

Case Study—1919 Charlotte Avenue

Involvement

XMi was involved from the beginning, acting as developer, construction manager, leasing team, and property manager. This process included:

- Development analysis and feasibility
- Coordination of development team during feasibility and due diligence period
- Construction Management
- Lease marketing and negotiation
- Management of Tenant construction
- Property Management

Numbers

Acquisition:	\$3,000,000.00
Development/Renovation:	\$3,006,240.00
Total:	\$6,006,240.00



Summary

Formally the home of Gambro Healthcare, 1919 Charlotte was purchased as a vacant building in need of complete renovation. Through various client relationships, XMi learned that groups affiliated with Vanderbilt University and Meharry Medical College were searching for potential locations for office, administrative, and clinical space. Preparing the building for tenant use consisted of a full-scale renovation. After full demolition of the interior, the renovation included a new window system, electrical and plumbing service, elevators, Geothermal HVAC system, and construction of common areas and tenant spaces. At the close of construction, XMi was able to position 1919 Charlotte to meet tenant needs and offer additional space for future growth.

