



CASE STUDY

HEADQUARTERS & CALL CENTER / HELP DESK



75,000 SF
• NEW LEASE
• CONSTRUCTION
MANAGEMENT
DALLAS, TX



PROJECT & SCOPE

- Relocation of corporate headquarters and call center
- Increase space efficiencies while lowering cost/SF
- Provide more secure environment for Internet Network/Back Bone
- Better corporate identity/branding
- More adequate parking
- Employee demographic studies and wage/labor analysis

VALUE ADDED

- Relocation to four contiguous floors
- Maximum flexibility with expansion contraction and cancellation options
- Over \$1.2 million in refurbishment
- Rate per SF reduction of over \$6.00/SF
- Backup generator with full UPS System and cabling included in refurbishment allowance
- Purchased 500+ work stations with refurbishment allowance dollars
- Building top signage