



ASSET TYPE

Office

Our team of experts create optimally functioning buildings and spaces that attract tenants, employees and buyers. From traditional office buildings to tech campuses, data centers, medical and shared workspace use, we address the distinct needs of Class A, B and C office assets with an unwavering commitment to quality in all project phases.

With experience working in parking garages to elevators within high-rise buildings, office parks and multi-building campuses in all ages and configurations, we assist owners with code- and energy efficiency-driven issues to yield more useful buildings while evaluating and planning for capital expenditure needs.

In the process of office project work, we always consider site logistics, neighborhood sensitivities, unconventional construction, respect for historic building materials—and importantly, we facilitate continuity of operations and minimal disruptions to tenants and building users.

- Office
- Retail
- Hospitality
- Multifamily Residential
- Industrial | Warehouse
- Education
- Arts, Culture & Entertainment
- Parking Structures
- Mixed-Use

KEY OFFICE PROPERTY SERVICES:

- > Condition assessment of building area & parking structure
- > Feasibility study; density analysis
- > Accessibility/ADA compliance
- > Sustainability & resiliency studies
- > Fire/life safety review
- > Waterproofing including terraces, balconies, amenity decks and below-grade
- > Facade ordinance review & compliance
- > Vertical transportation modernization
- > Project budgeting & cost analysis
- > Planning & scheduling

Projects: USA Today

CLIENT	Spear Street Capital
LOCATION	McClean, Virginia
SERVICES	Property Condition Assessment



The USA Today Towers consist of two main office towers developed in 2001. The south tower (Gannett Tower) is 12 stories, and the north tower (USA Today Tower) is nine stories, connected by a two-story base and lobby. The property totals 787,121 square feet and is sited on 17 acres of land with two acres of green roof. Marx|Okubo was engaged to assess the existing condition of the building for a potential acquisition. The exterior walls consist of aluminum and glass curtain wall systems throughout, which have an extensive glass fin architectural feature that was noted to be delaminating and leading to discoloration.

Projects: Park Place

CLIENT	Principal Global Investors
LOCATION	Irvine, California
SERVICES	Property Condition Assessment



At approximately 2.2 million square feet of building area, Park Place is one of the largest modern office campuses in Orange County—one of the few true work-live-play communities in Southern California. Working under a compressed time frame, Marx|Okubo delivered independent reports for each campus building and merged project costs into one accessible document while also coordinating the work of multiple outside specialty consultants.

Projects: Charter Square

CLIENT	Prudential Real Estate Investors
LOCATION	Raleigh, North Carolina
SERVICES	Property Condition Assessment; Pre-construction Project Review; Owner's Representation



This 11-story office tower was constructed over an existing below-grade parking garage originally designed for phased vertical expansion based on a residential tower. In conjunction with the original architect and a new structural engineer, Marx|Okubo performed enhanced due diligence, including forensic investigation of a sub-grade drainage system to ensure risk-control measures during a condition assessment of the existing parking garage. We also monitored Charter Square's bid for LEED Platinum certification on its core/shell.

SERVICES

-  Owner's Representation
-  Property Condition Assessment
-  Project Management
-  Constructability Reviews
-  Repair | Reconstruction
-  Facility Condition Assessment
-  Construction Loan Monitoring
-  Accessibility
-  Building Enclosure
-  Fire | Life Safety
-  Mechanical | Electrical | Plumbing
-  Resiliency
-  Structural Engineering
-  Sustainability
-  ASAP® - Automated Structure Alert Program

Marx|Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges and **implement** tailored solutions.

We help clients understand their projects' complexities, so they can make more informed decisions and, ultimately, mitigate their risk.

Denver • Seattle • San Francisco • Pasadena • Orange County • Dallas • Atlanta • New York

SATELLITE: Portland • San Diego • Phoenix • Houston • Chicago • Boston • Washington, D.C. • Nashville • Orlando • Miami