



CASE STUDY

1150 CYRVILLE ROAD



THE MANAGEMENT OF THIS CLASS A FACILITY REQUIRES METICULOUS ATTENTION TO DETAIL

SERVICES RENDERED



PROPERTY MANAGEMENT



ASSET MANAGEMENT



PROPERTY MANAGEMENT



LEASING

Through a full-service property management agreement, we customize best-in-class solutions to the needs of the facility and its owner-occupier. This means using our specialized knowledge to tailor leading property management practices to each tenant in this circa-2010 office building.



This property presented the opportunity to implement top-tier industry standards for the owner-occupier, who is not primarily focused in the real estate industry.

We created a strategy to improve tenant satisfaction, cost effectiveness, and the asset's overall value by refining operations associated with property management.

OPPORTUNITY



Our team crafted a plan that offered competitive pricing based on our property management expertise. This approach included:



- Establishing a collaborative and open relationship with the owner-occupier and tenants



- Achieving successful lease renewals



- Elevating the property's position in the market



- Performing a comprehensive review of existing property management strategies — identifying areas for improvement and ensuring alignment with industry standards and the needs of the office building



- Ensuring the appropriate recovery of operating expenses that align with the tenants' lease agreements



- Overseeing the maintenance and operation of the 58,356 sq.ft. facility with a commitment to responsible and proactive management — augmenting the overall value of the asset

SOLUTION



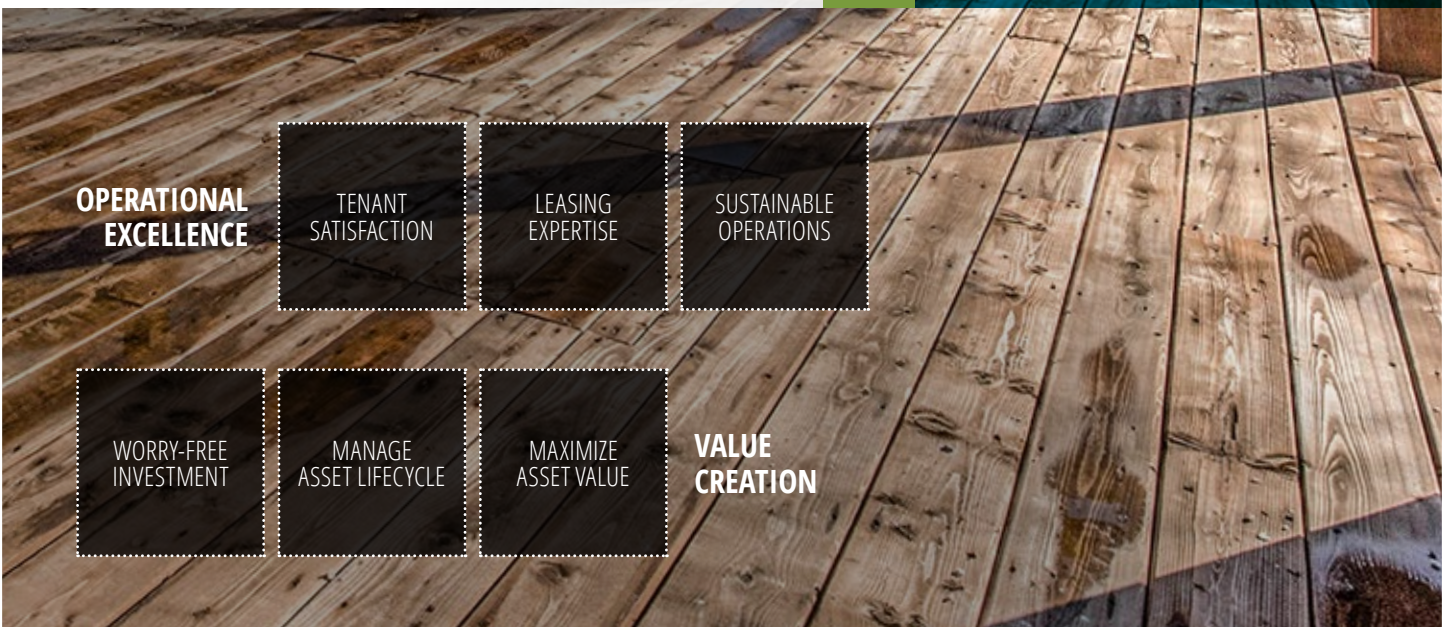
Our team has diligently developed and carried out a tailored strategy for managing this 58,356 sq.ft. office building, owned by an owner-occupier.

By fine-tuning resource allocation, incorporating energy-efficient measures, and emphasizing preventive maintenance, **we have substantially reduced costs.**

Our priority continues to be the meticulous supervision of the property's maintenance and repair, mitigating the likelihood of significant malfunctions and expensive emergencies.

We continue to ensure compliance with regulations while enhancing the overall functionality and safety of the building.

RESULT





INSIDE EDGE
P R O P E R T I E S

DAVID HUNTER

President

TAYLOR HUNTER

Senior Vice President

JORDAN R. BIANCONI

Vice President,
Acquisitions & Business Development

464 Bank St. Suite 200
Ottawa, ON K2P 1Z3

T: 613.226.9902

F: 613.226.9907