Corporate Real Estate Services

Optimize Real Estate Decisions

Site Selection Group understands the challenges with managing global real estate decisions. Our experts will enable you to develop and implement the optimal real estate strategies for a single location or your entire real estate portfolio. As we exclusively represent corporations, we are able to provide you real estate services without any conflict of interest to maximize the return on investment of your real estate decisions.

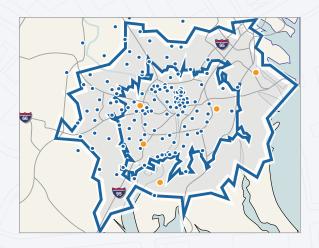
Key Benefits

- · Eliminate conflicts of interest
- Increase negotiation leverage
- Reduce real estate costs
- Improve occupancy efficiencies
- Reduce capital expenditures
- Increase employee retention
- Optimize real estate portfolios

Our Services

- Strategic planning
- Site selection consulting
- Lease renewals and expansions
- Relocations
- Subleases
- Acquisitions and dispositions
- · Sale-lease backs
- Construction management
- Portfolio management
- Lease administration
- Lease audits
- Facilities management

Market Research



Comprehensive market research will be conducted to evaluate the impact of relocation on your employee

Portfolio Management



SSG manages your leased and owned properties in one integrated system to track critical dates, store documentation and provide financial reporting.



www.siteselectiongroup.com

Our Process

We have the ability to assist you in every phase of the site selection process. Our process is customized based on your needs. The following diagram provides an overview of our typical site selection process.

Needs Assessment	Community Filtering	Site Selection Analysis	Tours and Due Diligence	Negotiations	Construction & Move Management
Strategy formation Business drivers Project timeline Criteria weighting Employee profile Job creation Job creation Capital investment Geographic preference Facility specifications	Labor force size Competitor saturation Wage rates Unemployment rate Time zone Accessibility Union conditions Utility rates Real estate availability Facility specifications Economic incentive dimate	Demographics Labor force analysis Competition saturation Economic Incentives Real estate research Wage surveys Tax conditions Geo-political risks Accessibility Operating cost analysis Decision matrix	Economic development agencies Community leaders Workforce commission Employer interviews Recruitment agencies Real estate options Infrastructure providers	Economic Incentives • Tax abatements • Training grants • Tax credits • Cash grants • Real estate grants Real Estate • Acquisitions • Dispositions • Build-to-Suits • Lease Renewals	Project budget Project schedule Space programming Architect selection Engineer selection Construction documents FF&E procurement Permiting Cabling and equipment Move management
Project questionnaire Project profile summary	GeoCision analysis	Site selection report	Tour agenda Building ranking matrix	Request for proposals Proposal comparison Financial analysis Letter of intent Documentation	Budget and schedule Programming analysis Test fits Vendor RFPs Service agreements Design documents Permits
Understand Client's Needs & Objectives	Identify Candidate Communities	Comprehensive Evaluation of Candidate Communities	Identification of Finalist Locations	Secure Economic Incentives & Real Estate	Project Delivered On-Time & On-Budget



About Site Selection Group

Site Selection Group is a leading location advisory and economic incentives firm providing solutions to corporations and communities across the world. We offer customers four core services, which include location advisory services, economic incentive services, corporate real estate services and economic development consulting. We apply our knowledge of global location trends to optimize your location decisions.



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