

TECHNOLOGY OPERATIONS CENTER INVESTMENT OPPORTUNITY

100% Leased to **NexusTek**



This ±16,000 square foot, N+1 mission-critical IT Solutions Operations and Datacenter is 100% leased on a long-term NNN lease to Cyber Trails, LLC, a wholly-owned subsidiary of Nexus Technologies, LLC. Having occupied this property since 2005, this facility is home to NexusTek's Phoenix Network Operations Center that supports clients across the United States through a wide-ranging menu of IT Services. The Property has an enhanced technology-oriented infrastructure to provide mission-critical reliability, and is surrounded by robust connectivity of highly reliable and affordable power and fiber optics.

1919 W LONE CACTUS DRIVE | PHOENIX, AZ

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Offering Summary

ADDRESS:

1919 W Lone Cactus Dr
Phoenix, Arizona 85027

BUILDING SIZE:

±16,000 SF; of which ±6,500 SF is data hall area

SITE AREA:

±0.98 Acres (±42,750 SF)

YEAR BUILT:

1999; routinely upgraded since then

PARKING:

37 Spaces (±2.3 per 1,000)

POWER CAPACITY:

±741 kW; 2,500 amp

PERCENTAGE LEASED:

100%

ESTIMATED NET OPERATING INCOME:

\$238,684

Offering Price

\$3,080,000

\$193 PER SQUARE FOOT

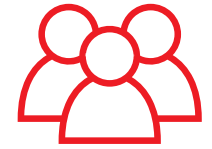
7.75% CAP RATE

Investment Highlights

- Mission-critical facility that is occupied by NexusTek for its Phoenix IT Solutions Network Operations Center and Datacenter with robust security and redundant connectivity
- Tenant has invested multi-millions into the building, equipment and infrastructure to maintain it in top condition
- Strategic location with access to robust, reliable and very affordable fiber and power
- Current rental rate is ±40% below market
- Priced at a significant discount to estimated replacement cost of ±\$400 PSF

THE PROPERTY HAS AN ENHANCED TECHNOLOGY-ORIENTED INFRASTRUCTURE TO PROVIDE MISSION-CRITICAL RELIABILITY, AND IS SURROUNDED BY ROBUST CONNECTIVITY OF HIGHLY RELIABLE AND AFFORDABLE POWER AND FIBER OPTICS



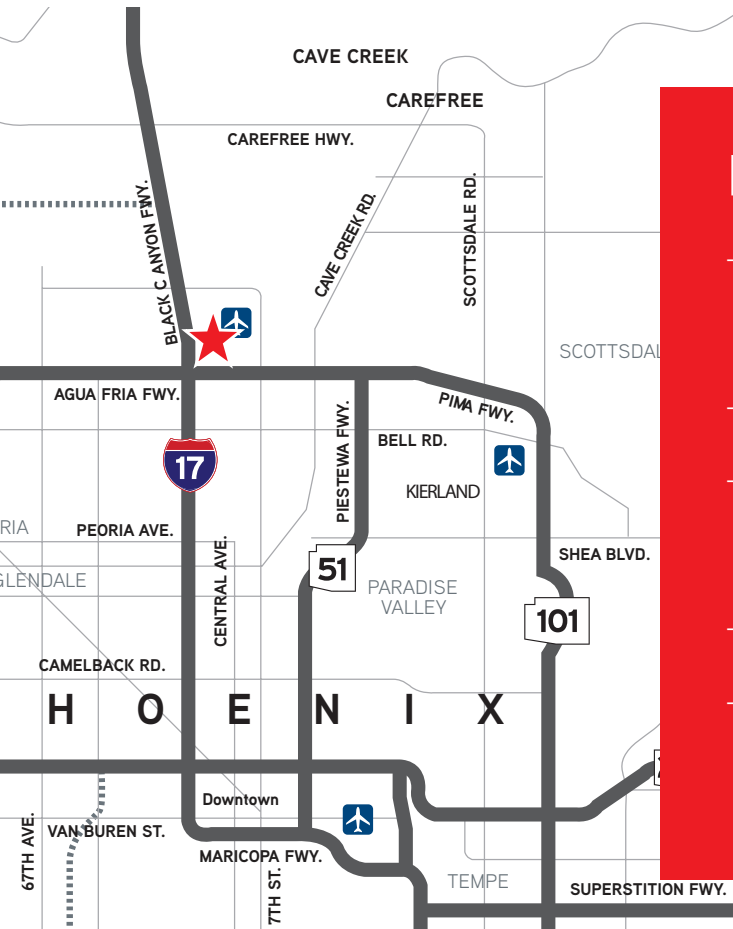


Tenant Highlights

- NexusTek is one of the top service providers in North America, delivering Cloud Solutions, Managed IT Services, and Application Consulting to more than 2,000 small and midsize businesses nationwide
- Strong tenant commitment to the property: It has incurred multi-millions of tenant's capital into creating and maintaining the mission-critical infrastructure that is mandatory for their operations
- Having continuously occupied this facility since 2005, the Tenant has firm occupancy commitments through May, 2024, with a below-market fixed rate that include NNN terms, with certain Landlord obligations

Location Highlights

- Strategically located in the heart of the North Valley of greater Phoenix within the business park that surrounds the Deer Valley Municipal Airport, it is adjacent to the interchange of Loop 101 with Interstate 17, and easily connected to the entire Valley of the Sun freeway system
- This is a mature, infill location that is surrounded by other businesses of varying types and sizes
- There is minimal land available for future development, and as construction costs continue to rise, the much more affordable existing buildings are becoming more desirable than new construction
- Current rental rate is $\pm 40\%$ below market
- Dubbed as the "Silicon Desert", metropolitan Phoenix is well known for its large quantity of mission-critical facilities that include data centers, high technology employers, logistics and other skilled call centers, due to its "disaster-proof" weather patterns and highly-reliable and inexpensive power





EXCLUSIVE INVESTMENT ADVISORS

COLLIERS INTERNATIONAL
2390 E Camelback Road
Suite 100
Phoenix, AZ 85016
www.phoenixinvestment.properties

MINDY KORTH
Executive Vice President
+1 602 222 5005
mindy.korth@colliers.com

KIRK KULLER
Vice President
+1 602 222 5179
kirk.kuller@colliers.com

SEAN WESTFALL
Senior Associate
+1 602 222 5027
sean.westfall@colliers.com

DEBT & EQUITY ADVISOR

JOHN SMECK
Senior Vice President
+1 602 222 5096
john.smeck@colliers.com

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