

## Carlin/White Associates, Inc.

**Carlin/White** is a full service architectural firm with extensive experience in the design of commercial real estate projects, which specializes in interior space planning for building owners and major tenants.

### Interior Architecture Today

The way a building functions on the inside is just as important as the way it looks on the outside. That functionality must optimize both building owner and tenant needs, and achieve the *optimum combination of aesthetics, functionality and economics*.

On the building owner's behalf, we manage tenants so that the interior space design and its costs are optimized for the owner as well as the tenant.

From the tenant standpoint, our extensive experience with a wide range and variety of tenants allows us to understand their economic and aesthetic concerns. And tenants are just as concerned about managing costs as the building owner.

### The Problem For Owners & Tenants

The problem that many owners and tenants have is that *most architects fail to manage interior design costs from the outset of the project*. Failing to do so results in unnecessary frustration and surprises for both building owners and tenants.

Our approach to interior space design eliminates these problems by integrating these elements:

- *Aesthetics* that appeal to its occupants,
- *Functionality* that optimizes both occupant and building owner needs, and
- *Cost Control* from the outset of the project that makes it financially viable.

Most architects simply don't manage interior design costs from the outset of the project.

## Carlin/White Provides A Solution

**Carlin/White** understands how to achieve the right combination and balance of *aesthetics, functionality, and economic control to create the most appropriate interior design solution*.

In many projects, we act as the building architect, representing the building owner with the tenant and providing services for tenant expansion, relocation, and for new incoming tenants.

For example, we work with Trizec Properties, one of the largest owners of commercial property in North America with 54 office properties totaling 38 million square feet, providing space planning services in 7 of the largest buildings in downtown Houston consisting of over 6 million square feet of space.

Interior spaces, in both downtown and suburban buildings, include both smaller tenants and many major national and international companies that are listed on the following page.

In addition to extensive experience in space planning, we differentiate ourselves from other architectural firms that specialize in space planning through the utilization of both Computer Assisted Design (CAD), & *Computer Assisted Facility Management (CAFM)* software solutions and systems.

CAFM systems provide *web-based, real-time access to vital information* that assists building owners and corporations with large space holdings in more efficiently managing and utilizing space holdings, tracking corporate assets, making infrastructure decisions, reducing costs, and increasing operational efficiencies and profitability.

In short, *we specialize in interior space planning that optimizes the interior space design and its cost for both the owner and the tenant*. If you'd like to know more, would like to discuss a specific project, or just want to know how we can manage space design to avoid frustration and surprises, *contact us today*. We'll respond immediately.

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## Space Planning Clients

**Carlin/White** works with a wide range and variety of smaller tenants and major national and international companies. A partial list of space planning clients includes the following companies:

Air France

Atlantic Development

Bayside Printing

Braniff International

British Caledonian Airways

Coastal States Gas

Columbia Savings

Conoco Inc.

Constellation Energy

Copy Club

Dashiel Corporation

Fannie Mae

Florida Light & Power

Ford Motor Credit

Frost Bank

Getty Oil

Gryphon Exploration

Hilton Hotels

Houston Oil & Minerals

Houston Title Company

Hou-Tex Industries

Ikon Office Systems

IBM Credit Union

Kawasaki

Lockheed Aircraft

McGraw-Hill

McQuarie Bank

Metropolitan Life

New Power

New York Life Insurance

N.L. Baroid

Northern Natural Gas

Oppenheimer

Pennzoil

Phillips Petroleum

Reuters International

Schlumberger

Scientific Design

South Bay Medical Office

Southwestern Bell

Sterling Chemical

Stewart Title Company

Texas Bar Association

Texas Eastern

Texas Photo Lab

U.S. Aviation

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