



Tenant Representation Services

FROM THE MOMENT YOU ENGAGE US we provide customized, outstanding service geared specifically to your unique business needs. We are an ally and advocate throughout the entire process from initial space tours through site selection, lease negotiations, move in, occupancy and beyond. Understanding your operations, requirements and budget are essential but perhaps more important is aligning your real estate overhead with your long-term business goals.

A Partner In Your Corner

- Unsurpassed, in-depth knowledge of New York's complex, ever-changing real estate marketplace
- The inside track on buildings and an outstanding reputation with owners and brokers
- Highly personalized attention and open communication
- Each project is led by one of our skilled senior executives
- Exceptional management of every detail of the lease and relocation
- Experience with clients in virtually all industries and types of companies
- Extensive network of professional contacts
- Understanding the owner's point of view — a key advantage in lease negotiations
- Unequalled track record in negotiating and closing win-win lease deals
- Service that extends beyond relocation to ensure the best results and satisfaction possible
- Our goal is building long-term and mutually beneficial relationships with company owners — and future generations

Defining our Success in Terms of Yours

“LOCATION, LOCATION, LOCATION.” It’s one of the most crucial decisions you need to make: where to locate your business — which neighborhood, block, building and space best suits your company — and gets you the best deal. Make the right decision and you boost your company’s image, productivity — and bottom line — now and for years to come.

Service, Commitment & Results Every Step of the Way

We begin by gaining a thorough understanding of your business and real estate requirements.

We develop a plan of action to meet your needs:

- Footage required
- Preferred location and proximity to transportation
- Budget development
- Desired company image
- Special requirements, e.g., HVAC, electrical, or technology such as fiber optics
- Consulting with architects and contractors

We locate spaces that meet your requirements, using our up-to-the minute database and in-depth knowledge of buildings and spaces, including personal relationships with owners and inside information.

We preview and qualify spaces — showing you only those that best match your needs and budget.

We provide highly personalized attention to every detail — so you can focus on your business.

We review and analyze all cost factors, including work allowances and security deposits.

We submit offers on prospective spaces and negotiate on your behalf.

We manage every aspect of the process, coordinating with outside professionals, e.g., architects, attorneys, the landlord’s real estate agents, etc.

We leverage our contacts, insights, expertise, and relationships with owners to negotiate your lease — and secure a win-win deal.

Our services continue past move in — to make sure your relocation is smooth and successful.

Our Senior Executives are Personally Involved in and Oversee Every Account Throughout the Process.



Landlord Representation Services

HOW CAN YOU ACQUIRE THE BEST POSSIBLE TENANTS IN THE SHORTEST POSSIBLE TIME? Select EVO Real Estate Group. We're simply better. The expertise, experience, and judgment of our remarkable professionals set us apart. Our people are known for their outstanding track records. Our goal is to fill your vacancies with the right tenants in the shortest possible time. The Principals of EVO Real Estate Group have a well-earned reputation for successfully closing deals and knowledge that comes from a lifetime of real estate transactions and an extensive network of contacts.

What Makes us the Optimal Leasing Partner

- Unsurpassed knowledge of the constantly shifting New York landscape
- Superior management of every aspect of the leasing process
- Each project led by one of our skilled senior executives
- High level of personalized attention
- Open channels of communication at every level — including with every allied professional (attorneys, architects, contractors, etc.)
- Exceptional proficiency with traditional canvassing methods and high-tech precision targeting
- Leverage with insiders, including business owners and brokers
- Service that continues even after a transaction is concluded to ensure the best results possible

Top Service for Your Bottom Line

We begin with a thorough understanding of the property's aesthetics, systems, operations, services, amenities, and tenants. Here's how our strategy for success works:

- We identify your objectives — examining your financial considerations, including cash flow, return on investment, financing, long-term objectives, building image, tenant characteristics, and the lease-up timetable
- We assign an expert team to lease your building, always including one of our senior executives as team leader
- We market your space — with traditional advertising and general marketing materials, as well as electronic lists and email blasts to targeted firms
- We position your space for maximum speed to market
- We target the best prospects that can meet your financial requirements and the building's overall image
- We work with the brokerage community to get the word out — using trusted relationships developed over many years
- We review floor plans and determine the best way to improve the space
- We analyze your building's physical condition and appraise code violations
- We confer with our network of specialists to determine the kind of space prospective tenants need
- We schedule appointments to show the space to qualified prospects
- We help tenants prepare offers that meet the landlord's business requirements
- We troubleshoot problems as they arise — solving them with expertise that comes from years of experience

We Bring the Wealth of our Experience
to the Closing Table.



Building Management Services

THROUGH A FULL RANGE OF MANAGEMENT SERVICES we strive to achieve the optimal balance between an owner's financial goals and a tenant's complete satisfaction.

OUR HANDS-ON APPROACH AND ROLL-UP-YOUR-SLEEVES ATTITUDE gets results and provides owners with 24/7 peace of mind. We know that superior management is of critical concern to a building owner. For more than 30 years, EVO Real Estate Group has provided exceptional redevelopment and property management.

COMPREHENSIVE PROPERTY MANAGEMENT starts and ends with relationships. Our team never forgets the central importance of tenant satisfaction. Your tenants can count on same day callbacks, timely repairs and the best available technology to get the job done.

EXPERT PROPERTY REDEVELOPMENT requires the attention of a real estate veteran. Our strategy of carefully cultivating and supervising a proprietary network of architects, general contractors and operations specialists consistently delivers quality solutions in a timely, cost efficient manner.

QUALITY SERVICE INCREASES YOUR PROFITS, not the other way around. EVO Real Estate Group will take care of the headaches of ownership while growing the value of your property.

We Build A Team You Can Trust

From keeping the halls clean to sending rent invoices out on time, we know that it takes a team to manage a property well. That's why we offer a full range of property management and accounting services.

Our Exceptional Property Management Services include:

- Establish a work environment of accountability, hospitality and timeliness
- We stay up to date and keep your code compliance current
- Negotiation is an art, that's why our experts take the lead
- We attentively monitor your supply inventory, keeping track of what's needed and when
- Communicate via a tenant's preferred method (phone, e-mail, text) to create optimal satisfaction in our responsiveness

Our Best-In-Class Accounting Services Include:

- Send out your monthly billing invoices
- Receive your rent payments and follow up with delinquencies
- Monitor your routine purchases to keep your accounts payable current
- Track operational costs to create and maintain a budget
- Complete monthly MRI reporting
- Our advisory services are available on all property related financial matters

We Take Care of the Day-To-Day So You Can Focus on the Big Picture.



Commercial Co-Op/Condo Services

BUYING A COMMERCIAL CO-OP OR CONDO may be the next best move for your business. With the guidance of EVO Real Estate Group, you can stop paying rent and start building equity to secure your future. Companies from sectors as diverse as government, health care, financial services, fashion and design have purchased a commercial condominium or co-op with our guidance. Our experts have helped more companies purchase and sell commercial condominium and co-op space than any other independent real estate firm in New York City.

Our Experience Creates Value

- Sophisticated identification of the best time frame for transition
- Knowledge based discussion of how a purchase fits into your business plan
- Outline long term need for space and how it relates to projected growth/ restructuring of your business
- Incorporate inside knowledge about emerging markets to ensure your location is as relevant a decade in the future as it is today
- Provide skilled experts who can budget construction and build out expenses when reviewing cost/ benefits analysis
- Organize spatial needs according both to square footage and to function
- The potential gain when you sell your property can directly offset the cost
- With our experience on your side, you can turn your office space into a valuable asset: one that can be borrowed against or sold in the future
- Analyze the benefit of SBA 504 financing and other financing programs

Whether You're a Buyer or Seller/Developer We Offer Everything You Need

We have more than expert advice available to support you in this transition. We also offer a full range of services.

Our Top Tier Buyer Services include:

- Creating a comprehensive Buy vs. Rent analysis
- For each client, we start from the beginning, assessing your needs and your brand to strategically identify potential properties
- With an unwavering focus on optimal value, we recommend the best financial institution for your needs
- Our team of specialized professionals including attorneys, appraisers, engineers, architects and contractors are available to assist in the transaction
- We provide project management services for construction and build-out on your unit
- Move-in supervision services are available

We know how important it is to position your property in the market, so we offer full branding and image identification services

Our Unrivaled Seller/Developer Services include:

- Full branding and image identification services
- With our project management services, you can quickly and affordably convert your space to something that will be attractive to a wide variety of prospective buyers
- Full marketing and sales services available
- Provide access to a complete suite of legal, architectural and financial services required for conversion
- We offer co-op and condo management including accounting maintenance and meeting supervision services

We're A One Stop Shop For All Your Commercial Condo Or Co-Op Needs.



Retail/Hospitality Services

FULL SERVICE RETAIL AND HOSPITALITY CONSULTING with EVO Real Estate Group guarantees informed decision-making regarding the three most crucial pieces of every new venture: location, location, location. We have experts who provide a targeted scope of services that supply the answers you need to make yours a success story. We carefully study market transactions, meticulously track market valuations, monitor traffic counts by type and location, stay current on mechanical requirements and maintain fluent familiarity with SLA requirements: all so you don't have to. Once we gather exclusive information about optimal locations, our brokers show you the best options.

PROMINENT RESTAURANT GROUPS AND LUXURY HOTELS have put their faith in our services. Through strategic location analysis, our team has positioned restaurant powerhouses the Starr Organization, China Grill Management, Altamarea Group and Union Square Hospitality in highly competitive dining markets. If you're looking for the next hot neighborhood there's no better starting place than EVO Real Estate Group.

WE KNOW MORE THAN RESTAURANTS and as a trusted advisor to hospitality industry leaders, we have consulted on a broad range of projects including:

- Optimization of food and beverage operations for luxury hotels
- Build out the prototype for a new concept restaurant, creating a flagship and brand
- Launch an efficient front and back of house that allows an entrepreneur to outshine the competition with a classic concept

We Provide More Than Location Services

Location is an important piece of the puzzle, but retail and hospitality require so much more. That's why we offer everything you need in one place.

Our Full Location Services include:

- Broad and thorough site selection capabilities
- In-depth neighborhood and demographic research for every prospective location
- We leverage our superior connections with owners and brokers to find prime real estate for each new venture
- Our team's extensive knowledge of local real estate markets yields superior results

Additional Retail and Hospitality Services include:

- Key market analysis created by combining data and first hand knowledge
- Experienced negotiators armed with an arsenal of options to represent you to an owner
- The best marketing team in the business to develop a signature campaign that makes your project shine
- Project management available for every step of the process
- We provide consulting and advising services to ease your way
- Our interior design experts will make sure your layout makes an impression
- We will supervise the renovation of your space

Retailers, Restaurateurs and Hoteliers Know that
Nothing Should Be Left to Chance.
Every Decision is a Key Decision.
That's Where EVO Leads
the Way.



Consulting Services

TALK IS CHEAP. GOOD ADVICE IS PRICELESS. It's simple: the advice you receive is only as good as the people who deliver it. EVO Real Estate Group's professionals have decades of practical New York experience handling some of the most complex real estate transactions. Our clients — including landlords, tenants and managing agents — come to us to lease buildings, acquire and dispose of space, perform due diligence for new acquisitions and represent their basic interests. We also provide strategic advisory services and plans for our clients' future real estate needs.

We gain a thorough understanding of your business and real estate requirements — present and future. We then analyze this information — together with our assessment of current and future business and real estate conditions — to determine your goals and provide insights to help you make the best decisions. We advise on a range of real estate situations including: lease renegotiation, space relocation, property re-positioning, and disposition and/or acquisition of an asset. We commit our time and energy to represent your interests and provide you with unbiased advice. Our many enduring client relationships attest to the value of our continued commitment to your long-term success.

We pride ourselves on creating the most innovative and unique approaches to achieve our clients' objectives and maximize their success.

The Perfect Partner for Your Business Objectives

- The ideal combination of seasoned insights and new perspectives
- Specialists in closing deals
- We give you the insider advantage — access to properties or spaces before they reach the market
- We assign a senior executive to the helm of every team
- Incomparable attention to detail
- Unsurpassed personalized service
- Open channels of communication at every level
- We apply our principles to everything we do

Informed Decisions Are Your Greatest Asset

EVO Real Estate Group's advisory services provide expertise to help make the most informed decisions. By analyzing your current situation and objectives, and evaluating potential reorganization and relocation options, we help develop strategies to reduce occupancy costs, increase efficiency, and maximize the value of your real estate operations.

We guide you every step of way and provide the highest quality of service, exceptional professionalism, and unsurpassed attention to detail. We provide advisory services in the following areas:

- Cost/benefit analysis
- Relocation studies
- Analyzing growth patterns
- Future planning
- Redesigning space
- Research and evaluating market conditions
- Lease renegotiations
- Brand positioning
- Long-term financial benefits
- Comparative analysis
- Feasibility studies
- Construction management

We Pledge to Build and Sustain Lasting
and Mutually Beneficial Relationships
with our Clients.