



Long-Term Sale Leaseback Opportunity

ROCKVILLE, MD | DC METRO MSA

U.S. Headquarters &
IT Facility

Offering Summary



savills



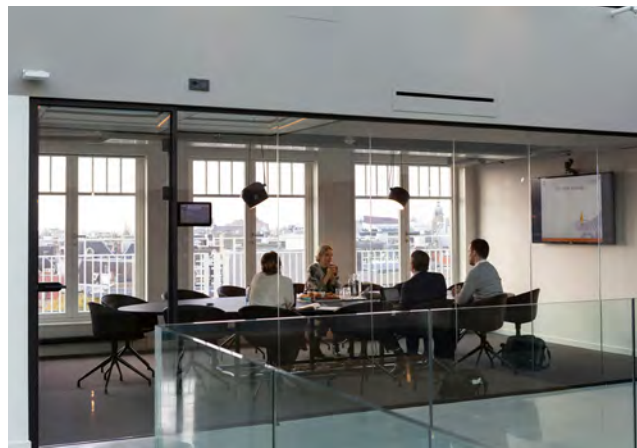
AVISON
YOUNG

Opportunity Summary

48,000 square foot headquarters and IT lab for one of the region's leaders in audio visual and IT services



Located immediately off I-270 along Maryland's Tech Corridor providing access to a sprawling private and public sector customer base



Savills & Avison Young are pleased to offer the rare opportunity to partner with NTI in a sale-leaseback. This transaction results in fee-simple ownership of a best-in-class headquarters and IT Lab leased to a high-credit, fast-growing Audiovisual and IT company with strong profitability



Rapid growth tenant with exceptionally strong financials



Superior location offers flexibility of residual land use, mitigating go-dark risk

Investment Highlights



A Rare Opportunity

- Investors have the chance to acquire a newly renovated, high-tech national headquarters leased to a long-term, committed, and rapidly growing tenant.



15 Year Lease

- A 15-year, absolute NNN lease with 3.00% annual rent increases provides solid, predictable, passive income.



Risk Mitigation

- Minimal go-dark and reversion risk due to the quality of the location and mixed-use zoning; 3.2 acres of MXE-zoned land offers substantial residual land value and strategic flexibility.



Mission Critical Headquarters

- The Property will become NTI's U.S. headquarters and IT lab, anchoring the company to the region and providing access to a wide-reaching customer base.



State-of-the-Art Build-Out

- At completion, the renovated building will host a state-of-the-art build-out fit for the Company's high-tech service lines and rapidly growing national footprint.



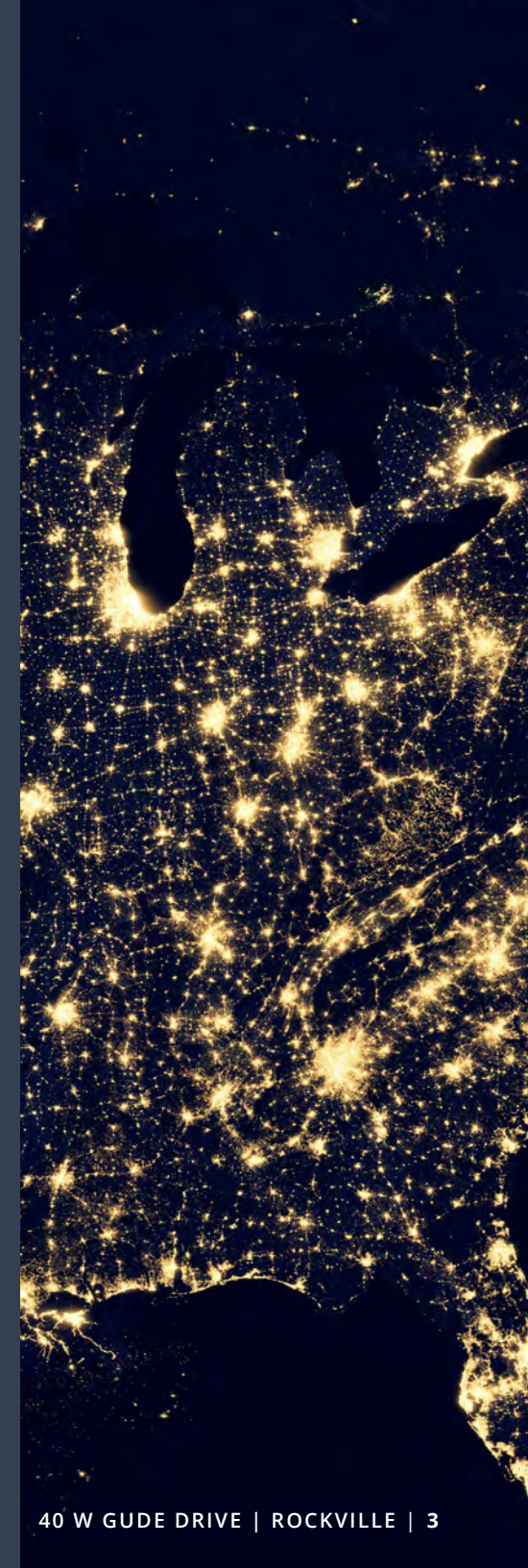
Long-Term Commitment

- The Company's plan for substantial capital investment in the Property signals its commitment to the real estate, offering an investor surety of tenancy throughout the course of the lease.



Prime Location

- The Property's location at the heart of Maryland's Tech Corridor grants NTI access to nearly 500 million square feet of serviceable office space within a 20-mile radius.



Investment Highlights



High growth tenant with exceptional financial foundation

- At a rent comparable to the Rockville office market, NTI's exceptionally strong financial position yields an EBITDA to Rent ratio well within acceptable levels, substantially mitigating an investor's default risk.
- Due to the organic nature of the Company's growth, NTI boasts exceedingly low debt levels, further lessing the tenant risk profile.



Site Plan



PARCEL

48,000 SF

RUTGERS STREET

Regional Map



Baltimore, MD

Rockville, MD

Washington, DC

Tysons, VA

**If you would like more
information on this offering
please get in touch.**

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