

## Carlin/White Associates, Inc.

**Carlin/White** is a full service architectural firm with extensive experience in the design of commercial real estate projects, which now specializes in the design of a wide range of commercial projects and interiors for real estate developers.

### Real Estate Development Today

A successful real estate developer today must balance a myriad of complex issues to achieve a combination of elements that results not only in successful funding of the project, but a financially successful completed project as well. Achieving that goal starts with the design of the project – from both the standpoint of *aesthetics and functionality that make people want to occupy a building*, and from the standpoint of *cost of construction that will determine whether the project makes economic sense*.

### The Problem For Many Developers

One of the problems many developers have from the outset of a project is that architects like to design buildings that are good for their portfolio, but aren't necessarily the best design from the standpoint of achieving the most appropriate building solution for you. Building design that will make any commercial real estate project successful must incorporate and integrate these elements:

- *Aesthetics* that appeal to its occupants,
- *Functionality* that optimizes both occupant and developer needs, and
- *Economics* that make each project fundable and financially viable.

Most architects simply don't understand real estate development, and how to make sense of a project from a real estate development standpoint. They don't understand that you have a threshold of design tolerance that can literally spell the difference between whether a project even gets funded.

## Carlin/White Provides A Solution

**Carlin/White** understands the elements that make projects successful, and designs buildings with an understanding of real estate development, and the economics that make projects financially successful, to achieve and the right combination and balance of *aesthetics, functionality, and economics to create the most appropriate building solution for you*.

Achieving that balance demands skillful and timely orchestration of the elements you need to make your project financially successful. To assist in achieving your goals, we offer all the resources and experience needed to plan, design, permit, and build projects that create a distinctive design solution that is timely and within budget.

We provide a variable array of services, customized to fit the unique needs of each project and developer, providing a *single source for your commercial real estate architectural needs*:

1. *Architecture* – We are committed to the design of buildings that are the *most appropriate building solution*, and that achieve the *optimum combination of aesthetics, functionality and economics*.
2. *Interior Architecture* – We work with you to develop *space plans that optimize both your needs and the needs of your building's tenants*.
3. *Computer Assisted Facilities Management* – We provide CAFM solutions that offer *web-based, real-time access to vital information* that helps building owners reduce their costs and increase efficiency and profitability.

In short, *we specialize in designing buildings that will increase the financial success of any commercial real estate project*. If you'd like to know more, would like to discuss a specific project, or just want to know how we can design buildings that will make your project more economically successful, *contact us today*. We'll respond immediately.

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