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Can your company afford to have one employee dedicate 25% of their time to your company's office relocation or renovation project? Or is there an employee in your firm who has already absorbed these responsibilities but is struggling to diligently manage the project along with their own job and perhaps, both are suffering? Are you thinking it might make sense to have a full time Project Manager?

Whether expanding an existing office, building from the ground up, consolidating or relocating a single entity, or the whole enterprise, our Project Managers dedicate expert resources to your project - assuring the utmost attention to every detail of strategy and execution. Project management IS their job - 100% of the time.

Project Strategy and Facility Planning

Knowing where you want to go is always the first order of business. We will take the time to understand and align your business needs with the project objectives. Using a defined process, we are able to:

- Develop facility specifications for existing or build-to-suit situations.
- Assure necessary resources to support modifications, workflow reengineering, build-to-suit, or tenant improvement initiatives.
- Develop conceptual project budgets and milestone timelines for each option
- Obtain favorable Tenant Work Letter terms as part of the real estate transaction

Project Team Development & Permitting

Successful projects are a direct result of strong project teams. We have a reputation for developing and selecting the best team for each project. We take the time to learn about your existing processes and preferred vendors so that we can help you to enhance these processes and services. We are able to:

- Solicit, interview and select best-in-class vendors for every aspect of the project from architecture to engineering, general contracting to furniture vendors
- Administer detailed evaluation matrices to establish vendor selection criteria.
- Negotiate architect, contractor and other vendor contracts to protect your immediate and long-term best interests
- Support and guide you in obtaining all zoning and special permits, variances, site plan approvals and orders of conditions.

Space Planning & Design Management

We will communicate your space needs and budget parameters while maintaining open lines of communication with our project teams.

Construction Management

Our best practice procedures include not only accountability but consistency as well - engineering value while being mindful of budget constraints. Our goal is highest quality at the best possible price, and we help by:

- Reviewing and assuring that schedules and budgets are on track; conducting project team meetings and scheduling action items.
- Conducting periodic site visits and resolving field issues
- Reviewing applications for payment, developing draw schedules, and budget reconciliation

Move Coordination

We will provide move coordination and work closely with you to minimize the disruption of your business. We will manage the moving companies, telecommunications companies and other key vendors.

Remember Project Management does not end with the execution of the lease or purchase contract. There are many components of the project to be properly planned, coordinated and implemented. We can provide Project Management services encompassing the entire project or selected components. From early planning through construction and post-occupancy evaluation, our Project Managers work with you to minimize business disruption and maximize return on investment.

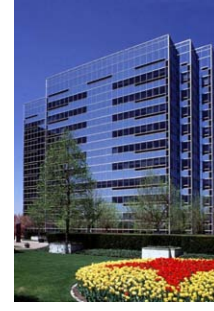
Office Vacancy Rate Keeps Climbing

Vacant office space continued to accumulate in the second quarter, the latest indication that businesses aren't planning significant hiring in the near future.....

[Click here to read more](#)

9,000 SF Available

- Aggressively priced sublease through March 30, 2013
- Dramatic view of downtown Stamford and Long Island Sound
- Access to full complement of amenities
- Professionally landscaped plaza
- Plenty of garaged parking



[Click here for a fact sheet](#)

About CresaPartners

CresaPartners is an international corporate real estate advisory firm that exclusively represents tenants and specializes in the delivery of fully integrated real estate services, including: Transaction Management, Project Management, Relocation Planning and Management, Strategic Planning, Workforce and Location Planning, Subleases and Dispositions, Lease Administration, Capital Markets, Sustainability, Supply Chain and Facilities Management. With more than 50 offices, CresaPartners is the largest tenant representation firm in North America. Internationally, CresaPartners covers more than 125 locations in 35 countries.

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