

TRANSWESTERN

Central Texas
Region



Chevy Chase Building Austin, Texas Agency Leasing and Property Management

OPPORTUNITY/CHALLENGE

Chevy Chase is a 279,000 SF, five-building office complex in northeast Austin. Before Transwestern's engagement with the owner, the appearance of the project was outdated, the mechanical systems were obsolete, and numerous deferred maintenance items needed addressing. Transwestern was retained to provide leasing and property management services.

SOLUTION

Transwestern recommended and oversaw a \$2 million capital improvement program. Renovation items included an asbestos abatement program for three of the buildings, upgrades to common areas and restrooms, exterior landscaping and signage, interior lighting, city code compliance items such as stairwell exiting requirements, and installation of fire doors and sprinkler systems.

Anticipating a need for additional parking, Transwestern handled negotiations for the owner on the acquisition of adjacent land.

VALUE ADDED BY TRANSWESTERN

The project began receiving increased attention from larger users with heavy parking requirements. Occupancy increased to 96 percent.

