

## WHY CHOOSE PREMIER?



### RELATIONSHIPS

We are forged, founded, and built on relationships. Our clients are not transactions. Our transactions are opportunities to build relationships and provide results.



### TRUST

We understand commercial real estate is a substantial financial commitment, and as a result of this understanding, being upfront, honest, and concise is essential. Transparency is important even when it can lead to difficult conversations. Your comfort in any real estate commitment is of the utmost importance.



### UNDERSTANDING

We, like our clients, and unlike our competition, are business owners and entrepreneurs. We intricately know and understand the challenges that it takes in running an organization. Our goal is to positively and directly affect our client's bottom line and help establish confidence in the decision making process. We want to serve as a trusted adviser that makes our client's real estate transactions successful.



### EXPERTISE

Market knowledge and understanding are key to success in commercial real estate. We have the 'boots on the ground' approach to put our clients in their best situation.

BUYING OR SELLING.  
LANDLORD OR TENANT.

OUR GOAL IS ALWAYS  
THE SAME.

OPTIMAL RESULTS  
FOR YOU.

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REAL ESTATE SERVICES



OUR SERVICES



## LANDLORD REPRESENTATION

Our Landlord Representation services are designed to influence and build the evolving and complex marketing and leasing needs of our property owners. We maximize the value of the property by unique analysis and an understanding of the exit strategy for the property. This multi-tiered approach helps to establish the leasing objectives of ownership. Our strong reputation and long-term relationships with local leasing agents in our market also enables us to process transactions quickly and productively.

## TENANT REPRESENTATION

Strategy, integrity, long-term relationships, service, market knowledge, and an esteemed history of national tenant representation define our firm. This proven track record of national tenant representation has been the pillar of our reputation, and our names are associated with some of the most complex lease transactions done in the Midwest. A long-standing client roster that includes Fortune 500 companies as well as small local firms has been our privilege to represent throughout over 40 years experience in Indianapolis commercial real estate service.

## INVESTMENT SERVICES

Premier Commercial Real Estate investment principals pay individual attention to all investment details. They analyze the current market conditions, evaluate your investment, and customize the marketing approach. As a result, your investment property will achieve its full appreciation potential. Regardless of the size of your portfolio, Premier Commercial Real Estate principals can maximize your income stream.

## CUSTOM BUILD-TO-SUIT, BUILDOUT, AND DESIGN

We offer built-to-suit, buildout, and development programs to facilitate expansions, consolidations, or relocations. We have experience in land acquisition, project management, design, and construction of corporate facilities for office, industrial and retail clients in the Midwest. Premier Commercial Real Estate professionals assist tenants with build-to-suit facilities for ownership or lease. We oversee every facet of the design, pre-construction, and construction process.



## PROPERTY MANAGEMENT

Our Property Management team delivers results. We are proactive problem solvers, that pride ourselves in quick responses to tenant concerns with clear communication and a professional approach. Fueled by a belief that correct property management is an investment in your asset for future profitable growth, we focus on delivering platinum service with unique value for our clients. We reduce operational expenses without diluting tenant services and problem solve to develop strategies for your portfolio that align with your goals and objectives.

Premier has an extensive background in managing commercial properties of all types. Our services

include the following:

- Focus on timely rent collections, reimbursements, and reconciliation statements
- Property inspections and visits with tenants in each property to understand tenant's business and unique challenges, and help provide solutions
- Tenant retention program
- Provide complete monthly progress and accounting reports using the latest software or client's favorite software
- Sharing a list of preferred and trusted service vendors
- Review the current operating budget, tax, and insurance expenses to explore ways to minimize our client's operating expenses without compromising service
- Marketing plan with leasing agent team to ensure increased occupancy and tenant retention
- Capital budget forecasts
- Monitoring and managing vendor contracts to establish the most effective bids for services and quality vendors
- Competitive fees