

# BUILD-TO-SUIT/DESIGN-CONSTRUCT Services

Every step of our structured process has proven to be beneficial and adaptable to our clients' needs. This allows our clients to focus on operating their business while we administer the project.

Service	Description	Solution
<b>Research Loan Capabilities</b>	This process will help determine the feasibility of various alternatives available in the lending market place. Our wide range of relationships with different lenders will be utilized.	Loan Commitment Letter
<b>Establish Building &amp; Site Specifications</b>	An in-depth evaluation to determine important facility features and completion of building/site layout.	Build to Suit Checklist
<b>Land Search</b>	Upon determination of the need for new construction, an exhaustive search of all possible land sites will be conducted.	Site Survey
<b>Building Design &amp; Construction Bid Process</b>	Through an architect, the needs of the facility will be integrated into preliminary drawings. The preliminary drawings and build-to-suit checklist will be utilized to initiate the bidding process and obtain initial facility pricing.	Preliminary Building Sketch & Cost Breakdown
<b>Sale/Lease Price Determined &amp; Site Purchase Process</b>	Purchase/Lease Contracts will be negotiated to determine pricing, while selected site is placed under contract for due diligence procedures to be completed.	Sale/Lease Proposal, Earnest Money Contract Phase One, Soil Test, Topo Survey
<b>Finalize Construction Drawings/Bid Process &amp; Arrive at Final Price</b>	Final drawings will be finished, hard construction bids will be turned in and a final cost will be determined.	Final Plans & Binding Sale/ Lease Proposal
<b>Close Land Purchase &amp; Sale/Lease Transaction</b>	Finalized contracts/agreements between Developer and Tenant/Buyer will be executed and purchase of land site completed.	Earnest Money Contract or Lease Agreement
<b>Actual Construction Phase &amp; Move In</b>	Typically from 4-12 months based upon scope of project, permitting difficulty, weather and other external factors.	Completed Building Services during occupancy period

## Benefits to Client:

### Market Knowledge

Successful professionals with the highest integrity that have facilitated these transactions on a number of occasions

### Detail Driven

Quality project and budget costs continuously monitored by knowledgeable professionals

### Budget Conscious

Protection of our client's best interests and investment to assure a quality product, customer satisfaction, and market construction project costs

### Affiliation

A component of the Industrial Brokerage Division in the largest commercial real estate service firm across the nation

## Types of Transaction Structures

Build-to-Suit  
Design-Construct  
Speculative Construction  
Joint Venture

## Types of Product

Manufacturing Buildings  
Distribution Buildings  
Office/Warehouse Buildings  
Flex/Service Center Facilities  
Showroom Buildings  
Office Buildings