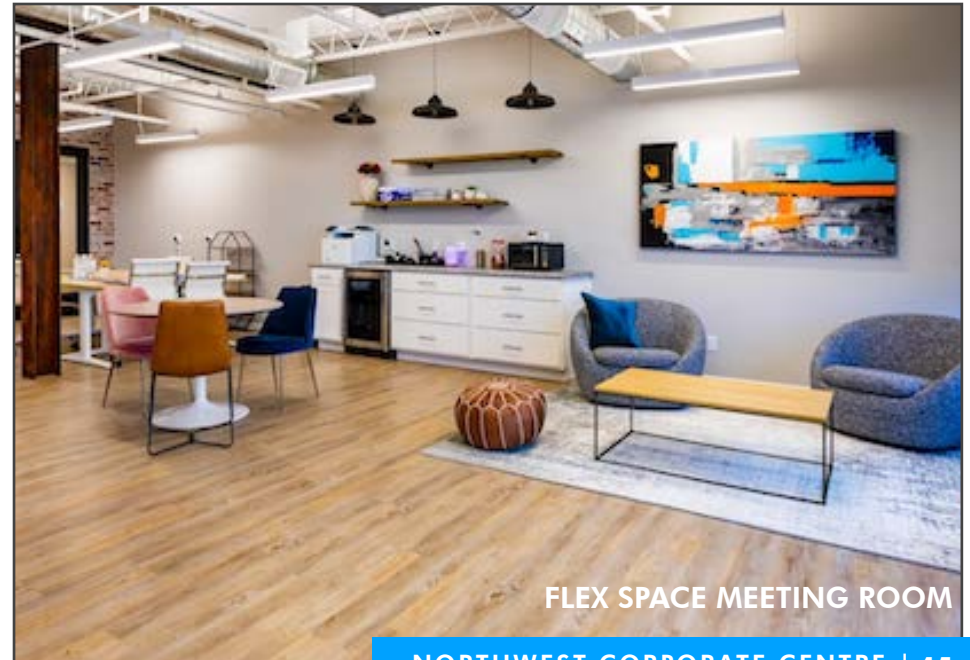
BUILDING SECOND FLOOR ENTRY



FIDELITY NATIONAL TITLE AGENCY



BUILDING FIRST FLOOR ENTRY



FLEX SPACE MEETING ROOM

FOR MORE INFORMATION:

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