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: The Petroleum Building

Project: Denver Landmark Office building in need of an update and repairs to enhance the asset's performance and repairs to protect the owner's investment. Challenging extant building envelope presented cost prohibitive recladding of the aging ceramic panel skin.

- 197,000 sf Office Property– Built in 1956
- Aging and deteriorating exterior ceramic panel skin
- Failing coatings, sealants and metal finishes
- Extremely dated color scheme and appearance

Process:
- Complete refinish of ceramic panel cladding, providing a cost effective alternative to replacement
- Trim and sealants repaired and re-coated for a clean, modernized appearance
- Window mullions and design features refinished to complete the update and refresh store fronts

Materials:
- **Exterior Cladding** - Coraflon ADS fluoropolymer system, a cost effective, durable alternative to replacement
- **Window Mullions/Trim** – PPG Breakthrough, a fast drying ultra-durable water-borne Acrylic
- **Sealants** – BASF XYZ, protecting the unique property and materials from damaging intrusions

Results:
- Cost effective, turn-key property enhancement for a dated, under performing property
- Significant savings over alternatives, allowing a critical project to move forward
- Improved tenant and customer experience
- A stronger property for lease or sale repositioning

BEFORE

AFTER