

100% LEASED, TWO TENANT,
CLASS A OFFICE INVESTMENT OPPORTUNITY



ONE
CHANDLER
CORPORATE
CENTER

350 North McClintock Drive
Chandler, Arizona

NEWMARK

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in One Chandler Corporate Center, a ±117,394 square foot, institutional-quality, Class A office asset located at 350 N. McClintock Drive in Chandler, Arizona (the "Property"). Constructed in 2018, the Property is a two-story, **100% leased building occupied by two high-quality tenants** — DISH Network, a wholly owned subsidiary of EchoStar Corporation (NASDAQ: SATS) and Allcat Claims Service — providing investors with durable, in-place cash flow from two physically occupying tenants with a blended WALT of 4.5 years.

This 100% leased, two tenant investment opportunity offers a rare combination of new-construction quality, a fully occupied rent roll anchored by a nationally recognized publicly traded company and a high-growth insurance services operator, and a freeway-proximate Chandler location surrounded by one of Metro Phoenix's deepest retail and amenity bases. With zero new competitive office supply under construction in the immediate submarket, the Property's in-place tenancy and 2018 vintage stand out as a high-quality, low-risk, income-producing asset in one of Arizona's strongest suburban office markets.



ONE CHANDLER CORPORATE CENTER



PROPERTY SUMMARY

ADDRESS	350 N. McClintock Dr., Chandler, AZ 85226
BUILDING SIZE	±117,394 SF
SITE AREA	±9.73 Acres
PARKING	±5.8 per 1,000 SF via 680 total spaces, 114 of which are covered canopy spaces
OCCUPANCY	100% Leased
IN-PLACE RENT (\$PSF)	\$25.25 PSF, Base Year
YEAR BUILT	2018
STORIES	2-Story
ZONING	PAD – Planned Area Development
WALT	4.5 Years

INVESTMENT HIGHLIGHTS



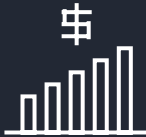
100% LEASED — TWO PHYSICALLY OCCUPYING TENANTS

Both DISH Network and Allcat Claims Service are in active physical occupancy, each operating sizable, growing workforces from the Property. Investors acquire an asset with zero vacancy risk and two tenants demonstrably invested in their respective spaces.



NEW CONSTRUCTION — 2018 VINTAGE

The Property was constructed in 2018, offering a modern, low-deferred-maintenance physical plant with a 20-year initial roof warranty still carrying significant remaining term, recently added shaded canopy parking, and exposed ceiling heights that appeal to contemporary corporate users.



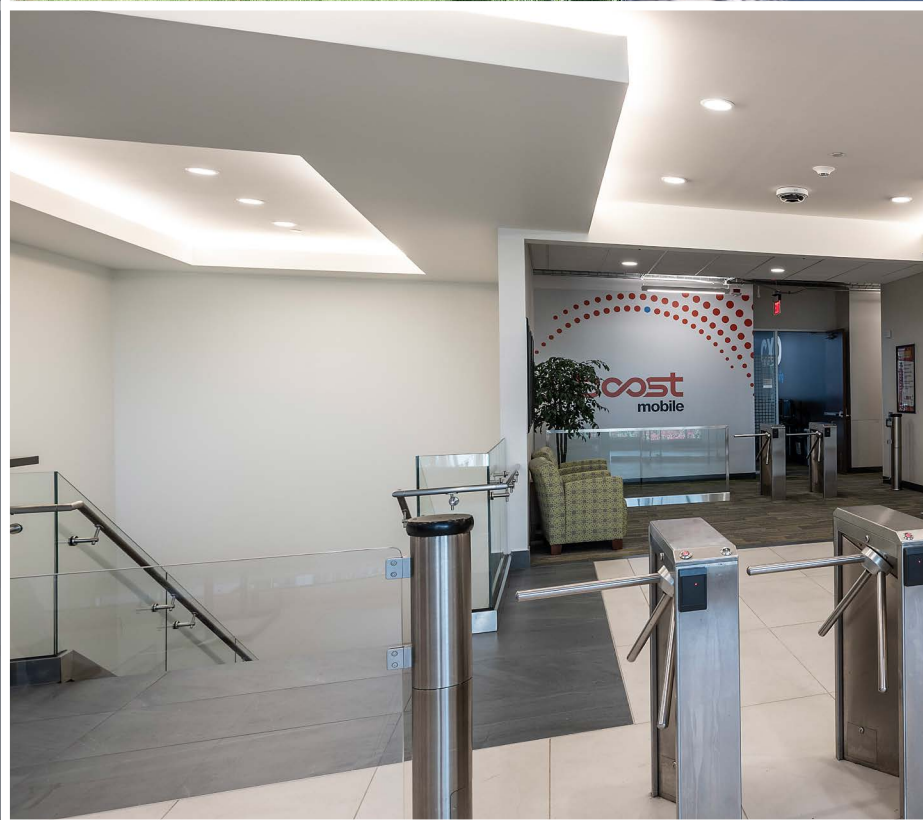
DURABLE, STAGGERED INCOME STREAM

The rent roll features staggered lease expirations — DISH Network through January 31, 2029 (WALT 2.3 years) and Allcat Claims Service through May 31, 2033 (WALT 6.7 years) — creating a blended WALT of 4.5 years, reducing rollover concentration risk.



NATIONALLY RECOGNIZED ANCHOR TENANT

DISH Network is a publicly traded telecommunications company operating its customer service and sales operations for clients such as Boost Mobile and Starlink from the second floor, with approximately 275 employees on a hybrid schedule. DISH's presence anchors the rent roll with a well-known corporate operator.





HIGH-GROWTH INSURANCE SERVICES TENANT

Allcat Claims Service operates as a third-party administrator (TPA) and independent insurance adjuster serving national insurance carriers including USAA, Allstate, and Liberty Mutual. Allcat is actively expanding its Phoenix market presence with plans to grow to 250 employees within this regional office by summer 2026 — underscoring robust operational momentum and physical commitment to the space.



GOVERNMENT CONTRACT OPERATOR / SECURE FACILITY

Allcat maintains a government-compliant 'clean room' on the first floor — a secured-entry, high-security area purpose-built for sensitive insurance-claims operations on behalf of carriers such as USAA. The tenant-funded security infrastructure reflects mission-critical operational requirements and deepens long-term occupancy stickiness.



SUPERIOR PARKING

The Property provides 680 total striped parking spaces (666 regular + 14 ADA-accessible)— equating to a ± 5.8 per 1,000 SF ratio, well above market standard. 114 spaces are covered canopy stalls, which were a recently added upgrade by current ownership that enhances tenant experience in the Arizona climate.



PRIME SOUTHEAST VALLEY LOCATION

Situated less than one mile from the Loop 101/Loop 202 freeway interchange and the ± 1.4 million-square-foot Chandler Fashion Center regional mall, the Property offers both superior freeway access and one of the densest retail and dining amenity bases in Metro Phoenix.



TENANT HIGHLIGHTS



DISH NETWORK | NASDAQ: SATS | ±58,697 SF

- DISH Network is a wholly owned subsidiary of EchoStar Corporation (NASDAQ: SATS)**, which is headquartered in Englewood, Colorado and operates a global portfolio of satellite communications, video distribution, and wireless services under the DISH TV, Sling TV, Boost Mobile, Hughes, and EchoStar brands. The combined enterprise, with 1Q 2026 revenue of \$3.67 billion, serves more than 16 million customers across its pay-TV, wireless, and broadband businesses.
- Operations at One Chandler:** With ±275 employees calling One Chandler Corporate Center home on a hybrid schedule, the property serves as customer service and sales hub for two of DISH's primary clients: Boost Mobile and Starlink.
- Workspace:** Open bullpen layout with interior offices and training areas; exposed ceiling heights reflect the building's 2018 construction vintage.

SF	% of Building	Current Rent
58,697 SF	50%	\$25.99 PSF
Lease Expiration	WALT	Ticker
January 31, 2029	2.3 Years	NASDAQ: SATS



ALLCAT CLAIMS SERVICE | ±58,697 SF

- **TPA & Independent Insurance Adjuster:** Founded in 2000 by a group of independent adjusters, Allcat is a San Antonio-based, privately held, tech forward third-party administrator (TPA) providing independent insurance adjusting services on behalf of major national carriers. Clients include USAA, Allstate, and Liberty Mutual, among others — representing deep institutional relationships across both private and government-affiliated programs.
- **Significant & Growing Phoenix Presence:** This is a new market for Allcat, which is actively expanding toward a target of 250 employees by summer 2026 — reflecting strong operational momentum and long-term commitment to this location as its dedicated regional operations hub.
- **Government-Compliant Secure Facility:** Allcat operates a tenant-installed, secured-entry 'clean room' on the first floor purpose-built for federal government contract operations, including contracts with USAA. The professional security desk was installed at Allcat's cost, evidencing material capital investment in the space. Government contracts renew annually.
- **Tenant-Funded Capital Investment:** Allcat's installation of the building security infrastructure at its own cost demonstrates a level of occupancy commitment that meaningfully reinforces long-term tenancy continuity.

SF	% of Building	Current Rent
58,697 SF	50%	\$24.50 PSF
Lease Expiration	WALT	Ticker
May 31, 2033	6.7 Years	Private



LOCATION HIGHLIGHTS

One Chandler Corporate Center is strategically positioned at the western gateway to Chandler, less than one mile from the Loop 101/Loop 202 freeway interchange and approximately 3.5 miles east of Interstate 10. This location provides tenants with 360-degree connectivity to the entire Southeast Valley labor pool, including approximately 15 minutes to Phoenix Sky Harbor International Airport and 10 minutes to downtown Tempe and Arizona State University.

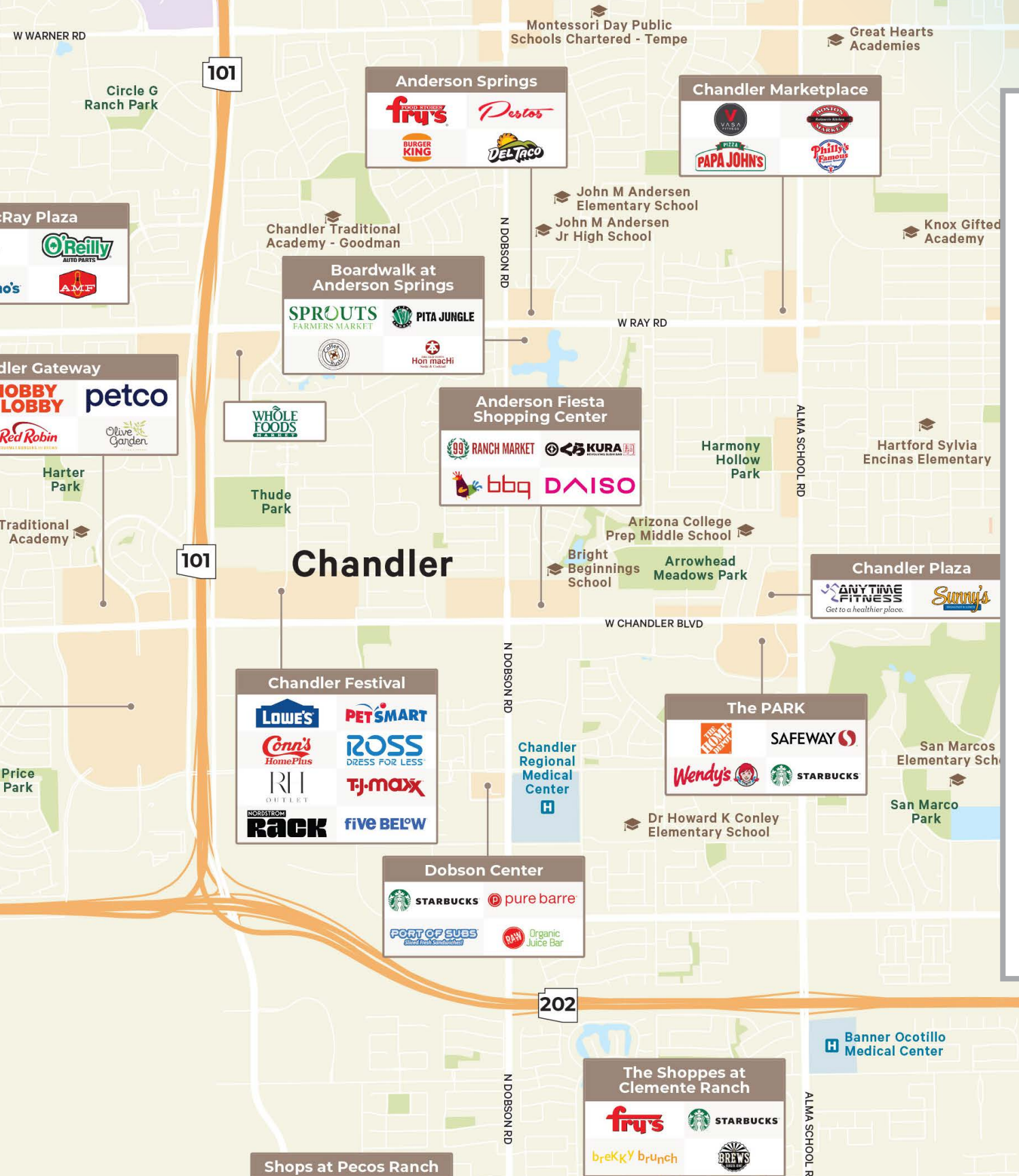
RETAIL & AMENITIES:

Within a 3-mile radius of the Property, tenants have access to 491 retail stores, 109 restaurants and coffee shops, and 20 hotels with 2,701 rooms — among the densest retail environments in Metro Phoenix. Furthermore, the Property sits within one mile from the ±1.4 million-square-foot Chandler Fashion Center and Chandler Village Center. This live-work-play ecosystem — including the Cambria Hotel, Avant at Fashion Center luxury apartments, The Sicilian Butcher, Thirsty Lion, and Panera Bread as well as countless restaurants and shops — are accessible within a short (less than 5-minute) drive and reinforces the submarket's best-in-class amenity positioning.

FREEWAY ACCESS:

Nearly 50% of the Metro Phoenix population is accessible within a 30-minute commute from the Property's location near the Loop 101/Loop 202 interchange — a geographic advantage unmatched in the Southeast Valley. This immediate on/off access to both the Loop 101 (Price Freeway) and Loop 202 (Santan Freeway) within one mile provides superior regional connectivity and supports a broad, multi-directional employee commute catchment area.





CHANDLER SUBMARKET FUNDAMENTALS:

The Tempe South/Chandler submarket — the Property's direct competitive set — reported a total vacancy rate of 18.1% as of 1Q 2026, well below the Metro Phoenix average of 23.5%. The submarket has delivered +156,995 SF of positive net absorption in 1Q 2026 on top of +224,512 SF in full-year 2025, with zero competitive office product currently under construction.

Chandler's Corporate Pedigree: Chandler is the corporate home of Arizona's Silicon Desert, housing a critical mass of semiconductor, aerospace, fintech, and life-sciences employers including Intel, Microchip Technology, NXP Semiconductors, PayPal, Toyota Financial Services, Allstate, Wells Fargo, and General Motors' Innovation Center. This depth of corporate demand directly supports the long-term office leasing outlook for well-located assets in the submarket.

LABOR & DEMOGRAPHICS:

Chandler's workforce is among the most highly educated in the Southwest, with 49% of adult residents holding a bachelor's degree or higher. Median household income of \$107,000 and average household income of \$140,000 — both materially above Metro Phoenix averages — reflect the white-collar talent density that attracts and retains professional office tenants.

ONE CHANDLER CORPORATE CENTER



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