

## MMC PALO ALTO OFFICE



2626 HANOVER STREET, PALO ALTO, CA 94304

*Extensive renovation of a 12,500 SF single tenant office building on a tight schedule.*

Meridian was hired to complete a major renovation of a 12,500 SF office building for client, Marcus & Millichap. Development included an extensive transformation of both the interior and exterior of the building, all while the tenant temporarily relocated offices. Working with multiple stakeholders and tough entitlements, a tight schedule, and a small site with logistical issues, Meridian overcame challenges and obstacles to deliver a beautifully renovated building on time and on budget.

Client Driven Real Estate Solutions

## Challenges

Marcus & Millichap, the largest national real estate brokerage firm, needed upgraded office space to house their growing team in Palo Alto, CA. Meridian was hired to renovate a 12,500 SF General Office building in the City of Palo Alto near Stanford University.

While the task of renovating a general office building is nothing new to Meridian, this particular project provided many new challenges for Meridian to overcome. The tenant was working in a temporary space during construction so the development timeline was extremely tight. The City of Palo Alto has a reduced work schedule for construction so scheduling and efficiency was very important. Meridian also faced a plethora of logistical challenges due to the small site and the fact that the interior and exterior of the building would be worked on simultaneously.

## Solutions

Meridian used its strong relationships with City Officials and top-notch communication style to work closely with the City of Palo Alto and Stanford University. This resulted in gaining quick approvals and helped Meridian complete the entitlement process promptly. Meridian was strategic in selecting its vendors for the project and chose Stevens Hemmingway Stevens (SHS) as the General Contractor and KTGy as the architect. Meridian, KTGy and SHS have completed several successful projects together so Meridian knew this would be a strong trio when working on such a tight timeline with logistical obstacles. The three teams worked together to complete construction in phases while overlapping sitework and tenant improvements in order to move through the development process as efficiently as possible.

## Results

The project resulted in a beautiful, modern and functional office building well located in the desirable Palo Alto area. Meridian satisfied its many stakeholders by delivering a building on time, on budget, and one that blends in perfectly with the existing surroundings. Marcus and Millichap moved in to their new space early and saved on temporary rental space. The Marcus and Millichap Palo Alto Office is a nod to the precise planning, strategic partnering and strong communication skills that Meridian prides itself on.



- 12,500 SF General Office Building
- 48 Total Parking Spaces (± 3.84 stalls/1,000 SF)
- Construction Began 4/18/16, Completed 11/18/16