



vertex

EDUCATION
HEADQUARTERS

3125 South Gilbert Rd | Chandler, Arizona

Colliers
INTERNATIONAL

Colliers International is pleased to present the opportunity to acquire the Vertex Education Headquarters (the “Property”), a ±28,187 square foot, newly constructed, single-story office building in Chandler, Arizona. This fully leased Property is situated on ±2.91 acres within the Chandler Airpark and is located adjacent to one of its Legacy Traditional School campuses. Vertex Education, Arizona’s largest charter management organization by way of enrollment, develops and manages Legacy Traditional Schools, the highest rated Kindergarten to 8th grade school network in Arizona, that also enjoys a Moody’s credit rating of Ba1.

Chandler Airpark is a nine-square-mile area that surrounds the Chandler Municipal Airport. It serves as the key employment center for the entire Southeast Valley, attracting research, technology and other knowledge-worker firms. Notable national and regional developers are developing within the Chandler Airpark; supplying the demand for new facilities from discerning employers who recognize the area’s quality amenities and skilled workforce.

The Property offers investors a unique opportunity to purchase a newly built asset occupied by a charter management organization corporate headquarters with a new 15-year NNN lease with annual increases.

[CLICK HERE FOR PROPERTY WEBSITE](#)

[CLICK HERE FOR OFFERING MEMORANDUM](#)





PROPERTY SUMMARY

Address

3125 S Gilbert Rd
Chandler, AZ 85286

Building and Site Areas

±28,187 SF and ±2.91 acres

Parking

5.2/1,000 parking ratio;
147 total

Tenant

Vertex Education LLC

Year Built

2018

Lease Structure and Term

Absolute NNN; 15 years from date of sale

Net Operating Income

\$581,147 (7/1/2019 – 6/30/2020)

INVESTMENT HIGHLIGHTS

Quality Tenant – A Leader in its Industry

Vertex Education is Arizona's largest charter management organization by way of student enrollment. Vertex develops, manages and expands Legacy Traditional Schools' network across Arizona and Nevada while adhering to the highest standards of student success. Legacy Traditional's 18 schools that serve more than 21,500 students have received numerous accolades including #1 charter school in Arizona for the fifth consecutive year, highest rated K-8 school network in Arizona, and Arizona campuses have outperformed each of their peer subgroups on the AzMERIT assessment. Through Vertex Education's leadership, Legacy Traditional Schools also enjoys a Moody's credit rating of Ba1.

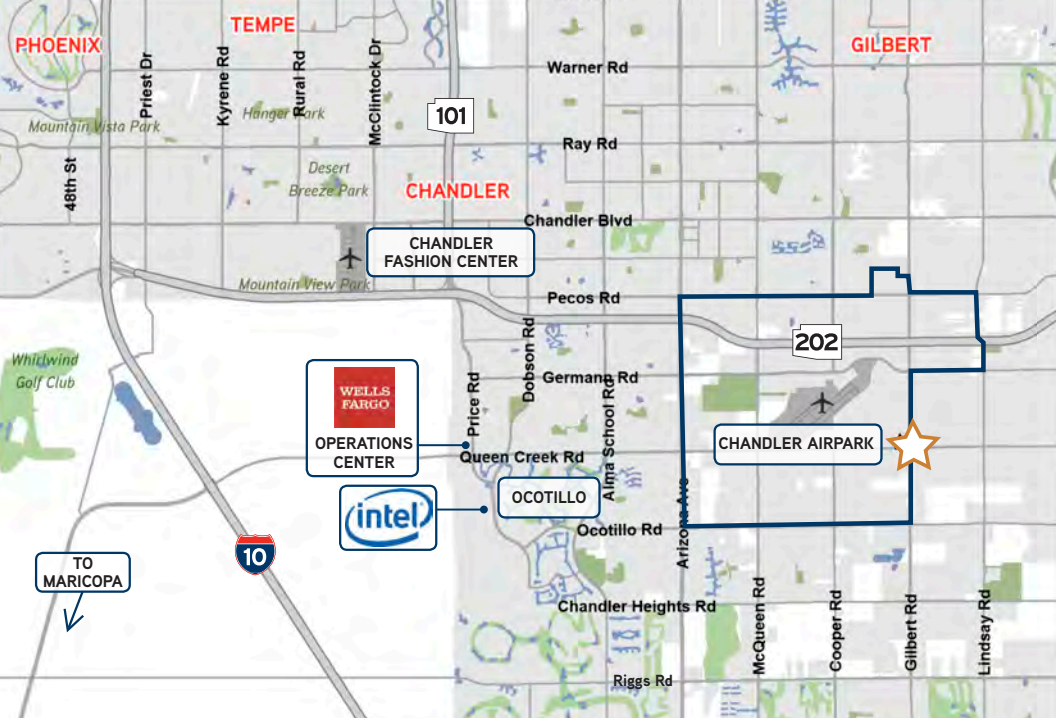
Long-Term, Stable Cash Flow

The Property was built by Vertex Education ("Tenant") in 2018 for their own use. The absolute NNN lease will provide a firm 15 years of term from the date of sale, will include 2% annual increases, with renewal options.

Versatile Building Improvements

The newly-built ±28,187 SF building was thoughtfully designed to support the Vertex Education team, and also serves as the central meeting place for all school district meetings. It provides for best-in-class building materials, and offers a highly efficient layout that promises maximum flexibility to its occupant.





LOCATION HIGHLIGHTS

The Innovation and Technology Hub of the Southwest

Chandler is home to some of the most notable business names in technology, financial, business services and manufacturing. An enviable quality of life is enhanced by friendly neighborhoods, great education, and outstanding retail, dining and entertainment experiences. Year after year, large and small companies, along with thousands of well-educated residents, are attracted to this vibrant community.

Variety of Housing and Amenity Options

An appealing attribute of the Chandler Airpark location is its access to a variety of housing options. Homes range from luxury estates in exclusive enclaves to master-planned neighborhoods that offer numerous price options to technologically savvy apartments homes, enabling workers at all wage levels to enjoy minimal commuting time, adding to quality-of-life considerations. An abundance of city parks, cultural centers, special events, and a wide range of dining and shopping amenities are why Chandler earns accolades as a top "All American City".

MARKET HIGHLIGHTS

Charter Schools and CMO

In 2018, there were 200,000 (i.e 18%) Arizona students being educated within the 557 public charter schools located throughout the state. It is projected that by 2035, the charter school enrollment in Arizona may reach 400,000 students. This growing resource for the K through 12 public education system is managed through Charter Management Organizations, who provide the support system to develop, grow and manage all of their schools' needs in areas of finance, IT, facilities, food services, human resources, communications, compliance, construction, special education and academics. Of the three largest Arizona-based CMOs, Vertex Education is the largest by way of student enrollment, and is running the #1 charter school system in Arizona.

Chandler Airpark Offers Employers a World-Class Mixed-Use Environment

Anchored by Chandler Municipal Airport and situated along the Loop 202 Santan Freeway with three full-diamond interchanges, the Airpark is a nine square mile area that strategically includes quality business parks along with a wide range of retail choices, hotels and entertainment amenities. Chandler Airpark is home to ± 1.16 million square feet ("SF") of office properties, ± 1.7 million SF of pure industrial properties, $\pm 446,500$ SF of flex properties and ± 1.2 million SF of retail properties. Of the existing vacancy, one building accounts for 42% of the total vacancy. If this one building is removed, Chandler Airpark is an impressive 90% occupied. There is an ongoing demand for more space within this area.





EXCLUSIVE INVESTMENT ADVISORS

MINDY KORTH

Executive Vice President
DIRECT +1 602 222 5005
EMAIL mindy.korth@colliers.com

SEAN WESTFALL

Senior Associate
DIRECT +1 602 222 5027
EMAIL sean.westfall@colliers.com

LEASING SPECIALIST

TODD NOEL CCIM

Senior Executive Vice President
National Director - Education Services Group
DIRECT +1 602 222 5192
EMAIL todd.noel@colliers.com

DEBT & EQUITY ADVISOR

JOHN SMECK

Senior Vice President
DIRECT +1 602 222 5096
EMAIL john.smeck@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved.