

Fee Development

Is new construction the right move for you?

kimbleco
RELEVANT. RESULTS. REAL ESTATE.



Whether a build to suit, a multi-tenant investment property or a business park development – we get it!

Our team has years of experience and has developed more than 5 million square feet of office, industrial, multi-family and retail space, as well as numerous business parks. This uniquely positions us to provide you with the highest level of expertise – from site and team selection to financial structuring, through project management of the development to a successful outcome.

We have delivered fee development services to business owners, investors, corporate real estate teams, developers and public-private partnerships – each with a unique set of requirements and goals.

Our goal is to deliver services that mitigate risk, reduce cost and provide valuable inputs that will improve your real estate assets and enhance your workplace.

You can see more on our development expertise at kimbleconsult.com/results

KIMBLECO BY THE NUMBERS



**45+ years
experience**
entrepreneurial
to Fortune 100
companies



**5+ million
square feet**
office, industrial,
retail & housing
developed & leased



**32% average
savings**
on tenant
representation
lease transactions



30 countries
global experience



10% profits
donated to charity



90% of clients
repeat & referrals

→ see our results at kimbleconsult.com

What is Fee Development?

Fee Development includes all of the details from start to finish, from well before a shovel hits the ground to beyond the move-in, such as:

- 1 Project vision and strategy** to align your real estate with your business strategy
- 2 Project team selection** to ensure the right people with the optimal experience can collaborate to meet the desired project outcomes
- 3 Site selection/assembly** of single or multiple sites to determine best location based on corporate or investment strategy, building requirements and operational needs
- 4 Economic analysis and pro forma development** to ensure the project is feasible against internal financial targets, complete and accurate from a budget standpoint, and positioned for success in the context of the market
- 5 Due diligence/acquisition** to identify and mitigate the risks associated with site environmental, physical, regulatory or market conditions; negotiation of purchase agreement or lease for site
- 6 Ideation and coordination of master planning and design efforts** which may also include development of streets, amenities and district systems
- 7 Funding identification and assistance** whether private or public
- 8 Governmental approvals/entitlements** to navigate the formal (regulatory) and informal, public and private approvals necessary to develop and complete a successful project
- 9 Economic incentives** to optimize project budget; identification, strategy, grant-writing and negotiation of incentives both public and philanthropic
- 10 Leasing strategy** to maximize investment returns
- 11 Development project management** to ensure the project will be developed according to goals and to maximize opportunities for improvement throughout the process
- 12 Stakeholder engagement and change management** to mobilize, organize, communicate and manage to individual expectations of stakeholder groups whether corporate or community

OUR SERVICES



FEE DEVELOPMENT

There are so many details when developing a new building. We manage these details on your behalf, first understanding your goals and then leading and implementing the many steps of development. We will always protect your interests and work to mitigate risk, reduce cost and deliver a better end product to you.



LEASING, SALES & PROJECT MANAGEMENT

Benefit from more than 45 years of experience representing both tenants and landlords. We provide market insight, financial feasibility analysis, site selection, building expertise, and expert advice during lease negotiations, with meticulous attention to every detail of the transaction. And, we can project manage your build-out based on our experience of more than 5 million square feet of ground up development.



CONSULTING AND CORPORATE ADVISORY

It's vital to align your real estate portfolio with your overall corporate strategy. We provide portfolio analysis and strategy, site selection and incentives, asset re-positioning, build to suit development services and manage special projects. Our experience spans portfolios of all sizes, from start-ups to Fortune 100 companies, and from local to global.

kimbleco
RELEVANT. RESULTS. REAL ESTATE.

Contact us at info@kimbleconsult.com
or 612.670.8552



Licensed MN
Real Estate
Broker