

Deep roots make us strong, but they also allow us to grow—aggressively pursuing greater value for our clients and investors across the entire real estate asset.

Established in 1922, Copaken Brooks is a full-service commercial real estate firm headquartered in Kansas City and serving the Midwest. From a project's inception to its completion, we help our clients understand and manage all the nuances of a real estate investment, while simplifying the process. "Do better deals" is about more than a better financial outcome—it's about the total client experience.



Yes, experience matters, but so does a tenacious drive to uncover better deals. You deserve a real estate firm that offers both.





## We are Placemakers

Copaken Brooks doesn't just develop real estate properties, we develop unique "places" where people want to live, work and play. If you're seeking an experienced, Class A real estate development partner with in-house expertise to lead you through a real estate project from start to finish, look no further.

We have developed more than 16 million total square feet of office, retail, industrial, multifamily and mixed-use projects in downtown and suburban submarkets nationwide. Our full array of real estate development services – including project management, construction management, leasing, property management and accounting, financing and procuring public incentives – can assist you from initial pre-development and feasibility to ribbon-cutting and occupancy. Whether the project is large or small, straight-forward or highly complex, we've seen it and we can help you.

We can help you get the right answers to key questions:

- Is the location right?
- What type of use is most appropriate?
- Are construction costs at market?
- Is our investment return realistic?
- Are incentives available?
- Will financing be available?
- Do we need capital partners?
- Who will ensure the construction is done well?



## Our capabilities include:

- Project feasibility
- Project management
- Construction management
- Public incentive procurement
- Financing
- Joint venture partnerships
- Public/private partnerships
- Corporate build-to-suit

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#### Our full suite of services includes:

- |  |   |                           |
|--|---|---------------------------|
| • Leasing – Office, Retail, Industrial, Medical Office | • Tenant Representation & HQ Relocation | • Construction Management |
| • Development  | • Investment Acquisition & Sales        | • Asset Management        |
|  | • Property Management                   | • Condo Management        |

## Every Step of the Way

For more than 20 years, Copaken Brooks has provided construction management and owner's representative services on real estate projects ranging from \$1 million to more than \$200 million. Our team of professionals has established relationships with local and national partners, including architects, engineers and government officials.

We lead the process, drive accountability, and strive to deliver our projects on time and within budget. We provide a single point of oversight at the early stages of the project from initial concept through site selection to occupancy.



## Our team of experts specializes in:

- Feasibility and project cost estimating
- Scheduling
- Design oversight
- Permitting
- Bid selection/contractor selection
- Public approvals
- Tenant improvements
- Vendor management



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## Pride in Every Property We Manage

Our commercial property management services offer an impressive record of increasing the efficiency, attractiveness and financial performance of office, retail, industrial and residential commercial real estate assets.

We maximize your property's value by developing customized property business plans and budgets, minimizing operating costs, creating nontraditional income-generating opportunities, enhancing property efficiencies, managing tenant improvement projects, and improving the entire tenant experience.

In addition, we employ industry best practices along with a disciplined approach to income and expense management, which results in increased property value for owners.

### Our property management expertise:

- We own, manage and operate multiple classes of assets.
- We provide detailed and sophisticated best-in-class operating programs, practices and policies.
- Our diverse customer base gives us professional insight that we will leverage to your benefit.
- We're dedicated to handling all aspects of a project accurately and on time.
- Each program is customized to your unique requirements. We don't have a "one-size-fits-all" policy.
- We recruit the best managers and provide them the necessary resources to exceed your goals and objectives.



**"I'm very impressed with the Copaken Brooks team. They demonstrated their value early on and within the first 90 days they had already recovered fees and savings in excess of the annual management fee."**

- Deli Borel, Western Auto Lofts Condominium Association

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- Asset Management
- Condo Management

# Services

Investment Acquisition & Sales

Development

Tenant Representation & Headquarters Relocation

Leasing – Office, Retail & Industrial

Property Management

Condo Management

Construction Management

Asset Management



## Mission

To do better deals for the clients we serve.

## Values

CREATE:

Commitment

Respect

Excellence

Accountability

Teamwork

Empowerment