

OFFICE SPACE MODERNIZED

CASE STUDY



PROJECT SUMMARY

With a strategic focus on harnessing the untapped potential of the South County office submarket, Bamboo Equity Partners deployed a complete redevelopment strategy to attract tenants in a densely populated area. They aimed to elevate the space by modernizing the interior and exterior with aesthetic finishes and a full reinstallation of HVAC systems.

CAPITAL IMPROVEMENTS

- Common area updates
- Modernized façade
- Innovative tenant finishes
- HVAC renovation
- Interior sprinkler, signage, and elevator upgrades



CITY | St. Louis



PROJECT TYPE | Office



SITE SIZE | 51,709 SF



ADDRESS | 10777 Sunset Office Drive,
St. Louis, MO 63127



OWNER | Bamboo Equity Partners



ARCHITECT | Oakline Studio



BROKERAGE | Intelica



PROPERTY MANAGEMENT | Intelica



CONTRACTOR | McClain Construction

THE CHALLENGE

The South County submarket's lack of demand for office product dissuaded other investors from pursuing this investment. Additionally, the unforeseen office outlook and rising construction costs due to COVID-19 after acquisition, made capital gain realization quite challenging.

However, Bamboo Equity Partners™ identified the potential for growth in the Sunset Hills region and immediately capitalized on this advantageous location. Coupled with our proven tenant acquisition expertise, we were able to retain strong occupancy levels despite the challenges faced by the dwindling office market.

BEFORE



BEFORE



SOLUTION

Bringing New Life to the Property

With a focus on enhancing the property through our targeted value-add initiatives, Bamboo Equity Partners undertook a comprehensive renovation of the building, aligning its features with the evolving preferences of contemporary tenants. The renovation efforts allowed Bamboo to give our investors their money back amidst an unprecedentedly struggling office market.

92.4% Occupancy at Acquisition

85.6% Occupancy at Disposition

AFTER

