

Oakbrook Plaza

Capital improvements generate high ROI



Renovated exterior

CHALLENGES

Oakbrook Plaza is a 25-year old office building that had a long list of deferred maintenance issues, operating challenges and declining occupancy when Brand Real Estate Services engaged in 2011.

OBJECTIVES

- To renovate the building for competitive marketplace positioning.
- To sell the property.

SOLUTIONS

- **Modernized** core systems with efficient equipment including a multi-stack chiller.
- **Implemented** effective management processes with upgraded access control, signage, elevators and security protocols.
- **Prioritized** the \$203,000 capital investment in high-traffic, high-visibility areas including landscaping and parking as well as furniture, artwork and finishes in common areas.
- **Improved** curb appeal with upgrades to the exterior glass.



Renovated interior

RESULTS

In 2015, Oakbrook Plaza garnered multiple competitive acquisition offers and generated a profitable return for the owner.