

## A SEAMLESS RELOCATION FOR



CASE STUDY



### THE CHALLENGE

Life Couriers was ready for a fresh start. After years in Hazelwood, the company needed a new office environment that not only supported their operational needs but also offered a better quality of life for their employees. Natural light, an improved commute, and access to a strong business community were top priorities.

The team identified 1859 Bowles (Intertech) in Fenton as the ideal destination. It is closer to where employees live and designed to enhance day-to-day work life. The relocation required tenant improvement buildouts, demising between two spaces, and coordination of office furniture and technology.



Intertech Building



ADDRESS | 1859 Bowles Avenue, Suite 200  
Fenton, MO 63026



PROJECT TYPE | Office



SQUARE FOOTAGE | 8,580 SF



INVESTMENT CONSULTANT | Intelica



BROKERAGE | Intelica



PROPERTY MANAGEMENT | Intelica

## THE INTELICA SOLUTION

Intelica brought its full service platform to the table, managing every stage of the process while leveraging trusted partners.

**Brokerage Leadership:** Intelica's Principal and Office Broker, Joel Meyer, secured the space at Intertech, aligning the location with employee needs and negotiating terms that supported Life Couriers' growth.

**Design & Construction:** Eddy Design crafted an office layout that maximized natural light, while Oakline Construction Group executed the tenant improvement buildout with precision and quality.

**Project Management:** Intelica's project manager, Rachel Willyard, coordinated timelines, vendor communication, and logistics, including office furniture installation and technology networking, to ensure a seamless move.

**Property Management & Maintenance:** Intelica continues to provide ongoing property and maintenance services at Intertech, building a long-term partnership.

**Beyond the Office:** In the midst of the project, Joel Meyer also supported Life Couriers in relocating their warehouse to St. Charles, demonstrating Intelica's commitment to solving client needs beyond the scope of a single deal.

## RESULTS

Delivered on time and within budget, Life Couriers' new office at 1859 Bowles reflects the company's commitment to its employees and future growth. The space offers abundant natural light, a better commute, and a modern work environment tailored to their needs.

The smooth process and successful delivery reinforced Life Couriers' trust in Intelica. Their decision to engage Intelica again for their warehouse relocation underscores the strength of the partnership and the value of a team that supports clients from site selection through long-term management.

