



# SALE ANNOUNCEMENT

90 WEST CHESTNUT  
CLASS B VALUE ADD OFFICE PROPERTY  
REO SALE

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90 WEST CHESTNUT  
WASHINGTON, PA

130,936 SF  
63.0% OCCUPIED



## Overview

Mission Capital Advisors, LLC (NY Firm # 10991214316) (the “Advisor” or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in a 130,936 square foot Class B office building known as 90 West Chestnut located in Washington, Washington County, Pennsylvania (the “Property” or “Asset”).

## Sale Structure

The Advisor has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of 90 West Chestnut located in Washington, PA.

On behalf of the Seller, the Advisor is soliciting a call for offers from prospective bidders (the “Prospective Bidders”) for the purchase of the Property pursuant to the timeline attached hereto.

Asset Sale Timeline	Date
Sale Announcement Distributed	Thursday, October 4, 2018
Call for Offers	Wednesday, October 31, 2018
Closing on or Before	TBD

## Sale Highlights

The Asset Sale offers Prospective Bidders an opportunity to acquire a value-add office property located in Washington, PA.

### Premier Office Property in Submarket

The Property consists of a nine-story office tower, a three-story secondary office building annex, and street level retail, all connected via a common hallway, plus surface parking spaces. The Property sits on two parcels of land, enabling the next owner to sell the east wing separately from the office tower.

### Value-Add Office Opportunity

As of August 31, 2018, the Property was 63.0% leased and occupied by a diverse mix of 28 local and regional tenants. Notable tenants at the Property include Community Bank, Washington Drug and Alcohol Commission, Liberty Dialysis, and Washington Greene County Job Training Agency. Majority of existing leases expire between 2020 and 2026 with tenants who have extended and expanded their original leases.

### Well-Located and Convenient Access

The Property is located in the heart of downtown Washington in a high traffic area within walking distance to local restaurants, shops, entertainment, and Washington and Jefferson College. The Property is adjacent to a city-owned, 812-car parking garage. There is also excellent access to both Interstate-70 and Interstate-79.



Property Information												
Property Name	Property Type	Address	City, County, State	Gross SF	Rentable Area SF	# of Stories	Size Size (Acres)	Year Built	Occ.	Occ. Date	Zoning	APN
90 West Chestnut	Office	90 W Chestnut Street	Washington, Washington County, PA	135,000	130,936	3 to 9	3.37	1977	63.0%	Aug-18	BID, Business Improvement District	Various

## Asset Sale Process

Prospective Bidders are subject to qualification by the Advisor and/ or Seller (qualification process will be initiated by the Advisors as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of the Advisor and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with the Advisors have prepared a comprehensive array of due diligence data (the “Due Diligence Materials”), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the “Confidentiality Agreement”), which can be accessed on the transaction offering email or by visiting [market.missioncap.com](http://market.missioncap.com). Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the “Offering Memorandum”) prepared by the Advisor, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of the Asset (the “Asset Sale Agreement”).

The Advisor is soliciting a call for offers for the Asset. Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Call for Offers Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Asset Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

Additional information will be provided to Bidders via the Advisor’s online due diligence site. Such information may include detailed asset documents, pay histories, environmental reports, litigation documents (if applicable), and property financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to [nda@missioncap.com](mailto:nda@missioncap.com)

**All inquiries should be directed through the Advisors. Neither the Seller, Property Manager or any of their respective affiliates are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.**

## Asset Sale Agreement

**The Seller will make its required form of Purchase and Sale Agreement available for review. No representations or warranties, either expressed or implied, shall apply. No obligation to sell shall be binding on seller unless and until a written contract of sale or asset sale agreement is signed and delivered by seller.**





## Contact Information

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DISCLAIMER:  
NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR ASSET SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSETS FROM THE SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, THE ADVISORS AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER, IF ANY, TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.