Welcome to Windermere

Commercial

At Windermere, we understand that businesses need homes too, so our commercial brokers represent everything from retail and office spaces to industrial buildings and multi-family communities.

Our extensive knowledge of local markets allows us to offer you a full range of services that match your commercial real estate needs. Whether you're a business looking to buy or lease space, or an investor interested in private capital or institutional properties, you'll benefit from our experience in all phases of commercial real estate, including leasing, business development, brokerage, property management, and consulting.

Windermere Commercial has established connections with highly reputable brokers throughout the nation. We also have the benefit of being affiliated with Windermere Real Estate, so you aren't simply hiring a broker, you're hiring an entire company with an extensive team of dedicated professionals whose highest priority is to help you reach your commercial real estate goals.

©2013 Windermere Services Company. All rights reserved.

Experts in Leasing and Managing

Commercial Property

Windermere COMMERCIAL

If you lack the time or expertise needed for day-to-day management of your commercial real estate investments, an expert property manager can help you. Commercial properties managed by Windermere receive additional benefits from our experience with key local service providers, extensive skills in communication and negotiation, in-depth knowledge, and expert advice in investment sales and market trends.

A commercial property manager can help you:

- Market your commercial property to minimize vacancies and maximize income
- Fill vacancies with the best possible tenants
- Maintain and keep your commercial property in good condition
- Track income and expenses to determine profitability
- Negotiate and enforce lease agreements
- Collect rent and track tenant deposits
- Comply with federal, state, and local laws
- Respond to tenant requests and deal with problem tenants

Windermere Commercial specializes in maintaining top value for your portfolio. Through our analysis of your properties, the market, and your goals, we strive to increase both property value and cash flow. We work proactively to anticipate and prepare for future maintenance and tenant needs. With Windermere's strategic partnerships, and by utilizing the entire Windermere network, you will have the competitive advantage that is necessary in today's ever-changing real estate marketplace.

Windermere offers:

- Lease enforcement
- Facility inspection
- Improvement planning
- Online presence
- Extensive real estate network
- Commercial leasing professionals
- Tenant screening
- Rent collection
- Property valuation
- Annual budgeting
- Financial reports
- Hands-on management

©2013 Windermere Services Company. All rights reserved.

Marketing Your

Commercial Property

Windermere Commercial has a comprehensive approach to marketing your commercial property, to provide the best exposure to the most qualified buyers or tenants.

Preparing and photographing the property

I'll help you effectively prepare your property so it makes a good first impression on potential buyers or tenants.

- Attention to the exterior and interior appearance of your property is proven to reduce market time.
- Proper preparation increases the final sale or lease price.
- Photographs will be taken to highlight the property's best features, and these photos will be used in assorted marketing materials.

Advertising and marketing

I'll make potential buyers and tenants, as well as other brokers, aware of the unique features of your property through a custom mix of marketing, which may include:

- **Print media:** From marketing flyers, postcards, and brochures, to print ads in appropriate publications, I'll create a marketing plan specific to your needs.
- **For Sale or For Lease signs:** Distinctive Windermere Commercial signage allows buyers and tenants to learn about properties they might not otherwise know about.
- **Internet:** Your property will be listed on our office website, which buyers can access at WindermereCommercial.com. From our site, prospective buyers and tenants can connect with me immediately via email, while interest is high.

Commercial broker networking

- Your property is marketed to commercial real estate brokers within the Windermere network and other firms, through various networking groups and meetings.
- Your property will receive exposure on websites available exclusively to commercial real estate brokers, when appropriate.

In short, Windermere's extensive marketing resources will give your property a competitive advantage, helping it sell or lease quickly and for the best possible price.

©2013 Windermere Services Company. All rights reserved.

How I Help You Sell

Your Property

Windermere COMMERCIAL

There comes a time when selling your commercial property is the right decision for you. Whether it's to move your business into a space that better fits your needs or to capture the value you have created in your investment portfolio, you need a partner who will work with you through every aspect.

As your Windermere Commercial broker, I am committed to providing a complete offering of commercial real estate services, including:

- Recommending the best real estate action for your particular situation and goals
- Collaborating up-front to determine the conditions and terms you will accept in the sale of your property
- Providing a thorough analysis of the value of your asset(s)
- Creating a tailored marketing plan for the sale of your property, including:
  - Creating a target-buyer profile and a plan to reach selected buyers
  - Including your listing on all relevant commercial websites
  - Developing an advertising plan tailored to your property
  - Customizing marketing collateral specific to your property
  - Targeting other brokers who specialize in the subject property type to spread the word
  - Revisiting and amending the plan as feedback is received from the market
- Aggressively executing your marketing plan by:
  - Proactively working your target list
  - Preparing your property for sale by recommending improvements and staging the space
  - Representing your best interests by being present at every showing of your property
- Regular reports featuring updates and potential buyer feedback
- Facilitation of a smooth and efficient closing process
- Management of your 1031 exchange if applicable
- Following up with you post-closing to ensure all parties met your expectations

©2013 Windermere Services Company. All rights reserved.

Windermere Commercial

Office Websites

Whether we're representing your retail, industrial or office building, multi-family community, or the sale of your business, Windermere offers you a full range of services that match your commercial real estate needs. This includes online marketing through Windermere's Commercial Office Websites. A list of these sites can be found on Windermere.com, which receives more than one million user visits each month. Windermere's Commercial Office Websites offer a variety of features that enhance the marketing of your property, including property search capabilities, localized content and presence, social media integration, and agent connectivity.

©2014 Windermere Services Company. All rights reserved.