

# POWER THROUGH PERFORMANCE

Impact Real Estate Solutions is a full service Tenant and Corporate Advisory real estate firm based in Denver, Colorado. Our team has over 50 years of experience executing Transaction and Portfolio Management, Lease Administration, Project Management and Workplace Strategy assignments throughout the United States.

We look forward to serving you.



1400 16th Street, Suite 400,  
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(720) 441-5115

[ImpactRealEstateSolutions.com](http://ImpactRealEstateSolutions.com)

“If you want excellent results and personal service, I highly recommend Impact Real Estate Solutions.”



## At a Glance

### EXPERIENCE. PERSONAL. RESULTS.

Impact Real Estate Solutions is a privately held, boutique commercial real estate firm based in Denver. With over 50 years of collective experience in multi-disciplined industries, we've created value for clients in 37 states and in seven different countries. Impact Real Estate Solutions offers the fully integrated services you'd find at one of the big commercial real estate companies, but with the personal relationship and attention of a smaller, more nimble organization. Thanks to our local market insight and entrepreneurial thinking, we're able to deliver results that not only meet our clients' expectations, but exceed them in ways never before imagined.

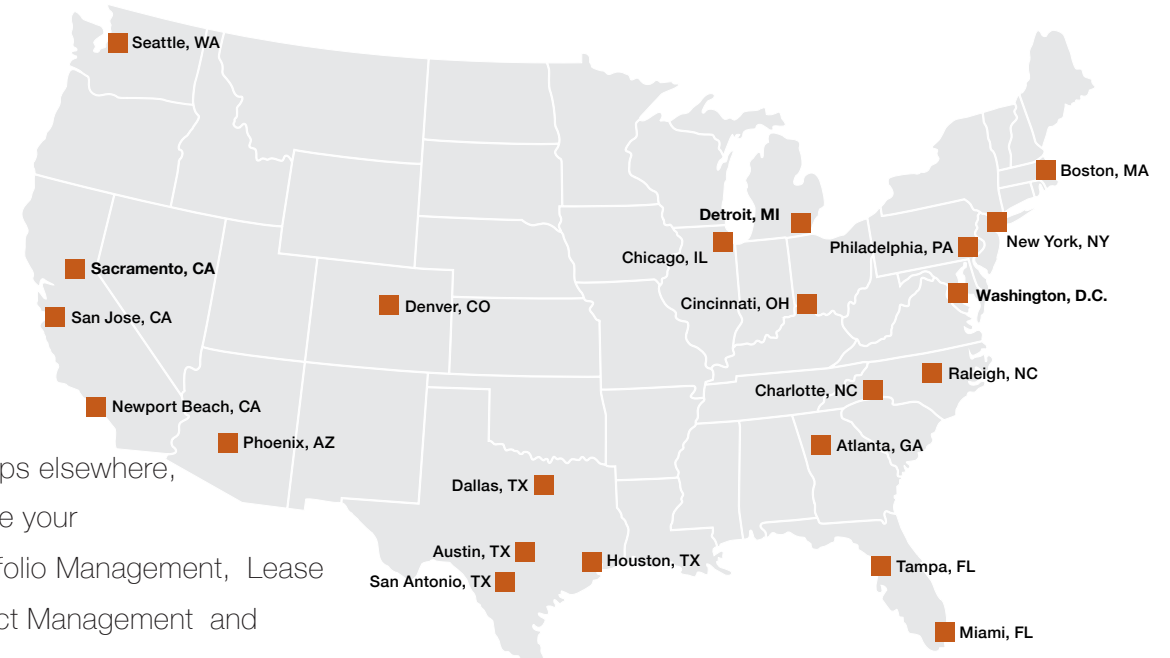


## Locations

OUR NATIONAL REACH DELIVERS TRUSTED RESOURCES TO OPTIMIZE YOUR CORPORATE REAL ESTATE PORTFOLIO.

With ATR alliance offices in 21 cities and SIOR partnerships elsewhere, we are able to service your

Transaction and Portfolio Management, Lease Administration, Project Management and Workplace Strategy needs coast to coast.



## Proven Results

### EXCEEDING EVERY EXPECTATION.

Like any business, the world of commercial real estate is built on having the right relationship. That's why, no matter how big or small the project, the goal of everything we do at Impact Real Estate Solutions is designed to exceed your expectations. Whether it's a lease renegotiation, lease administration, new space or something else critical to your business, we're dedicated to helping you achieve your objectives. Here's a list of just a few of the clients Impact Real Estate Solutions has been proud to work with:



## Comprehensive Services

### EVERYTHING YOU NEED TO SAVE MONEY IS UNDER ONE ROOF: OURS.

A successful real estate strategy goes beyond finding space. At Impact Real Estate Solutions, we uncover opportunities for your business to reduce real estate risk, save costs, improve productivity and set the foundation for continued success. We help corporate real estate professionals and business leaders change their perspective by looking at the true cost of occupancy, rather than just the cost of space. This enables businesses to gather meaningful data about their total commercial real estate spend, and save costs through more strategic real estate planning and management. Impact Real Estate Solutions is proud to offer a comprehensive list of corporate advisory services, including:

- **Transaction and Portfolio Management**—Reduce your occupancy costs and optimize your real estate portfolio through strategic transaction and portfolio management processes.
- **Lease Administration**—Gain insight into your portfolio, avoid missing critical dates and find renegotiation opportunities.
- **Project Management**—Minimize cost and risk by outsourcing your corporate real estate projects, from small office remodels to large-scale LEED construction.
- **Workplace Strategy**—Leverage innovative workplace strategies that increase employee productivity and reduce real estate costs.

“With Impact’s help we managed to get our rent reduced by over 25%, including free rent, space and rate reductions and tenant improvement allowances.”



## Transaction and Portfolio Management

**REDUCING REAL ESTATE COSTS. MITIGATING RISK. PROVIDING FLEXIBILITY.**

If you're negotiating your own leases, you're probably paying too much. Regardless of your company's size, Impact Real Estate Solutions can help you lower your real estate costs and risks while maximizing workplace flexibility and productivity. We get to know you, your business and its goals and objectives. Then, we align your real estate strategy to work with those goals and objectives and develop timeless solutions, generating value over the long term. Impact Real Estate Solutions has a long track record of working with both tenants and landlords, so we understand what motivates each side in a lease negotiation. Our nationally integrated resources and local market expertise allow us to develop complete workplace strategies for today's ever-changing business landscape.

Most importantly, all of our services are available to you at no charge since our fees are paid to us by the listing agent.

### Transaction and Portfolio Management Services

■ Transaction Management ■ Portfolio Management ■ Market Research  
■ Tenant Representation ■ Lease Acquisition/Disposition ■ Property Acquisition/  
Disposition ■ Due Diligence ■ Appraisal/Valuation ■ Consolidations ■ Needs  
Assessment ■ Analysis of Alternatives ■ Negotiation ■ Documentation

## Lease Administration

### LEASE MANAGEMENT MADE EASIER

Whether you're responsible for a portfolio of 20 leases or 20,000, the hassle of gathering, monitoring and managing lease data is a drain on time and resources. And if it isn't done effectively, the consequences can be even more costly. Impact Real Estate Solutions can help centralize your commercial leases and manage the data. As a result, you'll have instant access to timely information, enabling you to:

- Gain greater insight into your portfolio.
- Avoid missing crucial dates.
- Proactively identify opportunities to renegotiate lease terms and rates.
- Find chances to consolidate or dispose of underused assets.

Our transaction advisors will align your business goals with portfolio-wide strategies to maximize your investments, as well as help you save time and money.

### Lease Administration Services

- Database Development
- Portfolio Management
- Tracking Critical Dates
- Lease Audits
- Custom Reporting

## Project Management

### MANAGE YOUR BUSINESS, NOT YOUR REAL ESTATE PROJECT

The build-out of any new workspace is a monumental undertaking. You don't have time to negotiate with landlords, hire architects, talk to engineers, etc. You have a business to run. Impact Real Estate Solutions can manage your entire project to ensure plans are executed in a timely, cost-effective way, and that you get the work environment you paid for and expected.

Let us serve your real estate project management needs anywhere in the U.S.

Impact Real Estate Solutions can:

- Manage the design, details and construction of corporate real estate projects from beginning to end, get them completed on time and on budget.
- Advocate for and implementing sustainable design and sound environmental practices that make your business more attractive to shareholders, and often result in operational cost savings.
- Review operations and recommend updates to improve efficiencies and cut costs. This includes facility assessments, building system analyses, value engineering, quality assurance and more.
- Work with your team to deliver ongoing support for all of your real estate needs, from daily operations to large-scale strategic plans.

Whether your needs are regional or national, you'll work through a single point of contact who acts as your advocate, and maintains quality and consistency across all your corporate real estate projects.

### Project Management Services

- Design Management
- Development Services
- Build-To-Suit Services
- Project Management
- Construction Management
- Move Management

“We count on Impact to consistently locate the right facilities for our business coupled with an economic package that beats the marketplace.”



## Workplace Strategy

### HELPING YOU WORK SMARTER

To help us exceed your expectations, we go beyond the traditional commercial real estate functions by helping you rethink your workplace. By leveraging the latest trends in workplace designs and real estate strategies, Impact Real Estate Solutions and our partners can help you work smarter and save even more by:

- Discovering ways to reduce occupancy costs and space requirements.
- Increasing employee satisfaction, productivity and retention.
- Creating a culture ready to adapt to future business evolutions.

We understand that one space or one solution does not fit all. Every business has different needs. That's why we use our proven process to align workplace initiatives with your business objectives. From office design, policies, technologies, tools, and training, Impact Real Estate Solutions will develop a practical implementation roadmap to reduce risk and ensure a smooth adoption. We bring everyone together from IT to HR to Finance, to make sure new approaches are merged with existing processes and establish and benchmark key metrics to monitor program success moving forward. We'll even provide ongoing management and oversight, either onsite or off, to monitor performance, ensure goals are met, and make strategic recommendations to improve the program as needed.

### Workplace Strategy Services

- Space Planning and Design
- Installation and Reconfiguration
- Leasing
- Storage and Inventory Management
- Disposition



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