

“When Experience Counts”



Over 30 years of **TRUSTED** “Hands On” Experience

CenterGroup Commercial Property Management is your one-source for sustained success throughout Florida. CenterGroup has consistently demonstrated a track record of increasing revenue and enhancing profitability for its clients by overseeing the day-to-day administration and operations.

Timely and efficiently leasing up vacant space to the “right” tenants. Providing the owner with an ongoing investment strategy while maintaining exceptional tenant management relations.

Overseeing a full array of management services including: supervision of maintenance, repairs, tenant improvement, security services, capital improvements, and ADA remediation. From facilitating bid estimates to completion documents we engage contractors and specialists for roofing, lighting, air conditioning, surveillance, landscaping, irrigation, asphalt and curbing.

CenterGroup’s rent collections, accounting, CAM reconciliations and detailed bookkeeping services provides you with comprehensive financial reports, designed to give you the peace-of-mind that your investment deserves utilizing the latest available software Yardi Genesis 2[®].

Is your property tired, lacking street presence and in need of updating in accordance with your budget? We specialize in renovating properties, giving them a new look and attracting new tenants, thus increasing the value of the property.

Call CenterGroup Commercial Property Management

Let CenterGroup Profitize Your Investment.



“Dependable Service to Manage Your Property”

Property Management Services by **CENTERGROUP** PROPERTY MANAGEMENT

- Obtain new leases and enforce conditions of the existing leases on a continuous basis.
- Hire and supervise all building personnel and maintenance contracts.
- Monthly payment of operating expenses, debt service, and property owner distributions.
- Provide detailed monthly reports utilizing professional property management software.
- Negotiate leases, renewals, addendums, assignments and service agreements.
- Supervise tenant improvement construction,
- Arrange for property and liability insurance and manage tenants insurance requirements,
- Regular property and tenant inspections, evaluations, and supervision.
- Communication with tenants and vendors.
- Oversee and coordinate owner-approved renovations, capital improvements, including ensuring proper government permitting.
- Coordinate and supervise service contracts and trade work.
- Web marketing, online portal and advertising.
- Emergency response services for property accidents, vandalism, and disasters.



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Notable Tenants Credit Tenants Quality Tenants

Winn-Dixie

Advance Auto Parts

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petco
where the healthy pets go

Firestone
since 1926 COMPLETE AUTO CARE

SUBWAY

7-ELEVEN

SHERWIN WILLIAMS

IHOP

Pizza Hut

State Farm

SUPERCUTS

enterprise

BANCO DO BRASIL

Client Testimonials

“For 22 years, I've trusted CenterGroup with my most valuable Florida investment.” *Martha S. Toronto Canada*

“CenterGroup has kept my properties leased and any issues have been quickly handled sensibly.” *Alan K. Coral Gables FL.*

“As a property owner living in New York, I am rest assured that I'm in good hands.” *Mathieu G. New York, NY.*

“In 2009, CenterGroup renovated our Gainesville asset and it has steadily appreciated ever since.” *Ross C. Delray Beach, FL.*

www.centergroup1.com