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CORFAC INTERNATIONAL

AVAILABLE FOR SALE

SunGard Public Sector, Inc.
4000 OSSI Court • High Point, NC 27265



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SunGard Public Sector, Inc.
4000 OSSI Court • High Point, NC 27265 (Guilford County)



Property Description

Hagan Properties / CORFAC International is pleased to present this opportunity to acquire 100% fee interest in 4000 OSSI Court. The facility is a Class A office building totaling 50,000 rentable square feet on 10.78 acres and is located in the airport submarket of the Piedmont Triad.

The property is 100% leased to SunGard Public Sector, Inc through May 31, 2016. Tenant has one five (5) year renewal option. SunGard Public Sector provides software, services and support that apply the latest technologies to law enforcement, fire, EMT and courts and jails solutions. These offerings help agencies prevent crime, protect officers and engage their communities.

4000 OSSI Court was built in 1990 and is constructed of brick and pre-cast concrete panels. The site is a serene setting with mature landscaping overlooking a beautiful lake with a fountain. It offers easy access to Interstate 40, Interstate 74, US Highway 311 and NC Highway 68.

Investment Highlights

- 100% Leased Through May 2016
- Credit Tenant (SunGard Public Sector, Inc)
- Desirable Airport Submarket Location

Building Information:

- Total Building: 50,000 RSF
- Acreage: 10.78 Acres
- Zoning: CU-CP
- Year Built: 1990

Transportation/Parking:

- Parking: 203 spaces (4.1/1,000 SF)
- Major Highway Access: I-40, I-74, US-311 & NC-68
- Airport: 28 minutes to PTIA (23 miles)

Price:

- Sale Price: \$5,450,000 (\$109.00/SF)
 - Cap Rate: 8.7%
 - Year One NOI: \$474,999*
- * NOI based on triple net rent as provided in lease; NOI subject to provisions in lease

Co-Brokerage:

- Compensation is NOT offered to Buyer Agent
- Subagency is not offered
- Compensation is not offered to Principals, their Affiliates or Subsidiaries



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For more information or to schedule a showing, call:

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