



# M E R I D I A N

## **CORPORATE SERVICES**

REAL ESTATE ASSETS ARE OFTEN OVERLOOKED BY MOST COMPANIES. THIS IS DUE, IN PART, TO THE FACT THAT REAL ESTATE IS NOT AN AREA WHERE MOST COMPANIES POSSESS IN-HOUSE EXPERTISE. MERIDIAN'S CORPORATE SERVICES DIVISION HAS THE PROFESSIONAL TEAM IN PLACE TO WORK WITH YOUR FACILITIES PERSONNEL TO HELP YOU MAXIMIZE THE VALUE AND PERFORMANCE OF YOUR REAL ESTATE ASSET.

## **WHY MERIDIAN?**

THE KEY INGREDIENTS TO A SUCCESSFUL OUTSOURCING RELATIONSHIP ARE COMPATIBILITY AND ACCOUNTABILITY. MERIDIAN IS A 23 YEAR OLD WINSTON-SALEM COMPANY. OUR ROOTS RUN DEEP IN OUR COMMUNITY. WE ARE DEDICATED TO SERVING OUR CLIENTS THROUGH AN UNRIVALED NETWORK OF SERVICE PROVIDERS AND SUPPORT PERSONNEL. REGARDLESS OF YOUR COMPANY'S SIZE, YOUR REAL ESTATE ASSET IS A CHALLENGE IN TERMS OF EFFICIENTLY MANAGING ITS PERFORMANCE. REAL ESTATE IS OUR ONLY BUSINESS AND IT IS OUR GOAL TO MAKE THE OUTSOURCING OF YOUR FACILITIES MANAGEMENT A SEAMLESS AND COST EFFICIENT DECISION.

### **1. FACILITY MANAGEMENT**

- BUILDING MAINTENANCE
- ENGINEERING SERVICES (ELECTRICAL, PLUMBING, HVAC)
- PREVENTATIVE MAINTENANCE
- CONSTRUCTION SERVICES

### **2. PROPERTY ACQUISITIONS/DISPOSITION**

- SITE SELECTION
- SALE-LEASEBACK
- NATIONAL REFERRAL NETWORK

### **3. CONSULTING SERVICE**

- DEMOGRAPHIC STUDIES
- HIGHEST AND BEST USE ANALYSIS
- PLANNING AND ZONING
- LEASE VS. BUY ANALYSIS
- FAIR MARKET VALUE DETERMINATION
- GREEN DESIGNATION

### **4. CONSTRUCTION SERVICES**

- NEW CONSTRUCTION
- ADDITIONS/EXPANSIONS
- INTERIOR UPFITS
- SPACE PLANNING

### **5. LEASE TRANSACTIONS**

- TENANT/LANDLORD REPRESENTATION
- LEASE TERMINATION/BUY OUTS
- SUB-LEASE
- BUILD-TO-SUIT

### **6. LEASE ADMINISTRATION**

- ABSTRACTING
- EXPENSE RECONCILIATION
- RENEWAL NEGOTIATION
- AUDIT
- CRITICAL DATA TRACKING

### **7. ACCOUNTING SERVICES**

- ACCOUNTS PAYABLE
- ACCOUNTS RECEIVABLE
- FINANCIAL REPORTING