NEW CONSTRUCTION VS CONVERTING OFFICE BUILDINGS INTO OFFICE CONDOMINIUMS

A LONG-TERM INVESTMENT. A SUPERIOR ENVIRONMENT.
A SMARTER CHOICE FOR YOUR BUSINESS.

INVESTMENT EQUITY
COMMERCIAL OFFICE CONDO DEVELOPMENT

NEW CONSTRUCTION OFFICE CONDOMINIUMS

Benefits to Consider

LOCATION

- Fronting major arterials with high visibility and exposure
- Easy access to freeways such as the 215
- Surrounded by retail, restaurants, business services
- Signage opportunities with building and pylon signs

BUILDING MATERIALS & REQUIREMENTS

- Brand new 3-story steel frame construction
- Glass and stucco exterior — built to today's code
- Designed for decades of service
- Contractor & manufacturer warranties (e.g., 20-year roof warranty)
- Every suite designed with its own private bathrooms
- Insulated demising walls (½" off property line) for superior sound control

VISIBILITY & SIGNAGE

- Designed for building-mounted signage
- Monument / pylon sign facing major street
- High traffic count exposure

PARKING

- Reserved covered parking stalls available
- Option to purchase 1 covered parking stall per 1,000 SF (net) purchased
- Example: 5,000 SF net = 5 stalls

SECURITY

- Electronic key-fob entry for you and your employees
- Secure entry doors with button punch system
- Exterior security cameras
- Live after-hours and weekend monitoring by professional security company

SOUND CONTROL

- Every unit builds an insulated wall ½" off the property line if contiguous to adjacent unit
- Neighboring units required to do the same
- Significantly reduces noise transmission

FLEXIBILITY & DESIGN

- Delivered as a shell — build exactly to your needs
- Opportunity to customize finishes, layout and systems
- Built for today's technology and future growth

CODE & SYSTEMS

- Built to current building codes
- Modern electrical, plumbing, lighting, and sprinkler systems
- Energy efficient systems and materials

OWNERSHIP MIX

- Owners Association made up of owners only
- Shared goals and long-term vision
- Professional management of the building

LONG-TERM VALUE

- New construction with warranties
- Lower maintenance and operating costs
- Stronger resale value and marketability
- Designed to last well past the life of your business

BUILDING MANAGEMENT & RESERVES

- Owners Association established for the building
- Responsible for maintenance, landscaping, insurance, reserves, and long-term planning
- Reserves set aside for future capital improvements (e.g., seal & stripe parking lot, repaint building, roof replacement)

CONVERTED OFFICE BUILDINGS INTO OFFICE CONDOMINIUMS

Considerations to Evaluate

- Often located on side streets within office parks
- Limited visibility and minimal street frontage
- Limited or restricted building signage
- Many communities restrict signage (e.g., Summerlin)
- Often no pylon sign location available

- Usually 20–25+ years old
- Typically 2-story wood frame and stucco
- Roof and HVAC systems past useful life
- Built as "for lease" buildings — not for ownership
- Many issues to consider before buying (see below)

- Limited building signage opportunities
- Many communities restrict signage
- Often no pylon sign location available

- Reserved covered parking may not be available
- Creating reserved parking may require association approval, county approval, and modification of common parking
- May not be feasible

- Older access control systems
- Limited security features
- No after-hours live monitoring in many buildings

- Typically one common demising wall between tenants
- Less sound isolation
- Not designed for condominium ownership

- Suites usually already built out
- Demolition of existing improvements often required
- Additional time and expense to create ideal space

- Built under old code
- Remodeling may require code upgrades (electrical, sprinkler, accessibility, life safety, etc.)

- May be a mix of owners and tenants
- Differing needs and priorities
- Tenants may have long-term leases (5–10 years) and choose not to buy

- Higher maintenance costs over time
- Major systems likely need replacement
- Depreciation curve accelerates as building ages
- Lower resale value and market appeal

- Hodgepodge of owners with different priorities
- Limited reserve funding in many older buildings
- Harder to implement improvements without unanimous approval

OUR LONG-TERM GOAL

Provide you with the best possible shell so you can build the office your business needs today—and adapt for tomorrow. We help protect your investment and support your success for years to come.

TYPICAL OWNERSHIP HORIZON

Most of our buyers own and occupy their office for 12–15 years or longer.
That's why we focus on quality, durability, and long-term value.

THE BOTTOM LINE

A converted building may have a lower purchase price today, but new construction delivers greater value, lower risk, and higher performance over the next 10–20 years.

YOUR OFFICE IS MORE THAN A PLACE TO WORK—IT'S ONE OF YOUR COMPANY'S LARGEST INVESTMENTS.

SCHEDULE A CONSULTATION

No commitment. No pressure.
Just a conversation to discuss if your practice space is right for your situation.

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