

# OFFICE SPACE COMMUNITY

CASE STUDY



## PROJECT SUMMARY

Collaborating closely with the City of Creve Coeur, local artist Grace McCammond, and our expert partners in design and construction, we created vibrant, collaborative interior spaces while bringing the new, bright aesthetic outside for the entire community to enjoy.

## CAPITAL IMPROVEMENTS

- New roof and skylight system
- New high-efficiency energy management system
- Landscaping and exterior aesthetic upgrades
- Transformational lobby redesign
- Exterior Mural by Local Artist Grace McCammond



CITY | Creve Coeur



PROJECT TYPE | Office



SITE SIZE | 78,252 SF



ADDRESS | 425 N. New Ballas Road  
Creve Coeur, MO 63141



OWNER | Bamboo Equity Partners



ARCHITECT | Oakline Studio



BROKERAGE | Intelica



PROPERTY MANAGEMENT | Intelica



CONTRACTOR | McClain Construction

## THE CHALLENGE

When acquired by Bamboo Equity Partners in 2018, this office property on North New Ballas Road was outdated and thus overlooked by many occupiers in the market. At closing, occupancy stood at a stagnant 72%, and rents were well below what comparable assets were commanding.

Despite its prime location along a bustling thoroughfare, the property's outdated and unappealing aesthetics were a hindrance to its performance. These are just the type of investment Bamboo seeks to make. Where others saw a conventional office environment with little potential, we had a vision for its bright atrium lobby and workspaces.



## SOLUTION

### Bringing New Life to the Property

With a goal of creating a premier office for younger generations to thrive and work, as well as providing value to our investors, we used a strategic, value-add approach to elevate the look and feel of the space and attract new tenants. Our strategic capital improvements elevated both rents and occupancy dramatically over the four-year hold period.

**72.3% Occupancy at Acquisition**

**94.0% Occupancy at Disposition**

