

UIRC Instills and Inspires Confidence
During Adverse Conditions.

Program *Initiatives*

Energy Retrofit

UIRC is currently in process of retrofitting our facilities to smarter more energy efficient buildings. This Commercial Buildings Retrofit Program has been designed to help owners and operators of commercial buildings reduce electricity consumption, increase competitiveness, and create healthier, safer, and more comfortable workspaces for both their teams and customers.

Automation

Smarter buildings, better vendors, lower overhead. UIRC's Automation Initiative resolves issues seamlessly utilizing our integrated Global Facilities Operation Center management system.

National/Regional Procurement & Sourcing

Leveraging size and strategic asset locations, UIRC has managed to procure and source many successful national and regional agreements with key vendors, passing on the savings and continuing our commitment to transforming operations into a value add proposition.



Our Mission

Creating Value for Owners, Tenants, & Investors

UIRC's goal is to provide exceptional service to owners by optimizing their operations, cutting costs, and providing the resources they need to maximize their portfolio's value.

Our client's tenant is the center of our value add. Through the ownership's prospective UIRC's goal is a satisfied tenant while enhancing NOI.

 Contract Holder



Contact *Us*

Facilities
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Government Leases

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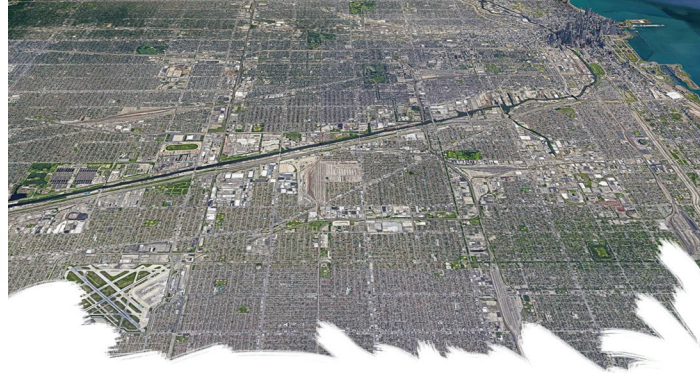
Real Estate and Property Management

UIRC is committed to excellence through diligence, quality service, collaboration, and trust. We will work with you on a comprehensive and scaled approach to proactively manage every aspect of your assets, while fully supporting your tenant's mission and goals.



UIRC can assist your team or be your team for:

- Facilities Management
- Turn-Key Project Management
- Building Operation | Maintenance | Installation | Repair
- HVAC Services | Preventive Maintenance
- MEP Services (Mechanical, Electrical, Plumbing)
- Energy Mgmt Control Systems | Audits
- 24/7/365 Emergency Response | Service Calls
- Computerized Maintenance Mgmt Systems (CMMS)
- Quality Control | Safety Programs
- Fire Protection | Life Safety



Industrial/Last Mile

Last Mile Distribution space is industrial property that is located within four to seven miles of Chicago's central business district.

UIRC has extensive knowledge of the local industrial market including property rents, vacancy and tenant needs as a result of its 25+ years of acquisition and management experience in this market.

UIRC is already in control of approximately 10% of the overall I-55 corridor market, and estimates that it controls approximately 20% of the for lease (non-owner occupied) premises within this market.

A key component of UIRC's business strategy has been to always have available space to meet the market needs of its tenants, while also maintaining low vacancy levels.



Property Management

Our Asset Management professionals specialize in various asset classes to provide management with a strategic investment thesis and goals to optimize the value through our unique financial perspective. We take a personal look into the factors that influence income and growth at a property level to maximize its impact on the portfolio.

Capital Planning and Project Management

Your project's vision or your company's goals? Having our client's trust in implementing the bigger picture drives our professionals' true commitment. It's not just a project, it's the relationships we create and the experiences we deliver - from the "wish list" to the "punch list."



"A huge note of thanks for all of your help in an awkward situation in need of special attention. I am grateful that you made yourselves available in helping to clean up the space."

**-Rebecca L. Lane M.P.A
Assistant Property Manager
Northern Ohio Field Office**