

CHALLENGE: This class “B” multi-tenant office building had been slowly modified over the years and suffered from a lack of hands on. Challenges included deferred maintenance, multiple struggling tenants. Even simple items, like an inadequate number of mailboxes had to be addressed. Larger firms tried and failed with their one size fits all approach.

As a result, the property had negative cash flow, instable tenancy and over 60% vacancy.



SUCCESS: CAA immediately completed a thorough due diligence and prepared a plan to complete in making modest upgrades and improvements. Within 1 year, by overseeing and managing the improvements, successfully restructuring multiple existing leases, completing 15 new leases with new tenants, and addressing any maintenance issues, CAA was able to recapture nearly 5,000 square feet, achieve 100% occupancy and dramatically increase cash flow.