

The logo for NAI Ohio Equities, featuring the letters 'NAI' in a bold, white, sans-serif font, followed by 'Ohio Equities' in a similar font. The background is a photograph of a modern glass skyscraper at dusk, with interior lights glowing. A large, semi-transparent red arrow points from the bottom left towards the top right, partially overlapping the building and the sky.

**NAI** Ohio Equities

# Office Services

As the world's largest commercial real estate network built on local market leadership, we live, breathe and shape office markets, globally. Our market-leading relationships with landlords, tenants and local authorities give you a powerful advantage and us the ability to anticipate and formulate proactive plans of action for new leases, tenant relocations, downsizing or expansions.

Our clients range from institutions and pension fund advisors to private developers and individuals with needs as diverse as their businesses. In every case, we provide custom solutions focused on your business objectives and bottom line.



# Integrated Office Services

Your office assignment is of critical importance, whether you're a first-time tenant or an experienced landlord. That's why we cover each aspect of your transaction in the greatest detail, and assure that your dedicated leasing and management team have the capability and expertise to handle all of your real estate needs as they arise.

Drawing from our world of best practices, our office property experts provide a full spectrum of transaction expertise including single building and portfolio acquisitions, dispositions, leases, subleases, lease renewals, lease expansions, land acquisitions and dispositions, build-to-suits for purchase, build-to-suits for lease, sale/leasebacks, tax-free exchanges, and sealed bids.

## Project Leasing

We address every leasing assignment as if we were the owner and view each assignment from a focused, strategic angle. Our goal is not just to fill the vacant space in a property, but to increase the value of the asset by assessing the owner's needs and objectives and satisfying those goals.

## Tenant Representation

We scale our services to fit your needs but never change our commitment to you. Our unique consultative process offers security and direction from over 5,000 NAI Global local experts. We navigate the details of relocation, competitive properties, market data, rental rate negotiation and TI options. As the largest global network of local market leaders, we are equipped to cater to you locally and to handle broader issues such as legal and local codes compliance as you expand regionally or globally.

## Management Services

Our property management professionals team with our market-leading local office brokers to maximize an asset's value for property owners. We provide a complete range of management services from transition to day-to-day operations to disposition.

## Acquisition & Disposition

With 400 local offices and more than 5,000 brokers, we bring deep experience across all sectors of business. Our combined expertise gives you an advantage starting with site selection and acquisition. When your project is prime for disposition, we ensure a process of sophisticated financial modeling, underwriting, commercial judgment and negotiating skills to produce maximum results.

## Valuation & Advisory

We know that when you receive the approval to evaluate or dispose of an asset or an entire portfolio, time is money. That's why we emphasize speed, efficiency and accuracy when delivering our recommendations based on present-day office market conditions to value and position your current properties or properties you may wish to purchase.

## Research

Research plays an integral part in near-term decision-making and long-range planning for our clients. We work closely with our brokerage and property management experts to provide landlords and tenants with specific research regarding their current assets or potential new locations including drive time, demographic, competitive property, site selection, and historical sales and leases analyses.

# The world's largest commercial real estate network.

55 countries. 400 local offices. 5,000 local market leaders.

All actively managed to work wherever you do.

## Our Office Services Include:

### Product Representation

- Project leasing and disposition of single buildings, multiple buildings and portfolios
- Conversions, retrofits and redevelopment of existing properties
- Brokerage of build-to-suit services on a lease or sale basis
- Site searches and land assemblage for development of speculative buildings

### Tenant Representation

- Site searches and negotiation of leases or purchases for new facilities
- Negotiation of renewals, expansions and contractions of existing leased space
- Site searches and build-to-suit services for the development of new space
- Sublease and disposition of surplus space

### Valuation & Advisory

### Investment Services

### Project Marketing

### Research

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