

OPERATE **BUILD** INVEST

URBAN RENAISSANCE GROUP



Impeccable risk management, on-time delivery within budget, and a proven understanding of market conditions are the hallmarks of Urban Renaissance Group's (URG) development philosophy. URG manages risk with a steady hand. We ensure that our client interests are protected and that their objectives are achieved and exceeded—often with the project leased before we start.

PERMITTING & ENTITLEMENT

From a major redevelopment of an existing asset to a new ground-up development, entitlement is an inherently risky process. It begins with a nuanced understanding of local zoning and code issues that affect outcomes. Grounded in that understanding, URG creates a vision and a detailed plan that is feasible and embraced by the public. We work with government agencies to align them with our vision, ensuring their understanding of the benefits of our project and approach.

ADAPTIVE REUSE, REDEVELOPMENT & RENOVATION

URG has managed the renovation of numerous existing assets and ground-up developments. With principles well-known for their expertise in economic renovation, operation of office properties, repositioning strategies and major renovations, we understand when “substantial alteration” is relevant and when it is not. Additionally, our team has a firm grasp on the consequences of local or national historic designations. At the forefront of our approach is the belief that adaptive reuse of older buildings, including environmental retrofits that comply with the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) standards, is often one of the most effective sustainable development strategies. Our track record of success in this area has shown that “greening” of existing office buildings is a prudent investment, improving property performance through greater tenant attraction, retention and reduced operating costs.

CONSTRUCTION MANAGEMENT

Our team specializes in the oversight of a broad range of construction projects and tenant improvements. We provide a full-service approach to construction management—including pre-programming, designer selection, pre-construction guidance, early schematic pricing, management oversight, vendor selection, scheduling, cost control and management of punch-list, close-out and close-out documentation. With a demonstrated commitment to customer satisfaction for building owners and tenants of office, retail, mixed-use and residential properties, our goal is to deliver our client's projects on-time and on-budget while ensuring complete satisfaction with the final product.

NEW CONSTRUCTION

In the past 15 years, the principals of URG have been directly involved in the delivery of more than five million square feet of greenfield development, including urban high-rise, suburban midrise, parking garage, industrial and retail. We have facilitated zoning changes, successfully brought projects through entitlements, acquired developments in-process, and successfully managed building lease-ups for dozens of investors and clients. We understand and execute on the many disciplines required to succeed at development and are aware of every detail; cost, timing, entitlements, market, construction, leasing and delivery.

The seasoned team at URG delivers on-time and within budget.



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www.urbanrengroup.com