



# PROPERTY MANAGEMENT

COMMERCIAL | OFFICE | INDUSTRIAL | MEDICAL

**Coatue offers a full spectrum of services designed to streamline property management.** We have managed properties through the most challenging market conditions—utilizing and leveraging relationships with vendors and the brokerage community to lower costs and increase occupancy. We maintain the highest industry standards in all of our procedures to ensure timely communication, accounting accuracy, regulatory compliance, and superior tenant relations.

Our property managers, accounting professionals, leasing agents and building engineers will manage your books, your property, and your tenants, so you don't have to. Managing the finances, operations, and management of property requires keen attention to detail, understanding of ever-changing market conditions, accounting regulations, and consistent tenant relations. Our clients count on us to provide financial accuracy, timeliness, and peace of mind. Here is a sampling of some of the services we can provide:

## Accounting

Customized accounting and financial reporting solutions utilizing Yardi™ for property management and Corecon™ for construction management.

## Business Continuity

Emergency/disaster contingency planning, and implementation.

## Human Resources

Employee retention/attraction, on-boarding, training, and development.

## Project / Service Management

Management of capital projects, new construction, and tenant improvements. We utilize the web-based Impak™ system to manage tenant service requests.

## Risk Management

Management of asset protection, mitigating risk, and insurance.

## Purchasing

Vendor relations, pricing, and purchase management.

## Security/Fire Protection

Customized tools and services for security and fire protection planning and implementation.

## Strategic Accounts

Leveraging of resources across a portfolio, based on client needs.

## Technical Services

Maintenance, technology, and engineering services.

## Tenant Services

Tenant relations and retention management.

## Energy and Sustainability

We have extensive experience analyzing equipment upgrades intended for energy usage and sustainability goals.

## Transition

Execute seamless transition of property operations.



LIVE OAK BUSINESS PARK



CONTINENTAL PLAZA



CASTILLE AT CARILLON

## COMMERCIAL PROPERTY SPECIALISTS

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