



1310 Courthouse

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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



1310 Courthouse

Before



After



1310 Courthouse

Before



After



1320 Courthouse

Before



After



1310 Courthouse

Before



After



1310 Challenges



- Separating Twin Buildings

- Garage
- Loading Dock
- Fire Control Room
- Plaza

- Egress Issues – 3rd Stair

- Remoteness
- Width
- Direct Access
- Multi-Story Interconnected Lobbies

- Cost

1320 Courthouse

Before



After



Outcome

What happened in the end?

Tenant Mix

Looking Back

Moving Forward



1310 Courthouse

