

TENANT REPRESENTATION . CORPORATE HDQTR SITE SELECTION LEASING . PROPERTY MANAGEMENT



CLIENT San Antonio Fire and Police Pension Fund
REAL ESTATE TYPE Office
SQUARE FOOTAGE 69,530 SF
SERVICES PROVIDED Corp Headquarter Relocation : Site Selection, Site Acquisition, Site Disposition, Construction Management, Property Management, Office Leasing

PROJECT OVERVIEW

San Antonio Fire and Police Pension Fund, a \$3 billion fund, provides comprehensive retirement, death and disability benefits for the City of San Antonio's approximately 6,038 police officers, fire fighters, retirees and their beneficiaries.

The SAFPPF headquarters office was located in a 9,500 sf historic building located at 311 Roosevelt near downtown San Antonio that no longer met their needs. The SAFPPF wanted to purchase a new headquarters location to also function as a multi-tenant/income producing investment property.

SERVICES

Sullivan conducted a city wide search for new headquarters location. Prepared side-by-side property comparisons, coordinated due diligence and presented same before the real estate committee and board meetings.

RESULTS ACHIEVED

Sullivan represented and negotiated on behalf of the San Antonio Fire and Police Pension Fund (SAFPPF) in the purchase of their new headquarters location at Parkway Center, an approximately 69,530 sf office building, located at 11603 W. Coker Loop. Transaction date: 3Q 2010

Subsequently, Sullivan Commercial Realty was awarded:

1. The property management and leasing contract for the Parkway Center upon purchase by SAFPPF.
2. The construction management of the new finish-out and building improvements for the Pension Fund's new headquarters space and recent corporate tenant leases estimated at \$2,000,000.00.
3. The exclusive sales contract of their previous headquarters location at 311 Roosevelt.
4. Sullivan has negotiated on behalf of the Landlord to lease over 50,000 sf within six months to bring the project to 100% occupancy. Credit tenants included Time Warner Cable and Connexion Point.

PARKWAY CENTER - new corporate headquarters location

