

# 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.



*Renovated interior*

### 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.

### RESULTS

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

### TESTIMONIAL

“Brand had a vision for what Oakbrook could become with the right solutions applied to the asset. Their industry experts saw the property’s potential and implemented a plan to reposition the asset for sale. Brand enhanced the property and created value for us.” Larry Covington, SM Manager, LLC