

OFFERING MEMORANDUM

NET LEASE SALE | Office | Flex

203 West Weber Avenue, DuBois, PA



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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum ("Memorandum") is exclusively intended for prospective investors who are assessing the potential acquisition of the Properties ("the Property") located at 385 & 395 East Waterfront Drive, Homestead, Pennsylvania. The contents of this Memorandum are proprietary and confidential in nature. Prospective investors and their advisors are explicitly prohibited from sharing this information with individuals or Sellers not directly involved in evaluating this investment opportunity. ParaSell, Inc. and TCI Properties has been engaged as the advisors for this investment opportunity. All inquiries should be directed to ParaSell, Inc. and TCI Properties.

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Direct contact with the Seller, its affiliates, or any of their management, directors, shareholders, employees, customers, or vendors is strongly discouraged under any circumstances.

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Inquiries by residents and property owners of the State are to be made to Scott Reid.

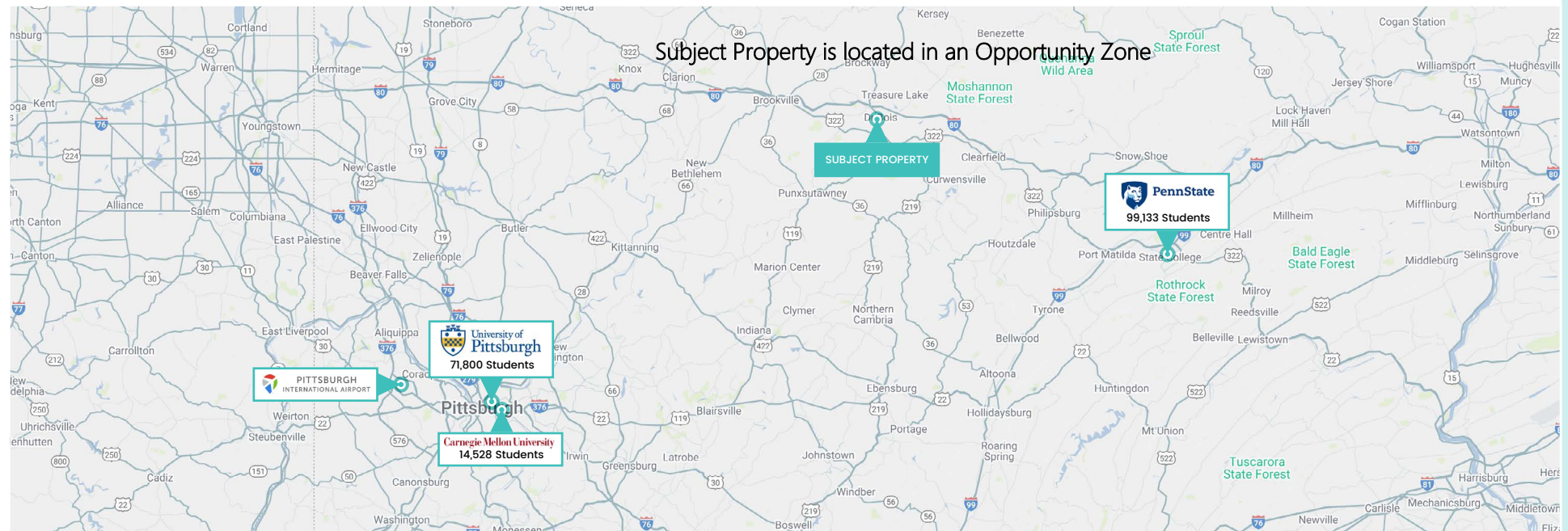
MARKET OVERVIEW

DuBois, Pennsylvania, located about 100 miles northeast of Pittsburgh, is the most populous community in Clearfield County, Pennsylvania. As one of two principal cities that make up the larger State College–DuBois, PA Combined Statistical Area (CSA), it had a population of 235,632 people in 2010 ranking 9th in the State of Pennsylvania.

The other city that makes up the larger State college–DuBois, PA Combined Statistical Area, is State College which is dominated economically and demographically by the presence of the University Park campus of the Pennsylvania State University (Penn State). State College is currently the largest designated borough in Pennsylvania. The Pennsylvania State University (Penn State) is a public, Flagship, state-related, Land-grant, Sea-grant, Space-grant, Sun-grant, research-intensive university with the campus and facilities anchored in State College, Pennsylvania.

Pennsylvania State University is the largest single employer in the region, employing over 17,000 full- and part-time workers.

In addition to higher education, other industries in the area include health care, retail, hospitality services, construction, and government. Other employers include Mount Nittany Medical Center, Government of Pennsylvania, and State College School District. In 2013, State College was ranked as the third-safest metropolitan area in the United States by the CQ Press.

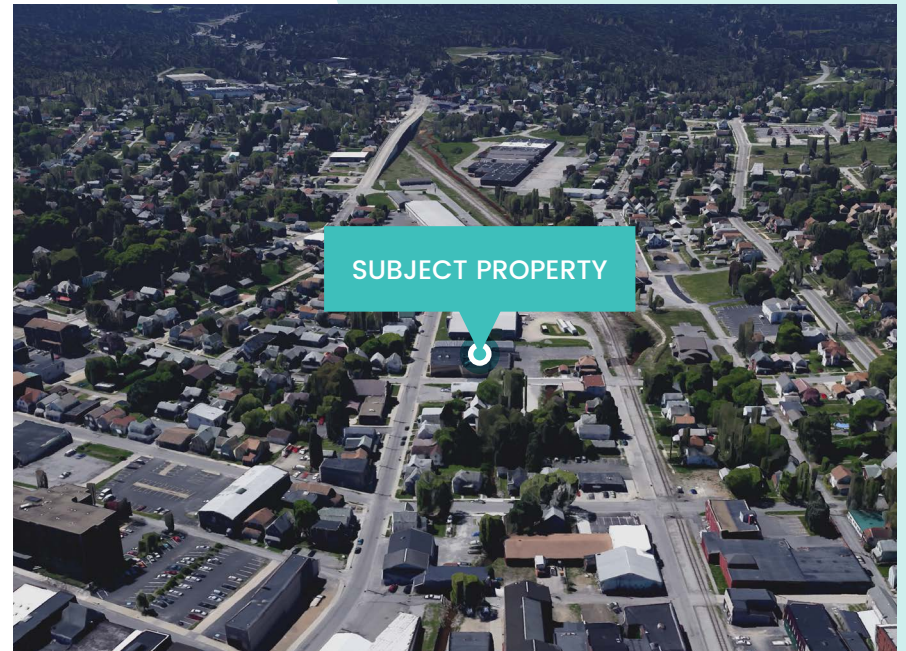


TRANSACTION SUMMARY

DuBois Property

203 West Weber Avenue

Cap Rate:	8.0%
Annual Rent:	\$196,103
Purchase Price:	\$2,451,288
Building Size:	18,344 square feet
Land Size:	0.99 acres
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Lease Commencement:	March 5, 2013
Lease Expiration:	February 28, 2033
Current Debt	Free and Clear
Rent Increases:	1.50% Per Year
Renewal Options:	One (1), Four (4) Year



TENANT SUMMARY

TENANT

Tenant is an engineering, planning, and environmental consulting firm providing customized solutions and local expertise to clients in the energy, transportation, development, government, and industrial markets.

FOUNDED

August 1958 – Pittsburgh, PA

EMPLOYEES

1000+ employees company-wide

REVENUE

\$151+ Million annually

SERVICES OFFERED

- Airport Planning, Design Engineering, and Construction Services
- Bridge and Structure Inspection and Design
- Coal Combustion Residuals Management
- Construction Inspection and Management
- Cultural Resources Management
- Economic Analyses and Strategies
- Electric Transmission Design and Siting
- Environmental Engineering
- Environmental Studies, Species Studies, Permitting
- Gas Pipeline Surveying and Mapping
- Geographic Information Systems (GIS)
- Geotechnical Engineering and Geology
- Impoundment and Landfill Permitting and Design
- Land Development Engineering
- Landscape Architecture and Design
- Master Planning and Urban Design
- Mechanical, Electrical, and Structural Engineering
- Natural Gas FERC Certification and Permitting
- Nuclear Energy Engineering Support
- Right of Way and Appraisal Support
- Land Surveying and Mapping
- Transportation Planning and Design
- Utility Management Consulting
- Water, Stormwater, Wastewater Management

AWARDS

- More than 70 Engineering Excellence Awards
- Engineering News-Record:
 - Top 500 Design Firms, 2006–2023
 - Top 200 Environmental Firms, 2008–2023

VISION

- To strategically grow our business, nationally and internationally, in partnership and trust with our clients and staff.

MISSION

- We meet our clients' challenges by empowering our employee-owners to transform ideas into reality

CORE VALUES

- Integrating integrity, trust, and quality into all that we do.
- Delivering outstanding client service and communication Enhancing business through high ethical standards
- Acknowledging our employees' achievements
- Strengthening our success through safety

MARKETS SERVED

- Power, Transportation, Water, Municipal, Government, Industrial, Real Estate, Education, Healthcare

EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL



giant eagle

ROSE & DENNIS
HEINDL MEMORIAL
FIELD

E.J. MANSELL STADIUM

CITY PARK

SUBJECT PROPERTY

MARTIN'S

Penn
Highlands
Healthcare

SUBWAY

DUBOIS DEMOGRAPHICS

POPULATION ESTIMATE

11,631

2 MILE

20,238

5 MILE

37,254

10 MILE

ESTIMATED AVERAGE HOUSEHOLD INCOME

\$53,686

2 MILE

\$59,523

5 MILE

\$60,908

10 MILE

CoStar Demographics

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