

Our Difference
Is Your Advantage.

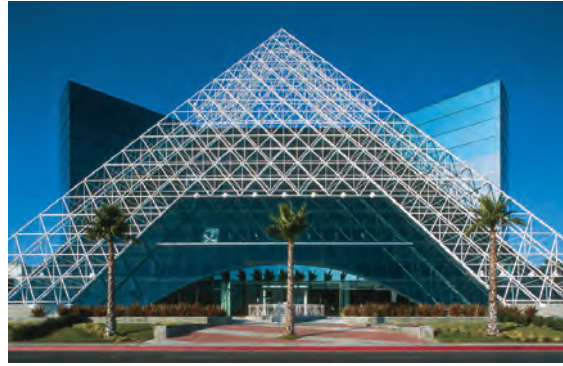


MINNEAPOLIS - ST. PAUL

Representing Corporate Tenants and Users of Commercial Real Estate



Advocating on Behalf of Tenants and Users of Commercial Real Estate Locally and Globally...



ITRA Global was founded by real estate professionals who share a mutual vision different from the traditional real estate broker: they are dedicated to advocating on behalf of tenants and users of commercial real estate with no conflict of interest. The differences may appear subtle, but when weighed against the importance of a commercial real estate decision, they substantiate the high value that ITRA Global brings to each transaction.



MISSION STATEMENT:

To provide our clients with the most complete, unbiased real estate advice and the most effective and efficient systems in business real estate, combining international reach and local knowledge to obtain the best possible space at the best possible terms.



Our Difference...

- We have no conflicts of interest.
- We are devoted to representing tenants and occupiers of commercial real estate.
- We use our expertise to negotiate on your behalf, focusing on lowering your real estate costs.
- We are seasoned professionals with an average of 20 years experience.
- We provide broad geographic coverage with offices in major markets around the world.

Your Advantage...

- You will always receive conflict-free representation with total objectivity.
- You will receive the necessary negotiating leverage to reduce your real estate costs.
- You will reduce the risk of making a costly mistake.
- You will benefit from having an experienced professional as your trusted advisor.
- You will receive seamless representation in multiple markets.

ITRA Affiliates Have Represented...

AOL
Automatic Data Processing
Bank of America
Booz Allen Hamilton
CNN
Caterpillar
Cendant
Chevron
Cisco Systems
3COM
Disney
ENSR International
Electrolux International
Ferrari UK
Gentex
GSA
IBM
JDS Uniphase
Korn Ferry Int'l.
LSI Logic
McLeod USA
Netscape
Northrop Grumman
Metropolitan Life
Pinkerton USA
Royal Bank of Canada
Shell Oil
Southwest Gas
Sun Microsystems
Swift Global
Sysco
Travelers
Valspar
Wachovia
Wells Fargo Mortgage
Xerox and many more...

Our Services...

Office, Industrial & Retail Facilities

- Regional, National, International Headquarters
- Research & Development
- Life Sciences
- Warehouse / Distribution
- Manufacturing

Real Estate Market Analysis

- Acquisitions
- Dispositions
- Lease Renewals

Negotiations

- Proposals
- Leases
- Dispositions
- Acquisition Contracts
- State & Local Incentives
- Sale / Leasebacks
- Work Letters
- Operating Expense & Taxes Audits
- Architectural Engineering Contracts
- Developer Agreements

State & Local Incentive Negotiations

- Statutory & Negotiated Incentives
- Cash Grants
- Infrastructure
- Tax Credits & Abatements
- Workforce Grants & Training
- Subsidized Land & Building Costs

Lease Management

- Lease Abstracting
- Financial Reports
- Tax & Operating Expenses

Strategic Planning

- Model Development
- Acquisition / Consolidation Analysis
- Policies & Procedures Manuals
- Space Planning

Location Analysis

- Labor Market Analysis
- Transportation Costs
- Utility Costs & Availability
- Quality of Life
- Taxation
- Market Accessibility

Financial Analysis

- Buy vs. Lease
- Build-to-Suit
- Equity Participation
- Sale / Leasebacks

Surplus Property Analysis

- Marketability
- Highest & Best Use
- Disposition Strategies

Project Management

- Needs Assessment
- Project Budget Management
- Selection & Oversight of Design Team, Contractors & Vendors
- Move Coordination
- Sustainability Services

Call us today to find out how "Our Difference is Your Advantage"



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