

DISH Network

3 ADP Boulevard
Roseland, NJ 07068

EXCLUSIVE LISTING / DISH Network Office Property For Sale | 1031 TDE-NN Leased
4-Story Office Building | 81,134 SF | Over \$3.7MM in New Building Upgrades
Approx. 81,134 Building SF | 5.7 Acres | Recent 5-Year Lease Extension
Asking Price: \$15,700,000 | CAP Rate: 8.5% | PSF: \$194

Block-Lot:	30.1-12
Building Class:	B
Tenant:	DISH Network LLC, ECHOSTAR Corp.
Type of Ownership:	Fee Simple
Tenancy:	Single
Year Built:	1978/2014/2024
Lot Size:	5.7 acres
Building SF:	81,134 SF
Above Grade	71,440 SF
Below Grade	9,694 SF
Stories:	4
Elevators:	2
Slab to Slab:	10'
Parking Ratio:	4.00/1,000 SF (375 Car Parks)

OFFERING DESCRIPTION:

This offer presents the exclusive opportunity to acquire a DISH Network property located at 3 ADP Boulevard in Roseland, New Jersey. The property is a 4-story office building comprised of approximately 81,134 rentable square-feet positioned on a 5.7 acre parcel. The building is 100% leased by DISH Network (EchoStar Corp.) who recently extended their lease for another 5 years after an initial lease term of 10.75 years demonstrating their commitment to the location. The lease includes 2% annual rent escalations.

EchoStar Corporation is a U.S.-based telecommunications firm focused on satellite communications, wireless services, and internet connectivity. Through its subsidiaries—Dish Network, Boost Mobile, Sling TV, EchoStar Mobile, and Hughes Network Systems—it also offers mobile and multichannel video programming services. The company launched the Dish Network brand in 1996 and fully acquired it as a subsidiary in 2023. EchoStar entered the Fortune 500 in 2024, securing the #242 spot.

In 2024, the Tenant spent over \$3.7MM on major improvements to the property. The office building is ideally situated within a significant office park which includes prestigious firms, major companies, and multiple headquarters. This location also benefits from convenient access to NYC metropolitan areas including Jersey City, Newark, Hoboken, and Manhattan.



CONTACT:

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CEO/ Founder

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LEASE SUMMARY

Asking Price:	\$15,700,000
NOI Net Operating Income:	\$1,335,769 (Projected)
CAP Rate:	8.5%
Property Type:	Regional Office
Credit Type:	Corporate
Tenant:	DISH Network LLC, ECHOSTAR Corp. (NASDAQ: SATS)
Original Lease Term:	10.75 years
Rent Commencement:	10/1/2024
Lease Expiration:	9/30/2029
Lease Term Remaining:	New 5 Year Lease
Lease Type:	Double Net (NN)
Landlord Responsibilities:	Roof, Structure, Asphalt, HVAC replacement (maintenance is tenant responsibility)
Rental Increases:	2.00% Annually
Renewal Options Remaining:	Two, 5-Year Options



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INVESTMENT HIGHLIGHTS

- **New Lease Renewal | Commitment from Tenant**
Tenant has recently renewed its lease for another five years demonstrating their commitment to the location.
- **Significant Recent Upgrades**
In 2024, the building received about \$3.7 million in recent improvements, including enhancements to shared areas, new HVAC systems, and repairs to the roof and asphalt. The tenant reimburses these costs to the landlord over 15 years, incorporating them into the annual rent.
- **Major Tenant Investments**
Over the years, the Tenant has made substantial investments in upgrades such as generators, security enhancements, office expansions, and the installation and maintenance of satellite equipment on the roof.
- **Favorable Terms for the Landlord**
Tenant is responsible for all operating expenses, including real estate taxes, insurance, and a management fee of 3% off the base rent.
- **Substantial Multifamily Redevelopment**
Numerous multifamily developments are underway in the immediate area, adding hundreds of new apartments to the trade area along with various amenities and additional retailers.
- **Prominent Essex County Location**
Essex County is one of the centrally located counties in the New York Metropolitan area. As of the 2020 census, the county was the state's second-most populous county, with a population of 863,728. The Bureau of Economic Analysis ranked the county as having the 94th-highest per capita income of all 3,113 counties in the U.S.

**Exceptional Demographics
(5-Mile Radius)**

Population: 218,000+
Household Income: \$155,000

Easy Access

Close to NYC, Jersey City,
Hoboken, Teterboro, Newark
Airport & NYC Metro Areas via
Highways & Public
Transportation

Major Office Corridor

Close proximity to major
companies, prestigious firms,
and multiple headquarters

RENT SCHEDULE

Lease Year	Total Monthly Rent	Sub-total Annual Base Rent	Est. Annual Add'l Rent for Capital Improvements	Total Annual Rent	Increases
10/1/2024 - 9/30/2025	\$99,922	\$1,199,071	\$133,000	\$1,332,071	2%
10/1/2025 - 9/30/2026	\$101,921	\$1,223,052	\$133,000	\$1,356,052	2%
10/1/2026 - 9/30/2027	\$103,959	\$1,247,513	\$133,000	\$1,380,513	2%
10/1/2027 - 9/30/2028	\$106,038	\$1,272,464	\$133,000	\$1,405,464	2%
10/1/2028 - 9/30/2029	\$108,159	\$1,297,913	\$133,000	\$1,430,913	2%
Option 1 Schedule					
10/01/2029 - 9/30/2030	\$121,406	\$1,323,872	\$133,000	\$1,456,872	2%
10/01/2030 - 9/30/2031	\$123,612	\$1,350,349	\$133,000	\$1,483,349	2%
10/01/2031 - 9/30/2032	\$125,863	\$1,377,356	\$133,000	\$1,510,356	2%
10/01/2032 - 9/30/2033	\$128,159	\$1,404,903	\$133,000	\$1,537,903	2%
10/01/2033 - 9/30/2034	\$130,500	\$1,433,001	\$133,000	\$1,566,001	2%
Option 2 Schedule					
10/01/2034 - 9/30/2035	\$132,888	\$1,461,661	\$133,000	\$1,594,661	2%
10/01/2035 - 9/30/2036	\$135,325	\$1,490,894	\$133,000	\$1,623,894	2%
10/01/2036 - 9/30/2037	\$138	\$1,520,712	\$133,000	\$1,653,712	2%
10/01/2037 - 9/30/2038	\$140,344	\$1,551,127	\$133,000	\$1,684,127	2%
10/01/2038 - 9/30/2039	\$142,929	\$1,582,149	\$133,000	\$1,715,149	2%
Current Total Rent:	\$	1,356,052.00			
Capital Reserves (\$0.25/SF):	\$	(20,283.50)			
Net Operating Income:	\$	1,335,768.50			

Lease Extension Terms:

- 5-Year extension plus two (2) options to renew
- Extension term: 10/2024 - 9/2029
- NN property: Tenant reimburses landlord for all operating expenses, including real estate taxes, insurance, management fees, and etc.
- Landlord is only responsible for roof, HVAC replacement (maintenance is tenant responsibility), structure, and parking lot.
- As per the lease, the landlord can amortize Lease improvements over 15 years, and add as additional rent.

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PROPERTY PHOTOS



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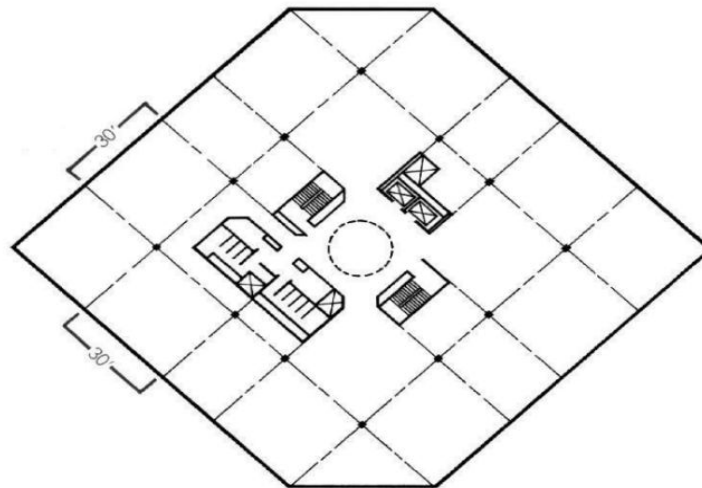
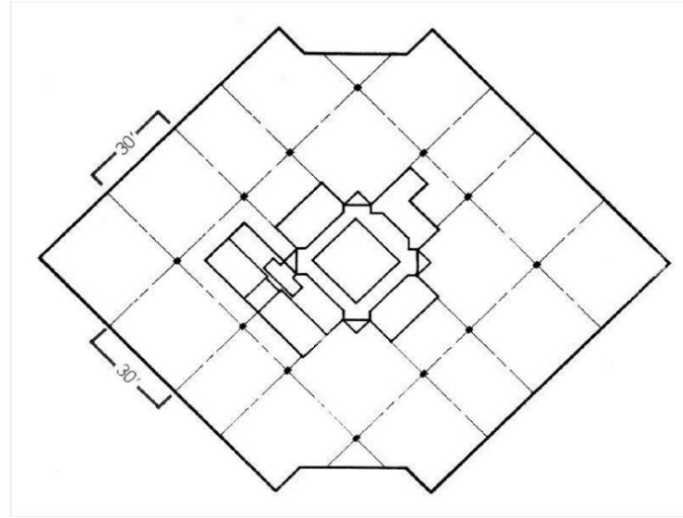
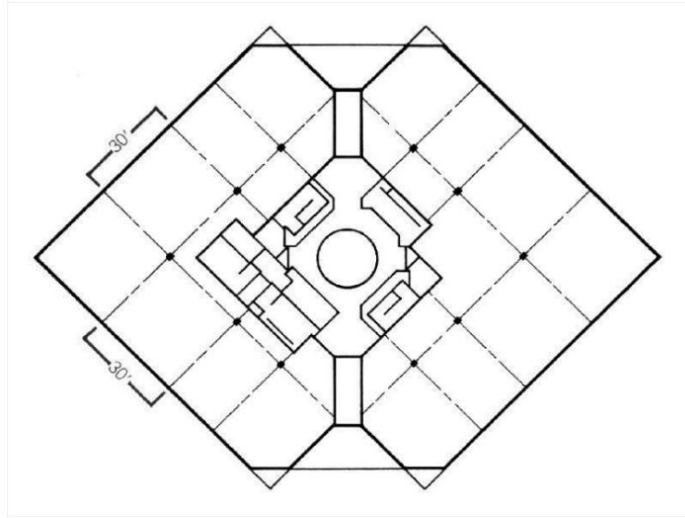
EXCLUSIVE LISTING / DISH Network Office Property For Sale | 1031 TDE-NN Leased

4-Story Office Building | 81,134 SF | Over \$3.7MM in New Building Upgrades

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FLOOR PLANS



TENANT INFO

Guarantor on Lease:	DISH Network LLC (Satellite TV / 5G Network Provider) Public Company EchoStar Corp.
Ownership:	Public
Corporate Guarantee:	DISH Network is a worldwide leader in both terrestrial and non-terrestrial wireless connectivity and provides a corporate guarantee for the lease, boasting over \$17 billion in annual revenue.

EchoStar Corporation (Nasdaq: SATS) (“EchoStar”) completed its acquisition of DISH Network Corporation (“DISH Network”) in early 2024. To complete the acquisition, a wholly owned subsidiary of EchoStar merged with and into DISH Network, with DISH Network surviving the merger as a wholly owned subsidiary of EchoStar.

The transaction combined DISH Network’s satellite technology, streaming services and nationwide 5G network with EchoStar’s premier satellite communications solutions, creating a global leader in terrestrial and non-terrestrial wireless connectivity. Both companies have strong momentum, highlighted by DISH Network’s 5G wireless network that now covers more than 70% of the U.S. population and the successful launch of EchoStar’s JUPITER 3 satellite with significant available capacity for converged terrestrial and non-terrestrial services. The combined company is uniquely positioned to deliver a broad set of communication and content distribution capabilities, accelerating the delivery of satellite and wireless connectivity solutions desired by customers.

The combined company is headquartered in Englewood, Colorado. It goes to market worldwide under a suite of proven consumer and business brands including Boost Mobile, Boost Infinite, Sling TV, and DISH TV, as well as EchoStar, Hughes, and JUPITER satellite services HughesON managed services and HughesNet satellite internet.

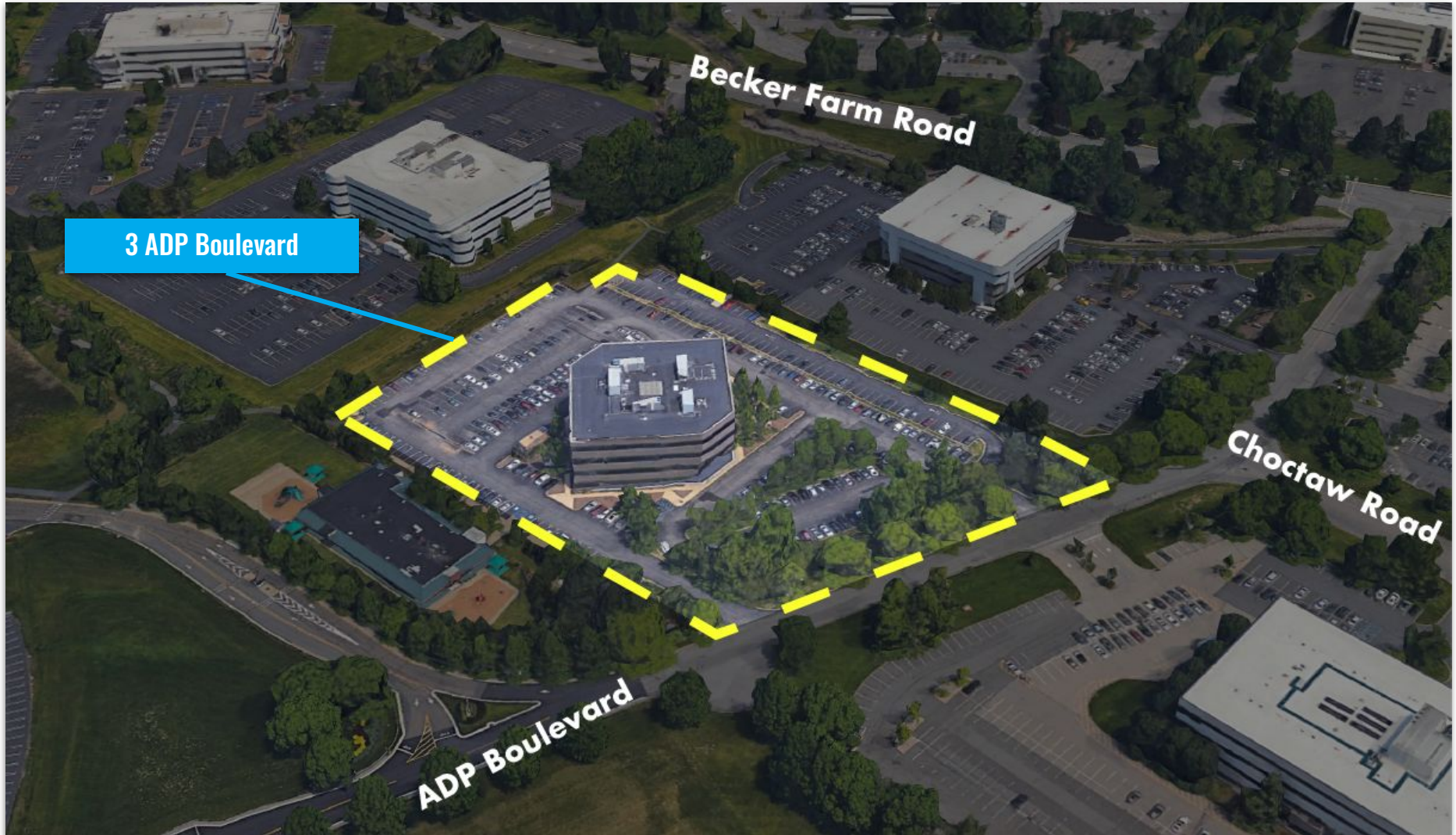


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AERIAL VIEW



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RETAIL AERIAL



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LOCATION OVERVIEW

The subject property is a DISH Network location positioned on ADP Boulevard, which connects to Livingston Avenue via Choctaw Way. Livingston Avenue sees an average daily traffic volume of approximately 38,900 vehicles and provides direct access to Interstate 280, which brings an additional 121,800 vehicles into the area. The surrounding population includes over 80,900 residents within a three-mile radius and more than 217,300 within five miles. Located within the Suburban West Essex/Route 280 submarket, the area boasts a high average household income exceeding \$177,800 within a one-mile radius.

Strategically located just off Exit 5 of I-280 and near the I-287 interchange, the property enjoys a prime position in New Jersey's affluent "Wealth Belt." The site offers convenient access via a four-way cloverleaf interchange to Northern New Jersey's key highways and thoroughfares. It is also in close proximity to Newark Liberty International Airport and a wide array of retail, dining, hospitality, recreation, and entertainment options.

Roseland, located in western Essex County, New Jersey, is approximately 21 miles from New York City—the most populous and densely populated city in the United States, with a 2022 estimated population of 8,335,897 over 300.46 square miles. Greater New York represents the world's largest metropolitan economy, with a gross metropolitan product of approximately \$2.16 trillion in 2022.



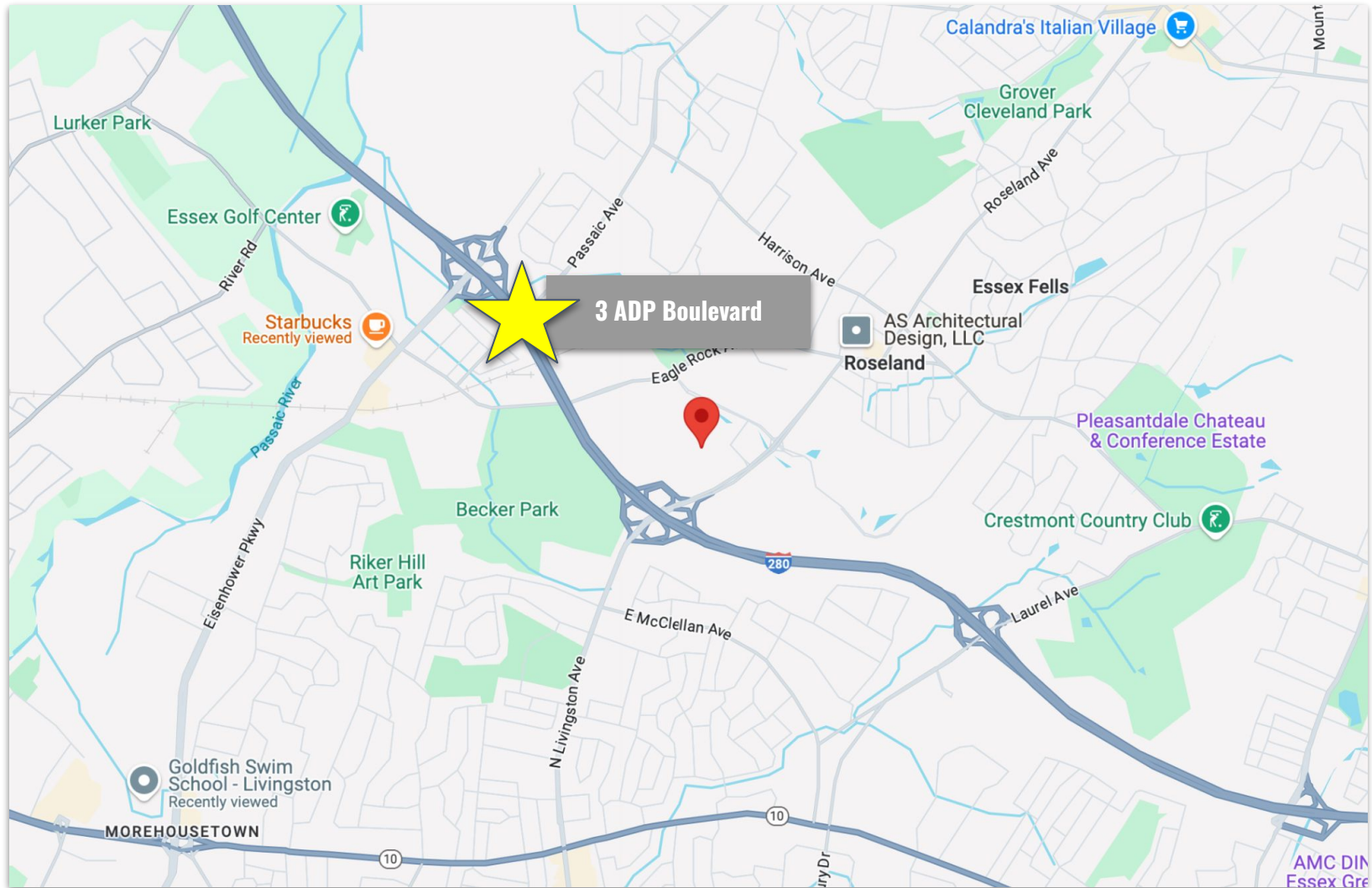
	1 Mile	3 Miles	5 Miles
Population Trends			
2010 Population	7,446	73,278	198,265
2023 Population	8,168	79,844	218,161
Growth '10 - '23	0.70%	0.70%	0.80%
Household Trends			
2010 Households	2,779	26,505	73,420
2023 Households	3,026	28,759	80,504
Growth '10 - '23	1.00%	0.90%	1.00%
Households By Household Income (2023)			
< \$25,000	165	1,902	8,009
\$25,000 - \$50,000	163	2,607	8,533
\$50,000 - \$75,000	242	2,279	8,251
\$75,000 - \$100,000	375	2,603	7,901
\$100,000 - \$125,000	287	3,020	7,758
\$125,000 - \$150,000	261	2,478	6,685
\$150,000 - \$175,000	390	3,647	9,163
\$200,000 +	1,142	10,223	24,203
Household Income			
Avg HH Income	\$180,756	\$173,192	\$155,690
Median HH Income	\$152,500	\$144,859	\$124,353

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NEIGHBORHOOD MAP



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