



Case Study Number Eight

Repositioning a Class “C” Office Building to Class “B”



Promus Management was engaged to manage this 57,500 square foot office building in Kearny Mesa, CA. The owner resided in another country and the building suffered from deferred maintenance and a lack of focused attention.

Upon takeover, we uncovered some significant non-emergency issues; operating costs were high, yet the building was dirty and building tenants complained about the lack of service. There were also frightening safety deficiencies – the building fire door closers had been disabled, there was no emergency lighting in the hallways or stairwells, and the fire extinguishers and hoses had not been inspected in years.

After taking care of the emergency items and addressing tenant needs, we re-lamped the building, changed the time clocks and put lighting motion sensor detectors in the common areas. These simple steps saved the property owner 50% in electrical costs!

Case Study Number Eight (continued)



Building “Before” picture with recommendations for parking and circulation

Once all of the deferred items were addressed, the real fun began. We renovated the interior common areas, turning a bleak and institutional-looking area into a professional, inviting space more suited to a Class B building. We then turned our attention to circulation and parking problems at the front of the property and created a new parking plan that added spaces for visitor and delivery parking, eliminating the need for visitors to park in the back of the building and walk around to the front doors. In the process, we created a shaded break area for building occupants and removed a safety hazard that required handicapped visitors to cross a driveway used by delivery trucks.

Finally, we looked at the bigger picture. The building was located across the street from the new Kearny Mesa Spectrum, but faced away – literally turning its back on this major development. We proposed a new façade for the back of the building that would create the visual impression that the building was now facing the new Spectrum development. Along with this proposal, we suggested a parking circulation plan that would maximize the limited parking at the property (only 3.5 per thousand) and provide new access to the building from Lightwave Ave., the street bordering the Spectrum.

When our assignment was complete, the building was a solid “B” and very well positioned to benefit from its proximity to the Kearny Mesa Spectrum.

Imagine what we can do for your office building.

Respect. Relationships. Results.
858-751-6300. info@promusmanagement.com