



CASE STUDY

2150 RICHARDSON SIDE RD



COST MANAGEMENT AND LONG-TERM CAPITAL PLANS

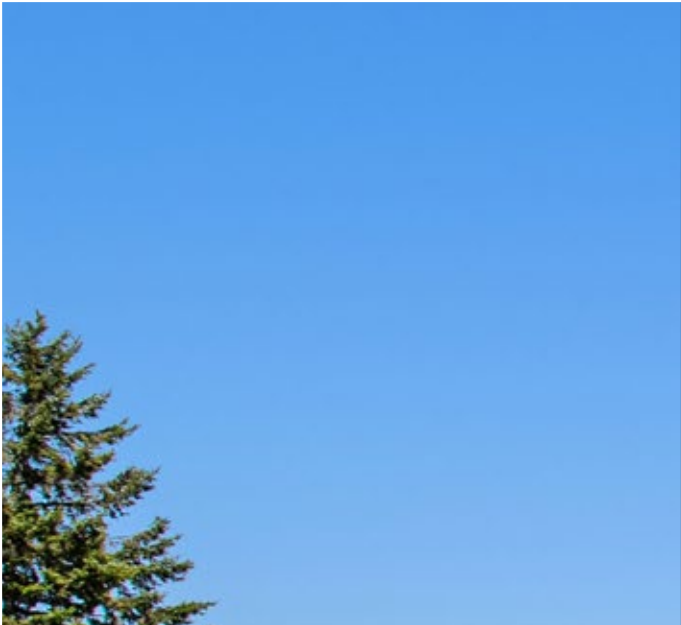
How we're supporting M CON Products' efficiency and growth through top-tier facilities management

SERVICES RENDERED

FACILITIES MANAGEMENT

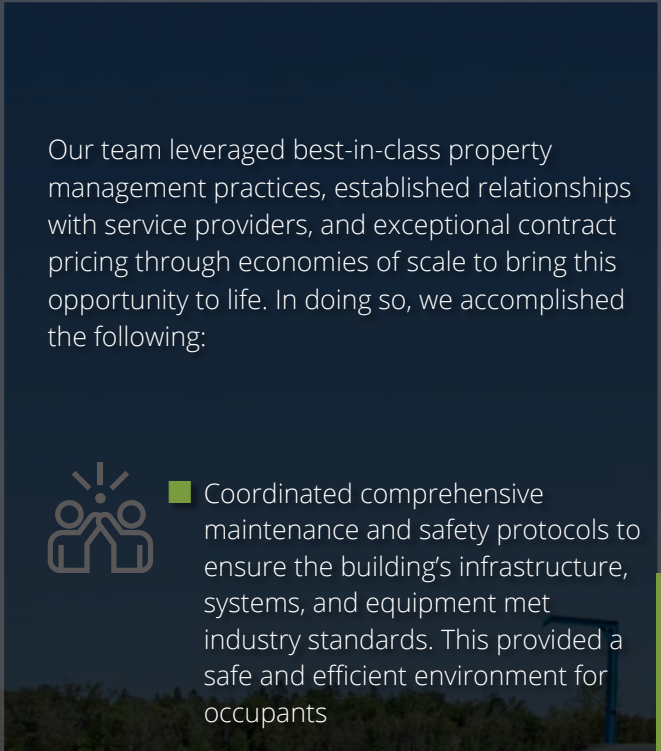
Family-owned and operated, M CON is the largest precast concrete provider of its kind in Eastern Ontario. For 30+ years, their products have helped form the lasting infrastructure of our nation's capital.

An operation of this size requires industry-leading facilities management, including cost management and long-term capital plans, to keep it running smoothly. We're taking care of the property's everyday necessities so M CON's owner-operator can focus on one thing — growing their business.



This property presented the opportunity to implement leading facilities management standards for the owner, who is not primarily focused in the real estate industry. This meant generating cost savings and operational efficiencies, developing capital plans, and maintaining the property to the high standard fitting M CON's reputation.

OPPORTUNITY



Our team leveraged best-in-class property management practices, established relationships with service providers, and exceptional contract pricing through economies of scale to bring this opportunity to life. In doing so, we accomplished the following:



- Coordinated comprehensive maintenance and safety protocols to ensure the building's infrastructure, systems, and equipment met industry standards. This provided a safe and efficient environment for occupants



- Oversaw maintenance contracts to identify opportunities for savings and increased efficiencies. This resulted in competitive pricing from service providers and consultants



- Managed day-to-day building operations so the owner could focus on their business without the distractions of real estate ownership. This supported overall business efficiency and growth



- Developed a strategic operation and capital plan tailored to the owner's business needs and objectives



- Ensured seamless integration of facility and core business functions to drive productivity and efficiency

SOLUTION





M CON's goal of streamlining their facility's operations and costs reflected not only their high standards for their business, but the necessities of running an operation of their scale. Our team rose to the occasion, supporting the owner-occupier in their desire to focus on their business while we handled the everyday operations. We enhanced the owner's experience of the property with high-quality maintenance, taking a proactive and preventative approach to keep M CON's facility in optimal condition. Then, we further maximized the value of the owner's investment by developing long-term capital plans and cost management strategies to take them into the future. Today, we're proud to continue driving value for M CON through facilities management that leverages our industry knowledge and relationships to the highest standard.

RESULT



Inside Edge Properties has been transformative for our business, handling all our facility needs seamlessly, allowing us to concentrate on our core operations without having to worry about property management. Their expertise and efficiency have not only saved us time but also improved our overall property maintenance and upkeep.

OPERATIONAL EXCELLENCE

OWNER SATISFACTION

FACILITIES EXPERTISE

SUSTAINABLE OPERATIONS

WORRY-FREE INVESTMENT

MANAGE ASSET LIFECYCLE

MAXIMIZE ASSET VALUE

VALUE CREATION



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