

BUILD OPERATE INVEST

URBAN RENAISSANCE GROUP



At Urban Renaissance Group (URG), we approach the operation of a building from the perspective of an owner, infusing a level of expertise and commitment that is second to none.

With six million square feet under management today, including some of the most high-profile Class A new and historic buildings in Seattle, Bellevue and Portland, URG is one of the top property management firms in the region—and with good reason. We understand the commitment, teamwork and expertise required to forge successful relationships with owners, investors and tenants alike.

ASSET MANAGEMENT

Strategic thinking is at the heart of effective asset management. All decisions—from leasing and renovation to maintenance and tenant relations—are weighed with a multidimensional perspective that focuses attention on achieving ownership objectives and maximizing potential return. This approach emphasizes our core competencies in leasing and marketing, setting buy/hold/sell strategy, placing debt, capital planning, achieving return on investment and repositioning. We believe that well-located but underperforming properties in proven markets will grow in value with the application of our real estate expertise and creativity.

LEASING

URG's leadership team has a track record of outperforming the market. Our leasing strategy is grounded in market knowledge, experience, broker relationships and attention to detailed economic and non-economic business terms in the lease negotiation. This starts with effective asset positioning, clarity of objectives and leasing. Whether we are leasing a project directly or overseeing a listing broker, we understand the importance of a thoughtful leasing strategy, achieving maximum rents and negotiating the non-economic terms of a lease.

PROPERTY MANAGEMENT

URG's approach to property management is taken from the perspective of an owner. This means that fiduciary responsibility, ownership objectives and attention to detail guide every property management decision. Our reputation for success spans major high-rise assets, historic office buildings, retail and mixed-use properties—and it influences every aspect of our service delivery. Our execution focuses on astute financial management, timely reporting and accounting, proactive maintenance and engineering services, frequent property inspections, annual property audits, progressive sustainable practices and emergency preparedness. We know how to forge strategic relationships with tenants based on superior customer service and proactive tenant engagement on operational issues with the goal of impacting their business in a positive manner.

ENGINEERING

Preventative maintenance and effective management of the physical asset is critical to success in extending the useful life of all of the major systems in a building and avoiding unplanned tenant disruption. We use state of the art preventative maintenance tools to respond to and track all work orders, ensuring prompt attention and resolution of all reported issues. We also evaluate performance and trends—identifying opportunities for improvement and proactive actions to prevent issues from arising that could impact tenant comfort and satisfaction. Our goal is to ensure that, when we ultimately sell an asset, our tenants can tell a buyer that the building has been well-cared for.



URBAN RENAISSANCE GROUP

www.urbanrengroup.com