

Office

Our team of experts create optimally functioning buildings and spaces that attract tenants, employees and buyers. From traditional office buildings to tech campuses, data centers, medical and shared workspace use, we address the distinct needs of Class A, B and C office assets with an unwavering commitment to quality in all project phases.

With experience working in parking garages to elevators within high-rise buildings, office parks and multi-building campuses in all ages and configurations, we assist owners with code- and energy efficiency-driven issues to yield more useful buildings while evaluating and planning for capital expenditure needs.

In the process of office project work, we always consider site logistics, neighborhood sensitivities, unconventional construction, respect for historic building materials—and importantly, we facilitate continuity of operations and minimal disruptions to tenants and building users.

KEY OFFICE PROPERTY SERVICES:

- > Condition assessment of building area & parking structure
- > Feasibility study; density analysis
- > Accessibility/ADA compliance
- > Sustainability & resiliency studies
- > Fire protection/life safety review
- > Waterproofing including terraces, balconies, amenity decks and below-grade
- > Facade ordinance review & compliance
- > Vertical transportation modernization
- > Project budgeting & cost analysis
- > Planning & scheduling

• Office
Retail
Hospitality
Multifamily Residential

Arts, Culture & Entertainment
Industrial/Warehouse
Education
Parking Structures

Data Centers
Mixed-Use
Healthcare



OUTCOME

With this creative approach, we worked collaboratively with the entire team to develop a complex-but-workable solution. Our solution saved the client project installation costs, and the new equipment will ultimately reduce operating costs with an attractive return on the investment.

100 North Tampa

Tampa, Florida

CLIENT

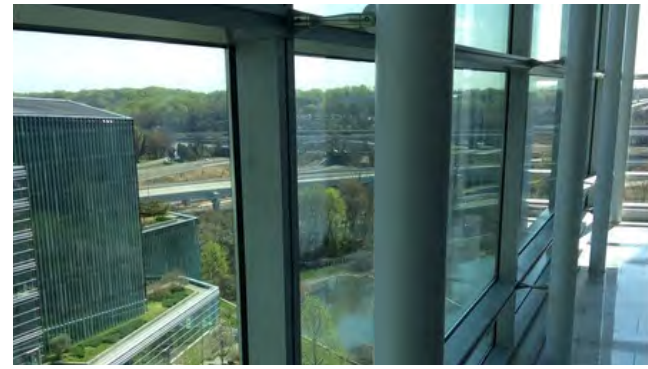
PGIM Real Estate

SERVICES

Sustainability,
Mechanical/Electrical/Plumbing

Marx Okubo was engaged to complete an ASHRAE Level III Energy Audit on an approximately 853,336-square-foot, 42-story office building located in Tampa, Florida. For our survey, we reviewed the physical condition of the building systems, equipment, and components related to the building infrastructure accessible or visible during several site visits. Following the energy audit, we performed an evaluation for replacement of the existing Trane centrifugal chillers, which included three alternate chiller scenarios. The three alternatives were evaluated on the basis of energy usage, lifecycle cost, and environmental impact.

Our team was able to model the entire building and match energy usage in the model with detailed historical utility billing provided by the property manager. This energy model then allowed us to evaluate each alternative for the best property-specific recommendation. Our evaluation determined the most cost-effective solution for the client. For the installation, we worked with a local mechanical contractor to determine reduced tonnage equipment sizes as well as disassembled chiller components that could be transported by rigging contractors down the elevator shaft to the basement central plant. Once transported, the chillers required reassembly in the basement by manufacturer's technicians. Solving this challenge in this way avoided the only alternative installation, which would have been far more disruptive as it included cutting the concrete sidewalk with both traffic and flood insurance implications.



USA Today

McClean, Virginia

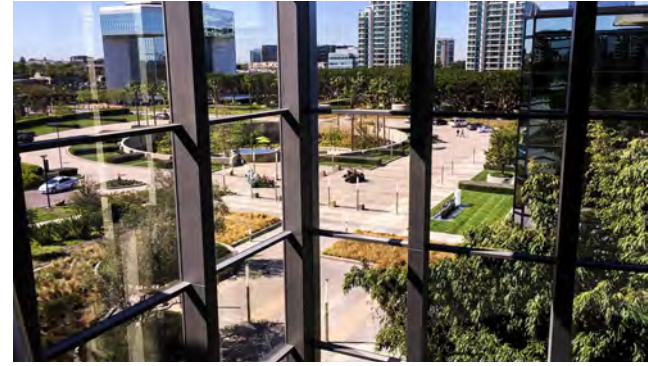
CLIENT

Spear Street Capital

SERVICES

Property Condition Assessment

The USA Today Towers consist of two main office towers developed in 2001. The south tower (Gannett Tower) is 12 stories, and the north tower (USA Today Tower) is nine stories, connected by a two-story base and lobby. The property totals 787,121 square feet and is sited on 17 acres of land with two acres of green roof. Marx Okubo was engaged to assess the existing condition of the building for a potential acquisition. The exterior walls consist of aluminum and glass curtain wall systems throughout, which have an extensive glass fin architectural feature that was noted to be delaminating and leading to discoloration.



Park Place

Irvine, California

CLIENT

Principal Global Investors

SERVICES

Property Condition Assessment

At approximately 2.2 million square feet of building area, Park Place is one of the largest modern office campuses in Orange County—one of the few true work-live-play communities in Southern California. Working under a compressed time frame, Marx Okubo delivered independent reports for each campus building and merged project costs into one accessible document while also coordinating the work of multiple outside specialty consultants.



Charter Square

Raleigh, North Carolina

CLIENT

PGIM Real Estate

SERVICES

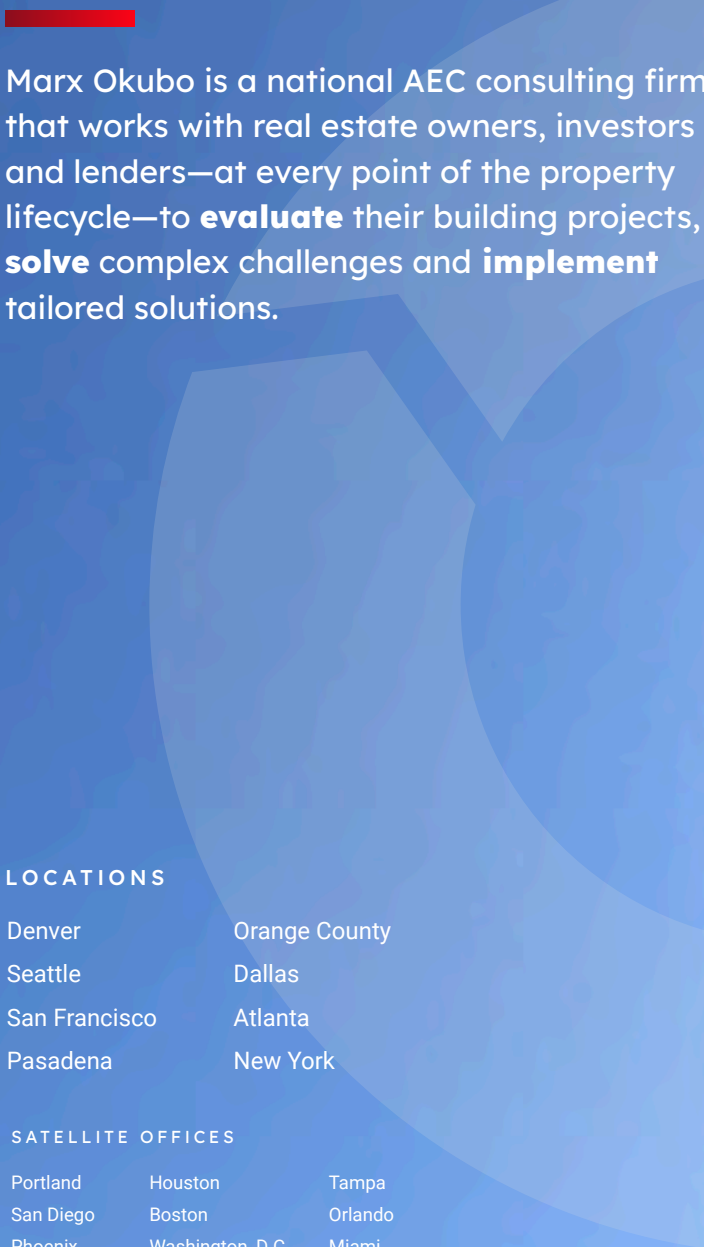
Property Condition Assessment,
Constructability Reviews,
Owner's Representation

This 11-story office tower was constructed over an existing below-grade parking garage originally designed for phased vertical expansion based on a residential tower.

In conjunction with the original architect and a new structural engineer, Marx Okubo performed enhanced due diligence, including forensic investigation of a sub-grade drainage system to ensure risk-control measures during a condition assessment of the existing parking garage.

We also monitored Charter Square's bid for LEED Platinum certification on its core/shell.

↗ Uncertainty **doesn't stand a chance.**



Marx Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges and **implement** tailored solutions.

LOCATIONS

Denver	Orange County
Seattle	Dallas
San Francisco	Atlanta
Pasadena	New York

SATELLITE OFFICES

Portland	Houston	Tampa
San Diego	Boston	Orlando
Phoenix	Washington, D.C.	Miami
Austin	Nashville	