



CASE STUDY

REGIONAL OPERATIONS CENTER



- 310,000 SF
 - BUILD-TO-SUIT
 - DISPOSITION OF EXISTING BUILDINGS & LAND
- MAITLAND, FL



PROJECT & SCOPE

- Consolidate three locations (two owned, one leased)
- Lower occupancy and maintenance costs
- Evaluate, value and dispose of two owned facilities
- Create flexibility for expansion or contraction
- Expedite completion

VALUE ADDED

- Consolidated into campus facility (three buildings) with readily available expansion capabilities
- \$7.0 million savings in out-of-pocket costs over ten years
- Disposed of owned facilities and land as part of new lease commitment to new landlord
- Increases space efficiencies
- Obtained favorable economic and tax incentives
- Completed on time and on budget