

Offering Memorandum

United States Customs and Border Protection - Sector Station

5519 West Hillsborough Avenue | Tampa, FL 33634



Accelerating success.



Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a

confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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Offering Summary

5519 West Hillsborough Avenue
Tampa, FL 33634

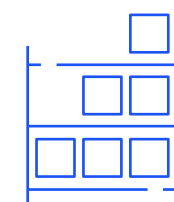


The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the U.S. Customs and Border Protection (USCBP) office located at 5519 West Hillsborough Avenue in Tampa, Florida. The 26,520-square-foot building was constructed in 2021 and is situated on 4.13 acres of land. The property is 100 percent leased to the GSA (U.S. Customs and Border Protection) under a long-term lease.

U.S. Customs and Border Protection is the nation's largest federal law enforcement agency under the Department of Homeland Security (DHS), with more than 60,000 employees. CBP manages operations at 327 U.S. ports of entry and 15 preclearance locations worldwide. The agency's mission includes border security, customs enforcement, trade protection, and immigration control. The Tampa field office serves as a strategic operations hub for the Central Gulf Coast, overseeing both maritime and air cargo enforcement, immigration adjudication, and regional investigations.

The Tampa USCBP facility was developed to satisfy the government's long-term operational needs. Its design includes specialized security features, mission-specific buildout, and enhanced technological infrastructure, ensuring its long-term viability as a key enforcement center in the region.

Tampa, Florida is part of the Tampa-St. Petersburg-Clearwater MSA, the second-largest metro area in Florida and among the top 20 in the U.S. for population. The property benefits from its location along the heavily trafficked West Hillsborough Avenue corridor (State Road 580), providing excellent accessibility and visibility. The surrounding area includes a mix of commercial, industrial, and retail properties, as well as close proximity to Tampa International Airport.



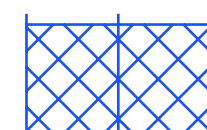
U.S. Government-Backed Lease

100% leased to USCBP with Firm Lease Term



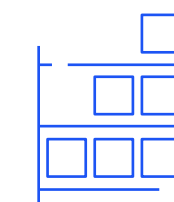
Standard & Poor's 500 Index

Rated AA+



Newer Construction

Built in 2021



Mission-Critical Tenant

Mission-Critical Federal Tenant with Longstanding Presence Across the U.S.



Top 20 U.S. Metro by Population

Located in Tampa, FL MSA with Strong Traffic Counts Along West Hillsborough Avenue



Strong Cash Flow

Stable Cash Flow with Institutional Credit Quality

Property Profile

Property Address 5519 West Hillsborough Avenue, Tampa, FL 33634

Rentable Square Feet (RSF) 26,520

Lot Size (Acres) 4.13

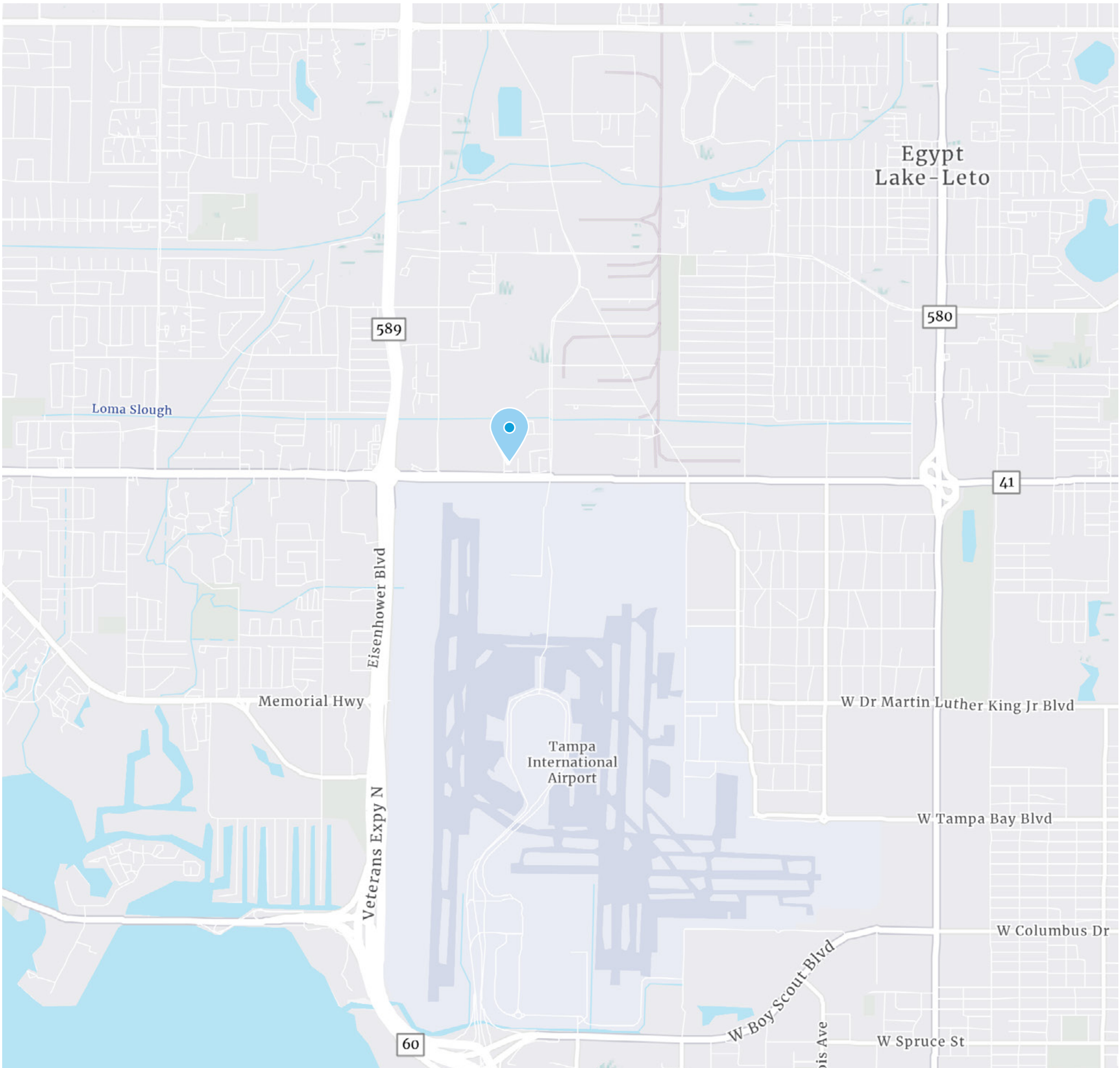
FAR 0.15

Year Built/Renovated 2021

Building Class A

County Hillsborough

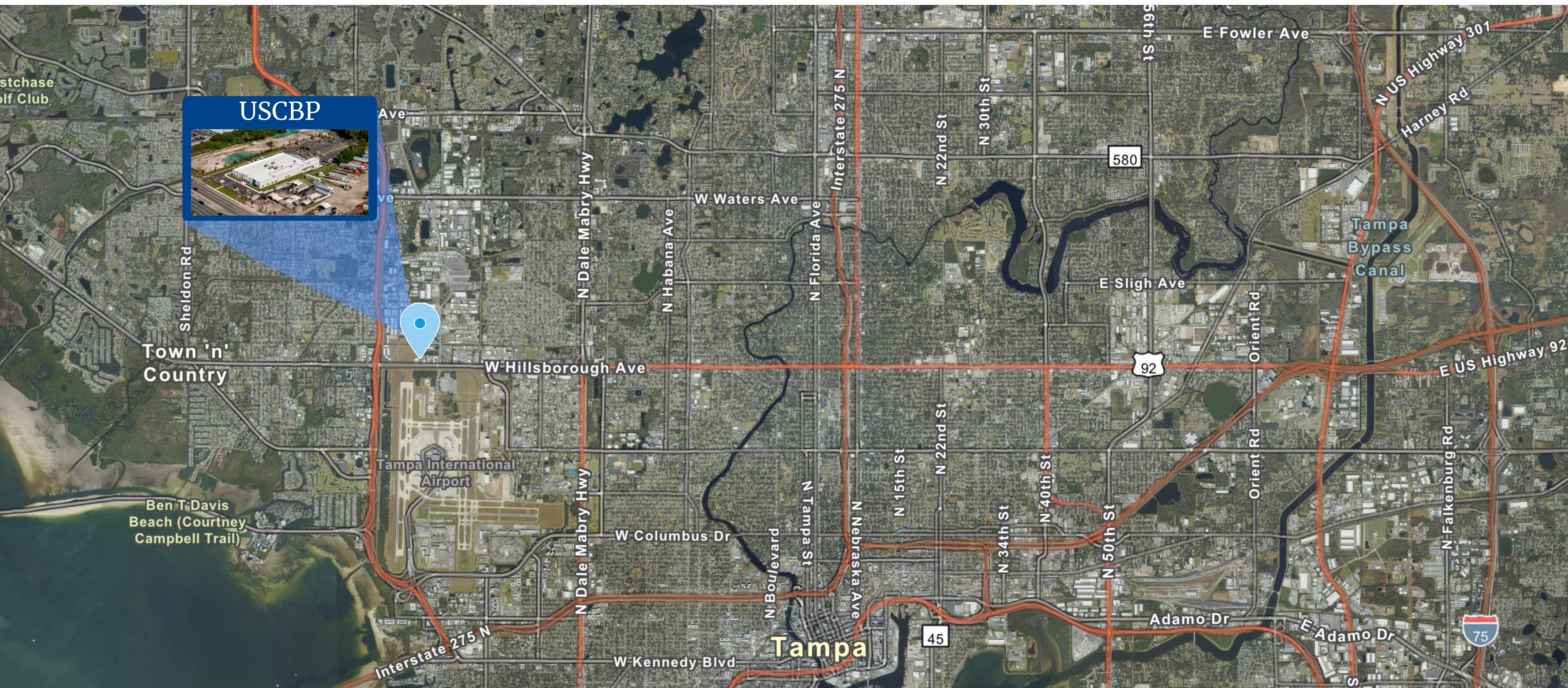
Ownership Type Fee Simple



Aerial Photography



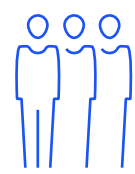
Aerial Overview



Demographics

Tampa, Florida, is a dynamic and rapidly growing city located on the west coast of the state along Tampa Bay. As one of Florida's major urban centers, Tampa boasts a diverse population and a strong economy driven by industries such as finance, healthcare, tourism, and shipping. The city is known for its rich cultural blend, influenced by Cuban, Spanish, and other immigrant communities, which is especially evident in the historic Ybor City district—once a center of cigar manufacturing and now a vibrant nightlife and dining hub. Tampa offers a wide array of attractions, including the Florida Aquarium, Busch Gardens, and the Tampa Riverwalk, which connects parks, museums, and entertainment venues along the Hillsborough River. With a professional sports presence, including the NFL's Tampa Bay Buccaneers and the NHL's Lightning, the city embraces a strong community spirit. Tampa's warm climate, waterfront views, and proximity to renowned Gulf Coast beaches make it a popular destination for both visitors and residents alike.

Demographics in a 10-Mile Radius

	\$108,009 Average Household Income		42% Bachelor's/Graduate/Prof Degree
	\$423,439 Median Home Value		24% Undergraduate enrollment
	750,137 Current Total Population		42,302 Total Businesses
	307,349 Current Total Households		446,658 Total Employees



Tenant Overview



United States Customs and Border Protection

United States Customs and Border Protection (CBP) is the largest federal law enforcement agency within the Department of Homeland Security. Its primary mission is to protect the nation’s borders while facilitating lawful international travel and trade. CBP is responsible for securing more than 300 ports of entry, including airports, land crossings, and seaports, where it processes millions of travelers and shipments each year. The agency enforces immigration and customs laws, works to stop the illegal entry of people and goods such as narcotics, weapons, and counterfeit products, and ensures compliance with U.S. trade regulations. CBP also helps protect American agriculture by preventing the introduction of harmful pests and diseases. Its personnel include Border Patrol agents who monitor areas between ports of entry, and CBP officers who conduct inspections at official crossings. The agency uses a variety of technologies such as surveillance systems, drones, and biometric tools to support its operations. By balancing security with the smooth flow of trade and travel, CBP plays a vital role in both national safety and economic activity.

Lease Information | United States Customs and Border Protection

Lease Type	Modified Gross
Rentable Square Feet (RSF)	26,520
ANSI/BOMA Occupant Area (ABOA) Square Feet	24,712
% Share of SF	100.00%

Lease Information | United States Customs and Border Protection

Lease Commencement	10/1/2024
Soft Term Expiration	4/30/2036
Firm Term Expiration	4/30/2031
Lease Initial Total Term	11.58
Lease Firm Term	6.58
Total Term Remaining	10.76
Firm Term Remaining	5.76
Options Details	N/A
Real Estate Taxes	The Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of Increases or decreases to be referred as a tax adjustment based on an established tax base.
Operating Expense	Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy over its initial operating expense rent amount.
Current Shell Rental Rate/SF	\$24.21
Current Operating Expense Rent/SF	\$8.41
Current Tenant Improvement Rent/SF	\$13.09
Current BSAC Rent/SF	\$3.10
Current HVAC Rent/SF	\$9.29
Total Rent Amount/SF	\$58.11
Real Estate Tax Base	\$72,109
Termination Notice	90 Day Termination Option only applicable during Soft Term Periods.

Commencement: 10/01/2024 Expiration: 4/30/2036		10/01/2024 - 04/30/2031 (Firm)			05/01/2031 - 04/30/2036 (Soft)		
		\$/SF	Annual	Monthly	\$/SF	Annual	Monthly
Base Rent		\$24.21	\$642,049.20	\$53,504.10	\$32.59	\$864,286.80	\$72,023.90
OpEx Rent		\$8.25	\$218,736.37	\$18,228.03	\$8.25	\$218,736.37	\$18,228.03
Tenant Improvements (TI)		\$13.09	\$347,231.81	\$28,935.98	\$0.00	\$0.00	\$0.00
Building Specific Amortized Capital (BSAC)		\$3.10	\$82,306.16	\$6,858.85	\$0.00	\$0.00	\$0.00
HVAC		\$9.29	\$246,400.00	\$20,533.33	\$9.29	\$246,400.00	\$20,533.33
Total		\$57.95	\$1,536,723.54	\$128,060.30	\$50.13	\$1,329,423.17	\$110,785.26

Cash Flow

For the Years Ending [1]		Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035	Year 11 Sep-2036	Total
Rental Revenue													
USCBP - Base Rent	[2]	\$24.21	642,049	642,049	642,049	642,049	642,049	642,049	864,287	864,287	864,287	864,287	8,173,729
Total Rental Revenue		\$24.21	642,049	642,049	642,049	642,049	642,049	642,049	864,287	864,287	864,287	864,287	8,173,729
Other Tenant Revenue													
USCBP - OpEx Rent	[3]	\$8.41	223,112	230,921	239,004	247,369	256,027	264,988	274,262	283,861	293,796	304,079	2,932,141
USCBP - TI Reimbursement	[4]	\$13.09	347,232	347,232	347,232	347,232	347,232	347,232	0	0	0	0	2,083,391
USCBP - BSAC	[5]	\$3.10	82,306	82,306	82,306	82,306	82,306	82,306	0	0	0	0	493,837
USCBP - HVAC	[6]	\$9.29	246,400	246,400	246,400	246,400	246,400	246,400	246,400	246,400	246,400	246,400	2,710,400
USCBP - RE Tax Reimbursement	[7]	\$0.35	9,379	11,416	13,504	15,645	17,839	20,087	22,392	24,755	27,176	29,658	224,054
Total Other Tenant Revenue		\$34.25	908,429	918,275	928,446	938,951	949,803	961,013	543,054	555,016	567,373	580,138	8,443,822
Effective Gross Revenue		\$58.46	1,550,479	1,560,325	1,570,495	1,581,001	1,591,852	1,603,062	1,407,341	1,419,303	1,431,659	1,444,424	16,617,552
Operating Expenses													
Management Fees	[8]	\$1.75	46,514	47,677	48,869	50,091	51,343	52,627	53,942	55,291	56,673	58,090	580,660
Gas & Propane		\$0.03	728	746	765	784	804	824	844	865	887	909	9,088
Electricity		\$1.49	39,444	40,430	41,441	42,477	43,539	44,627	45,743	46,887	48,059	49,260	492,398
Water		\$0.27	7,281	7,463	7,650	7,841	8,037	8,238	8,444	8,655	8,871	9,093	90,892
Sewer		\$0.14	3,756	3,850	3,946	4,045	4,146	4,250	4,356	4,465	4,576	4,691	46,888
Janitorial Services		\$2.19	58,087	59,539	61,028	62,553	64,117	65,720	67,363	69,047	70,773	72,543	725,127
Repairs & Maintenance		\$2.61	69,331	71,064	72,841	74,662	76,528	78,442	80,403	82,413	84,473	86,585	865,491
Fire Inspection		\$0.05	1,330	1,363	1,397	1,432	1,468	1,505	1,542	1,581	1,620	1,661	16,603
Contract Services		\$1.47	38,990	39,965	40,964	41,988	43,038	44,114	45,216	46,347	47,506	48,693	486,730
Monitoring Services		\$0.19	4,980	5,105	5,232	5,363	5,497	5,634	5,775	5,920	6,068	6,219	62,168
Insurance		\$2.27	60,258	61,764	63,309	64,891	66,514	68,176	69,881	71,628	73,419	75,254	752,229
Property Taxes		\$3.07	81,488	83,525	85,613	87,754	89,948	92,196	94,501	96,864	99,285	101,767	1,017,253
Phone Land Line		\$0.08	2,103	2,156	2,209	2,265	2,321	2,379	2,439	2,500	2,562	2,626	26,253
Total Operating Expenses		\$15.62	414,290	424,648	435,264	446,145	457,299	468,732	480,450	492,461	504,773	517,392	5,171,780
Net Operating Income		\$42.84	1,136,188	1,135,677	1,135,231	1,134,855	1,134,553	1,134,330	926,891	926,842	926,887	927,033	11,445,772

Notes to Cash Flow

1. Analysis start date begins on October 1, 2025.

2. USCBP assumed to exercise soft term option in Year 7.

3. USCBP OpEx Base is \$218,736.37/annum. Future CPI growth schedule is assumed: 3.5% Y-o-Y.

4. Tenant Improvements of \$2,606,364.02 are amortized at a raete of 6.00 percent per annum over 10 years.

5. Building Specific Amortized Capital (BSAC) of \$617,800 are amortized at a rate of 6.00 percent per annum over 10 years.

6. 24/7 HVAC at the amended rate of \$40.00 per hr. for 6100 hrs. annual outside of the agency's normal hours (2600 hrs. annual).
7. USCBP has a real estate tax base of \$72,109.00/annum - Landlord is reimbursed any overage above this amount or covers any shortfall on behalf of the Government.

8. Operating expense source: Property 2025 budget - Analysis assumes 2.5% YoY growth every calendar year.

9. Management Fee is assumed to be 3.0% effective gross revenue (EGR).

Pricing

Sale Price

Contact Broker

Current NOI

\$1,136,188

Pro Forma NOI

\$929,330

TI Reimbursement per annum

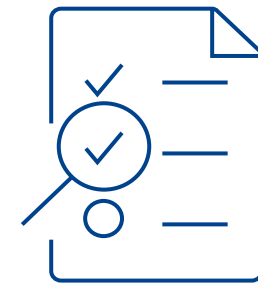
\$347,232

BSAC Reimbursement per annum

\$82,306

A Formal Call for Offers Date will be established on a day tbd.

Please contact our Investment Sales Team for questions or more information.



Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com & **Zack.Ficke@colliers.com**

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Reach out to get started.



Accelerating success.

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