

MRP Realty – Charley McGrath MGMA – Wil McBeath, AIA, LEED AP

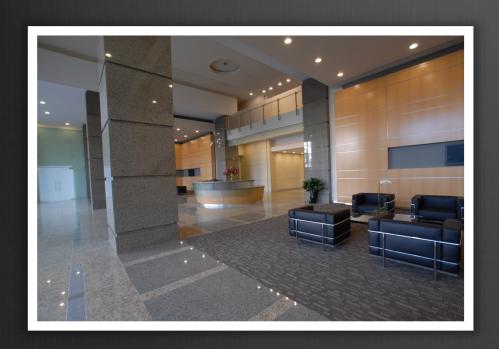




### Deal/Strategy

- •Basis
- •Renovation
- •Location
- •Cash Flow
- •Limited New Construction
- •Strength to the Market





#### Renovations

- •Visual Improvements
- •Non-Visual Improvements
- •Building Code Upgrades
- •Occupied vs. Unoccupied
- •BOMA: Core Factor and
- "Found" Square Footage



Before After







Before After







Before

After







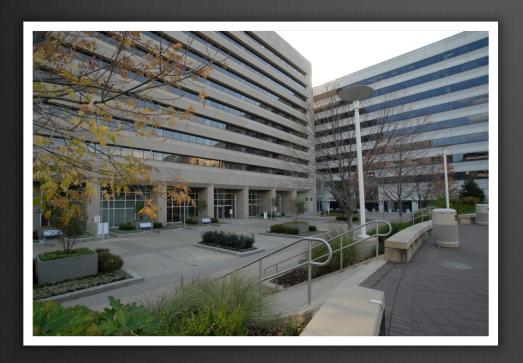
Before

After









### 1310 Challenges

- •Separating Twin Buildings
  - •Garage
  - •Loading Dock
  - •Fire Control Room
  - •Plaza
- •Egress Issues − 3<sup>rd</sup> Stair
  - •Remoteness
  - •Width
  - •Direct Access
  - •Multi-Story Interconnected Lobbies
- •Cost



Before

After







#### Outcome

What happened in the end?

Tenant Mix

Looking Back

Moving Forward







