
Renovation and renewal in San Francisco

Challenge:

Giving new life to a vintage building

This unique construction dating back to 1926 and located in the financial district of San Francisco, California was in dire need of seismic upgrading as well as a fire/life safety system and complete base building upgrades. This seven story, 87,810 square feet commercial office building could also benefit from tenant occupancy improvement. Charles Dunn Real Estate Services, Inc. was assigned to the construction and property management of this building, as the former management company was not meeting the owner's objectives.

Solution:

Providing a complete array of services to preserve the building

Charles Dunn's management team performed a cost-benefit analysis, which provided a construction budget guideline and a marketing plan that met the owner's goals and objectives. A most economical seismic design was selected, which caused the least amount of impact to the rentable area under the tightest construction deadlines. The tenants' General Contractor and the seismic and base building's General Contractor worked simultaneously on a very successful aggressive schedule to meet the goals of both owner and tenant.

720 California



Result:

A cost-efficient renovation and new management

As a result of the serious upgrading plan, signs of ongoing construction, together with an aggressive marketing plan, the owners of 720 California entered into lease negotiations with Goodby, Silverstein & Partners. The company's needs required occupancy of 60,000 feet with "must take" additional space to be added in the future. Since Charles Dunn Real Estate Services, Inc. has taken over management of the property revenue has increased substantially due to improved occupancy of the building.