



Unlocking Value : In today's real estate market, many owners are looking for ways to cost effectively create value from aging properties. With abundant inventory in our market, these properties are attractively priced, but many investors are not aware of the options available when it comes to updating older construction trends such as exposed aggregate, unattractive brick, or metal features with 30 or 40 year old color schemes.

We provide solutions to many of the challenges that had owners seemingly stuck or limited by previous experiences and an assumed set of rules when it comes to what can be done with a property.

Property: 555 Zang – Lakewood CO

Project: Dated, Denver-Lakewood Office property in need of an update to enhance the asset's performance and repairs to protect the owner's investment. A common challenge in this market segment and an opportunity to extract value from a large inventory of legacy properties.

- 130,000 sf Office Building – Built in 1978
- Dated and deteriorating exposed aggregate exterior
- Significant updates including traditional re-cladding, not cost effective for investment

Process:

- Aggregate panels repaired and coated for a complete façade revitalization and envelope improvement
- Stucco finishes added for design enhancement and repair
- Gutter covers, metal detail and crown moldings added to complete the design update

Materials:

- **Exposed Aggregate** – Sto Corp Elastomeric system, a cost effective, durable alternative to replacement
- **Metals**– PPG Breakthrough, a fast drying ultra-durable water-borne Acrylic
- **Stucco** – Sto Corp elastomeric coatings, long lasting, updated color scheme

Results:

- Cost effective, turn-key property enhancement for a dated, under performing property
- Improved tenant experience and visibility
- Significant savings over alternatives
- A stronger property for lease or sale repositioning

BEFORE



AFTER

