



PA REGIONAL STATE POLICE HEADQUARTERS



Commonwealth
of Pennsylvania

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EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

- **Commonwealth of Pennsylvania Credit Backing** — Long-term lease guaranteed by the Commonwealth of Pennsylvania, providing investors with durable cash flow supported by one of the nation's most stable government credits.
- **Mission-Critical Regional Headquarters Facility** — Purpose-built ±54,336 SF Pennsylvania State Police Regional Headquarters serving as the command center for Troop P operations across northeastern Pennsylvania, supporting essential public safety and law enforcement functions.
- **Long-Term Lease with 14 Years of Remaining Term** — Secure income stream through May 2040 with two additional five-year renewal options, creating significant lease duration and occupancy visibility.
- **State-of-the-Art Headquarters Completed in 2020** — Newly developed, purpose-built government facility featuring modern construction and specifications designed to support the Pennsylvania State Police's long-term operational needs.
- **Inflation-Protected Rental Growth** — Annual CPI-based rental adjustments provide embedded income growth and a hedge against inflation, with additional rent increases during renewal option periods.
- **Rare Government-Leased Investment Opportunity** — The Pennsylvania State Police occupied its previous Troop P headquarters in nearby Wyoming Borough for more than 100 years before relocating to this newly constructed facility, demonstrating a proven history of long-term tenancy and the strategic importance of this regional headquarters location.



PROPERTY OVERVIEW

Facility Name PA Regional State Police Headquarters

Address 2001 S Valley Pkwy,
Wilkes-Barre, PA 18706

Submarket I-81 Corridor

GBA ±54,336 SF

Land Acres ±19.53 AC

Parcel # 25-J8-00A-153-000

Zoning C-2

Type 3 Star Police Station

Location Suburban





Luzerne County Community College
±4,421 Students



Hanover Mall



Subject Property

±14,900 VPD

29

S Valley Pkwy

Great Valley Blvd



Leggett & Platt
Manufacturer

 **Hanover Area Junior Senior High School**
±956 Students

 **Korn Krest**
±2 Miles Away

 **Lynnwood**
±3.6 Miles Away

 **Core-Mark**
Warehouse

 **CVS Caremark**
Pharmacy

Great Valley Blvd

Subject Property 

S Valley Pkwy

Supplier

Consultant

Business Center

E-Commerce Service

Warehouse

Warehouse

Pharmacy

Warehouse

Subject Property

29

± 14,900 VPD

S Valley Pkwy

Great Valley Blvd



Plymouth

Geisinger South Wilkes-Barre Urgent Care
Medical Center

HARROLD'S
PHARMACY

Wyoming Valley West High School
±1,400 Students

Lynwood

Nearby Federal Facility
Max Rosenn U.S. Courthouse
±4.5 Miles Away

UNITED STATES
POSTAL SERVICE



Wilkes University
±5,300 Students | ±4.3 Miles Away

Leggett & Platt
Manufacturer

DOLLAR GENERAL

Downtown Wilkes-Barre, PA
±5 Miles Away

Avondale

Hanover Mall

Gerry's **SUBWAY**
thefreshgrocer **Pomino's**
PIZZA

Hanover Area Junior Senior High School
±956 Students

CVS
pharmacy

Rehrig Pacific Company
SINCE 1913
Logistics Service

VSC TRACTOR
SUPPLY CO

CVS
caremark
Pharmacy

chewy
Business Center

Korn Krest

DHL
Warehouse

Ashley

Subject Property

a2b
Fulfillment
Logistics Service

9 ±14,900 VPD

±64,580 VPD
81

THRIVE
-MARKET-
Warehouse

Sugar Notch

adidas
E-Commerce Service

True Value
Warehouse

JOHNSON
Manufacturer

amazon
Warehouse

patagonia
Warehouse

Google Earth

RENT SCHEDULE

Rent Schedule													
Tenant	SF Leased	% of Total SF	Term Commencement	Term Expiration	Period	Changes on	Monthly Rent	Annual Rent	Rent/SF (Annually)	Rent/SF (Monthly)	% of Total Rent	Renewal Options	Lease Type
PA Regional State Police HQ	54,336	100.00%	6/1/20	5/31/40	Base	Current	\$126,784	\$1,521,408	\$28.00	\$2.33	100%	2 x 5 Year(s)	Gross
					-	6/1/25	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/26	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/27	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/28	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/29	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/30	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/31	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/32	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/33	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/34	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/35	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/36	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/37	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/38	\$126,784	\$1,521,408	\$28.00	\$2.33			
					-	6/1/39	\$126,784	\$1,521,408	\$28.00	\$2.33			
					Option 1	6/1/40	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/41	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/42	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/43	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/44	\$131,312	\$1,575,744	\$29.00	\$2.42			
					Option 2	6/1/45	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/46	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/47	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/48	\$131,312	\$1,575,744	\$29.00	\$2.42			
					-	6/1/49	\$131,312	\$1,575,744	\$29.00	\$2.42			
Totals	54,336 SF	100.00%					\$126,784	\$1,521,408	-				

CONTACT BROKER

For Pricing Details

FINANCIAL OVERVIEW

	Year 1	
INCOME	Total	PSF/Yr
Potential Base Rent (+)	\$1,521,408	\$28.00
Gross Potential Rent	\$1,521,408	\$28.00
EXPENSE REIMBURSEMENTS		
CAM	\$391,781	\$7.21
Gross Potential Income	\$1,913,189	-
Effective Gross Revenue	\$1,913,189	\$35.21
EXPENSES		
Real Estate Taxes	\$97,400	\$1.79
Insurance	\$32,440	\$0.60
CAM	\$245,514	\$4.52
Management Fee (3.0% of EGR)	\$57,396	\$1.06
Total Operating Expenses	\$432,750	\$7.96
Net Operating Income	\$1,480,440	\$27.25

CAM EXPENSE BREAKDOWN

CAM	Current	Per SF
Repairs & Maintenance	\$69,019	\$1.27
Landscaping	\$60,516	\$1.11
Pest Control	\$677	\$0.01
Trash Removal	\$3,519	\$0.06
Sewer	\$6,116	\$0.11
Utilities	\$64,438	\$1.19
Security/Porter	\$34,237	\$0.63
Other Operating Expense	\$756	\$0.01
Other Taxes	\$6,236	\$0.11
Total CAM	\$245,514	\$4.52



10-YEAR CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Reversion Year	
	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32	Jun-33	Jun-34	Jun-35	Jun-36	Jun-37	
Gross Rental Income Per SF	\$35.21	\$35.43	\$35.65	\$35.88	\$36.12	\$36.36	\$36.61	\$36.87	\$37.13	\$37.41	\$37.69	
Effective Gross Revenue Per SF	\$35.21	\$35.43	\$35.65	\$35.88	\$36.12	\$36.36	\$36.61	\$36.87	\$37.13	\$37.41	\$37.69	
Total Operating Expense Per SF	\$7.96	\$8.21	\$8.47	\$8.74	\$9.02	\$9.31	\$9.61	\$9.92	\$10.24	\$10.58	\$10.93	
Average Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
GROSS REVENUE												
Potential Base Rent	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	
Scheduled Base Rent	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	\$1,521,408	
Reimbursement Revenue	\$391,781	\$403,534	\$415,641	\$428,110	\$440,953	\$454,182	\$467,807	\$481,841	\$496,297	\$511,185	\$526,521	
Gross Rental Income	\$1,913,189	\$1,924,942	\$1,937,049	\$1,949,518	\$1,962,361	\$1,975,590	\$1,989,215	\$2,003,249	\$2,017,705	\$2,032,593	\$2,047,929	
General Vacancy - 0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Effective Gross Income	\$1,913,189	\$1,924,942	\$1,937,049	\$1,949,518	\$1,962,361	\$1,975,590	\$1,989,215	\$2,003,249	\$2,017,705	\$2,032,593	\$2,047,929	
OPERATING EXPENSES												
	PSF											
Real Estate Taxes	\$1.79	\$97,400	\$102,270	\$107,383	\$112,752	\$118,390	\$124,310	\$130,525	\$137,051	\$143,904	\$151,099	\$158,654
Insurance	\$0.60	\$32,440	\$33,413	\$34,415	\$35,448	\$36,511	\$37,607	\$38,735	\$39,897	\$41,094	\$42,327	\$43,596
CAM	\$4.52	\$245,514	\$252,880	\$260,466	\$268,280	\$276,328	\$284,618	\$293,157	\$301,952	\$311,010	\$320,340	\$329,951
Management Fee (3.0% of EGR)	\$1.06	\$57,396	\$57,748	\$58,111	\$58,486	\$58,871	\$59,268	\$59,676	\$60,097	\$60,531	\$60,978	\$61,438
Total Operating Expenses	\$7.96	\$432,750	\$446,311	\$460,375	\$474,966	\$490,100	\$505,803	\$522,093	\$538,997	\$556,539	\$574,744	\$593,639
Per SF, Monthly	\$0.66											
Net Operating Income		\$1,480,439	\$1,478,631	\$1,476,674	\$1,474,552	\$1,472,261	\$1,469,787	\$1,467,122	\$1,464,252	\$1,461,166	\$1,457,849	\$1,454,290
NOI Growth (CAGR)	-	-0.12%	-0.13%	-0.13%	-0.14%	-0.14%	-0.15%	-0.16%	-0.16%	-0.17%	-	
UNLEVERED CASH FLOW												
		\$1,466,855	\$1,464,639	\$1,462,263	\$1,459,708	\$1,456,972	\$1,454,039	\$1,450,902	\$1,447,545	\$1,443,958	\$1,440,125	-
Interest Payment		(\$878,080)	(\$861,282)	(\$843,493)	(\$824,654)	(\$804,702)	(\$783,573)	(\$761,196)	(\$737,498)	(\$712,400)	(\$685,821)	-
Debt Payment		(\$284,509)	(\$301,306)	(\$319,095)	(\$337,935)	(\$357,886)	(\$379,016)	(\$401,393)	(\$425,091)	(\$450,188)	(\$476,767)	-
LEVERED CASH FLOW		\$304,266	\$302,050	\$299,674	\$297,119	\$294,383	\$291,450	\$288,313	\$284,956	\$281,369	\$277,536	-
DSCR		1.27x	1.27x	1.27x	1.27x	1.27x	1.26x	1.26x	1.26x	1.26x	1.25x	-
Debt Yield		9.61%	9.60%	9.59%	9.58%	9.56%	9.54%	9.53%	9.51%	9.49%	9.47%	-
Levered C-O-C		4.61%	4.58%	4.54%	4.50%	4.46%	4.42%	4.37%	4.32%	4.26%	4.21%	-
Cap Rate		6.73%	6.72%	6.71%	6.70%	6.69%	6.68%	6.67%	6.66%	6.64%	6.63%	-
Break-Even Ratio		37%	36%	36%	35%	33%	32%	31%	30%	29%	28%	-

WILKES-BARRE DEMAND DRIVERS

GOVERNMENT & INSTITUTIONAL PRESENCE

- **Public Sector Employment:** Federal, state, and local government represent ~15-18% of total employment (Luzerne County)
- **Regional Hub:** Wilkes-Barre anchors a 550,000+ population metro (Scranton-Wilkes-Barre MSA)
- **Civic Infrastructure:** Concentration of courts, municipal offices, and administrative services within 5–10 miles

HEALTHCARE & MEDICAL ANCHORS

- **Geisinger Health System (Regional Leader):** 30,000+ employees system-wide; Major hospital within 10–15 minutes of site
- **Healthcare Employment:** Accounts for ~20%+ of regional workforce
- **Demand Impact:** Thousands of daily workers + patient visits → consistent daytime population

LOGISTICS & DISTRIBUTION BASE

- **Industrial Employment Growth:** Logistics/warehouse jobs up ~15–25% over past decade (NEPA region)
- **Major Tenants :** Amazon, Chewy, TJX distribution facilities within 15–25 miles



PROPERTY DEMOGRAPHICS

Mile Radius	3 Mile	5 Mile	10 Mile
2025 Population	35,232	93,225	189,373
2025 Households	15,086	38,826	78,894
Avg Household Income	\$71,173	\$74,126	\$82,913
Median Household Income	\$55,942	\$54,611	\$60,618
Consumer Spending	\$379.9M	\$985.4M	\$2.2B

NEARBY GSA / FEDERAL FACILITIES

FEDERAL COURTHOUSE & GOVERNMENT COMPLEX (PRIMARY NODE)

- **Max Rosenn U.S. Courthouse:** 197 S Main St, Wilkes-Barre, PA
 - Primary federal judicial hub for the Middle District of Pennsylvania
 - Houses U.S. District Court operations + federal offices
- **GSA Federal Building (Co-located)**
 - ~230,000+ SF federal facility
 - Multi-agency occupancy (courts, probation, administrative functions)

MAJOR HIGHWAYS & REGIONAL CONNECTIVITY



INTERSTATE 81 (PRIMARY CORRIDOR)

- Direct access from the property; runs north-south through the Wyoming Valley
- Connects to Syracuse, NY (≈130 miles) and Harrisburg, PA (≈110 miles)
- Critical freight corridor supporting regional distribution and logistics activity
- Serves as the backbone for commuter and commercial traffic in the market



PENNSYLVANIA ROUTE 309 (LOCAL ARTERIAL)

- Immediate access near the property; runs through Wilkes-Barre and surrounding suburbs
- Connects directly to I-81 and surrounding retail/commercial corridors
- High daily traffic volumes supporting strong retail visibility and accessibility



INTERSTATE 80 (EAST-WEST NATIONAL ROUTE)

- Accessible within ~25-30 miles south of Wilkes-Barre
- Major transcontinental highway connecting New York City to San Francisco
- Enhances east-west goods movement and national distribution reach



INTERSTATE 476 (PENNSYLVANIA TURNPIKE)

- Accessible within approximately ~20 miles east of Wilkes-Barre / Scranton
- Major north-south toll corridor connecting Northeast Pennsylvania to the Philadelphia MSA and broader Mid-Atlantic region
- Enhances regional accessibility and statewide transportation reach

HIGHWAY CORRIDORS

- I-81 SCRANTON CORRIDOR
North-South Corridor
- I-80 EAST-WEST CORRIDOR
Transcontinental Route
- I-476 NE EXTENSION
Pennsylvania Turnpike
Northeast Extension
- HWY 309 LOCAL
North-South Connector
- SUSQUEHANNA RIVER
- CITY CONNECTION
- MAJOR CITY

DRIVE DISTANCE FROM SUBJECT PROPERTY

~20 Mi
via I-81 North



SCRANTON, PA MSA

Northeast Pennsylvania's Government, Healthcare & Transportation Hub

Scranton serves as one of Northeast Pennsylvania's primary economic and employment centers, strategically positioned along the Interstate 81 corridor. The region benefits from direct access to Interstate 80, Route 309, and the Pennsylvania Turnpike Northeast Extension (I-476), providing strong connectivity throughout Pennsylvania and the broader Mid-Atlantic region.

The Scranton/Wilkes-Barre MSA supports a diverse economic base anchored by healthcare, logistics, government, higher education, and manufacturing industries. Northeast Pennsylvania has continued to attract distribution, transportation, and institutional investment due to its affordability, centralized location, and access to major population centers including New York City, Philadelphia, and New Jersey. The region's established infrastructure network and stable employment base position Scranton as an important operational and administrative hub within the Commonwealth of Pennsylvania.

570,000

Total Population

\$32B+

Gross Domestic Product

280,000

Labor Force

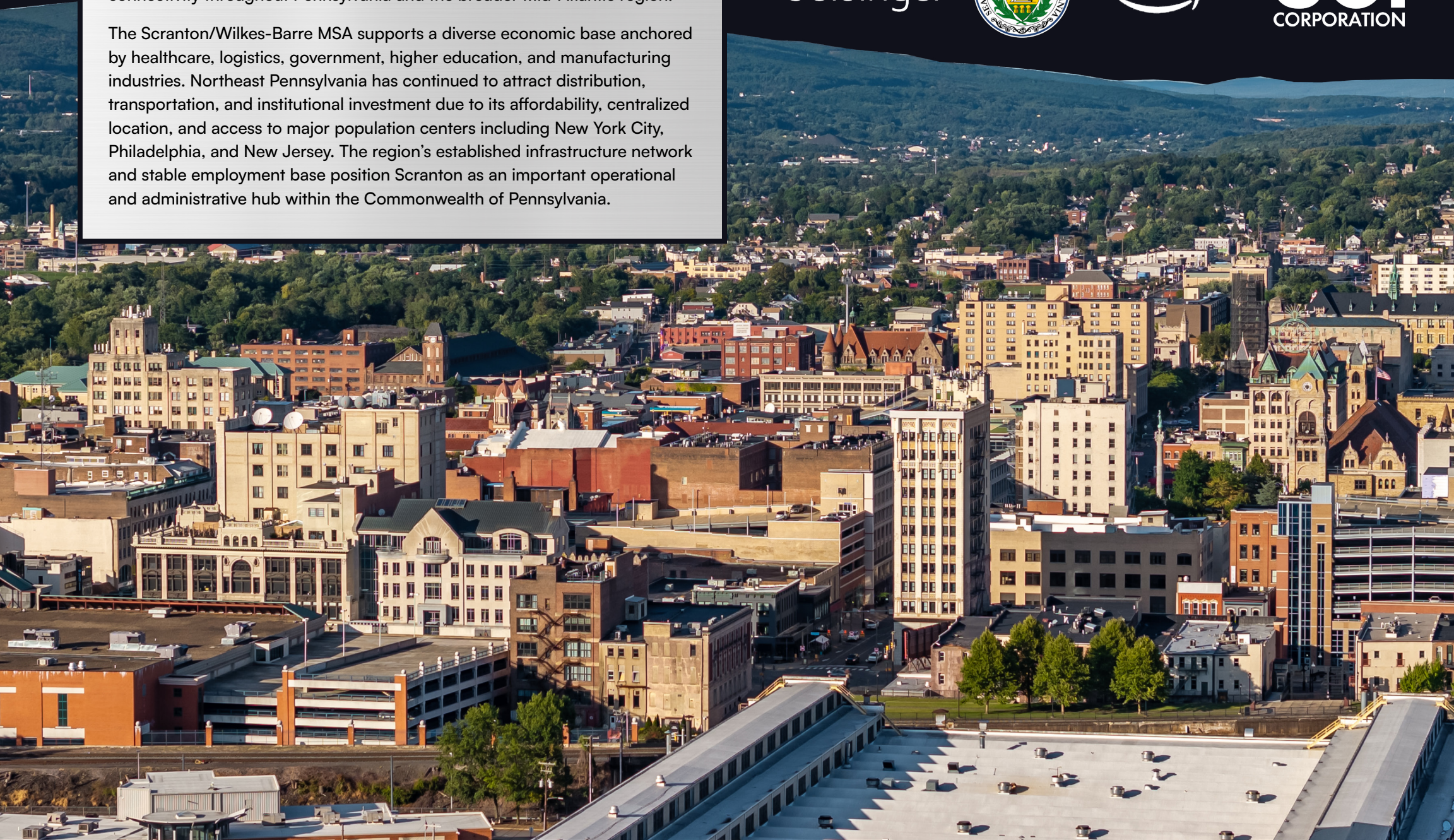
Major Employers

Geisinger



amazon

UGI
CORPORATION



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2001 S Valley Pkwy, Wilkes-Barre, PA 18706** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

PA REGIONAL STATE POLICE HEADQUARTERS



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