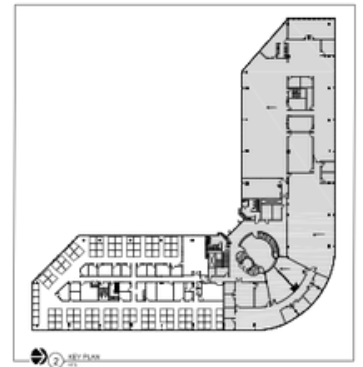
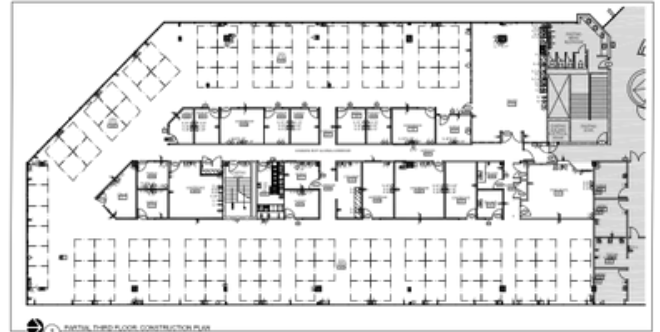


Bristol Myers Squibb

4904 Eisenhower Boulevard, Suites 100 & 350, Tampa, FL

Tenant improvement case study



Client

The Realty Associates Fund VIII, LP (sold two months into the project) to Gramercy Property Trust

Situation

The project consisted of renovation of several smaller office suites on two floors consisting of approximately 30,000 square feet. Network connectivity was established between the two new suites and the tenant's offices in the adjacent building via new underground conduit raceways installed between the buildings. An aggressive six month schedule was required on the \$2.1 million dollar project to meet the tenant's business operations mandate. County permit review timelines were extensive and required the use of independent review and inspection services to mitigate this schedule impact.

Process

Coordinated design, bidding and construction oversight. Coordinated permit review by utilizing a third party private provider service. Managed budgeting updates and billing approvals.

Results

We completed the design and construction of the suite ahead of schedule and under budget allowing tenant to avoid additional costs in new suite, and avoiding "hold over" costs at their previous location.