

# COMMERCIAL PROPERTY SERVICES



**TOK** COMMERCIAL  
PROPERTY SERVICES

PREVENTATIVE MAINTENANCE   ENERGY AUDITS   24/7 AVAILABILITY   SITE MAINTENANCE   DAY PORTER SERVICES

# Our Approach

## IMPACTFUL STRATEGIES

Cost containment, consistent processes, and careful attention to each property's physical attributes, drive value, attract superior tenancies, and position each asset to maximize potential. Our team delivers the maintenance services your property needs to stand out from the competition.

## SCOPE OF SERVICE

- **Property Maintenance:** Patch/Paint, Fire & Life Safety, Access Control, Lighting/Electrical, Plumbing, HVAC, Storefront Systems and Security
- **Day Porter:** Cobwebbing, Blowing, Trash Pick-up, Window Cleaning, Power Washing, Trash Removal
- **Site Maintenance:** Asphalt Maintenance, Signage, Building Façade, Curbing, Sprinklers
- **Roofing Systems:** Drainage, Flashing, Edging and Penetration Assessments, Debris Removal
- **Comprehensive Property Checks and Assessments**
- **Energy Audits and Total Facility Cost Analysis**
- **Tenant Improvements and Project Management**

## EVERY COMMERCIAL PROPERTY COVERED FROM A-Z

Our team delivers the critical maintenance services your property needs to achieve your goals. We help you better understand your property so that performance is optimized, tenants are delighted, risks are mitigated, and efficiencies enhanced.

**Office Properties:** Class A, B, and C. From high and low-rise office properties to suburban office parks.

**Retail Properties:** Neighborhood, power and strip centers. Infill, multitenant, big box and restaurants.

**Industrial/Flex Properties:** Warehouse, distribution, manufacturing, logistics, and cold storage projects.

**Self Storage Properties:** Large or small, climate-controlled units, and outside storage options.

**Medical Properties:** Medical offices, retail medical facilities, and urgent care facilities.

## DELIVERING SUBSTANTIAL BENEFITS

**ASSET MAXIMIZATION:** Build value in your property by reducing operating costs and keeping it attractive, clean, comfortable, and energy efficient.

**CUSTOMIZED PLANS:** Maximize your property's unique appeal and optimized systems functionality with clearly communicated performance targets.

**EXPERT, LOCAL SERVICE:** A strategic maintenance partnership with our team affords your property direct access to a dedicated team of local professionals.

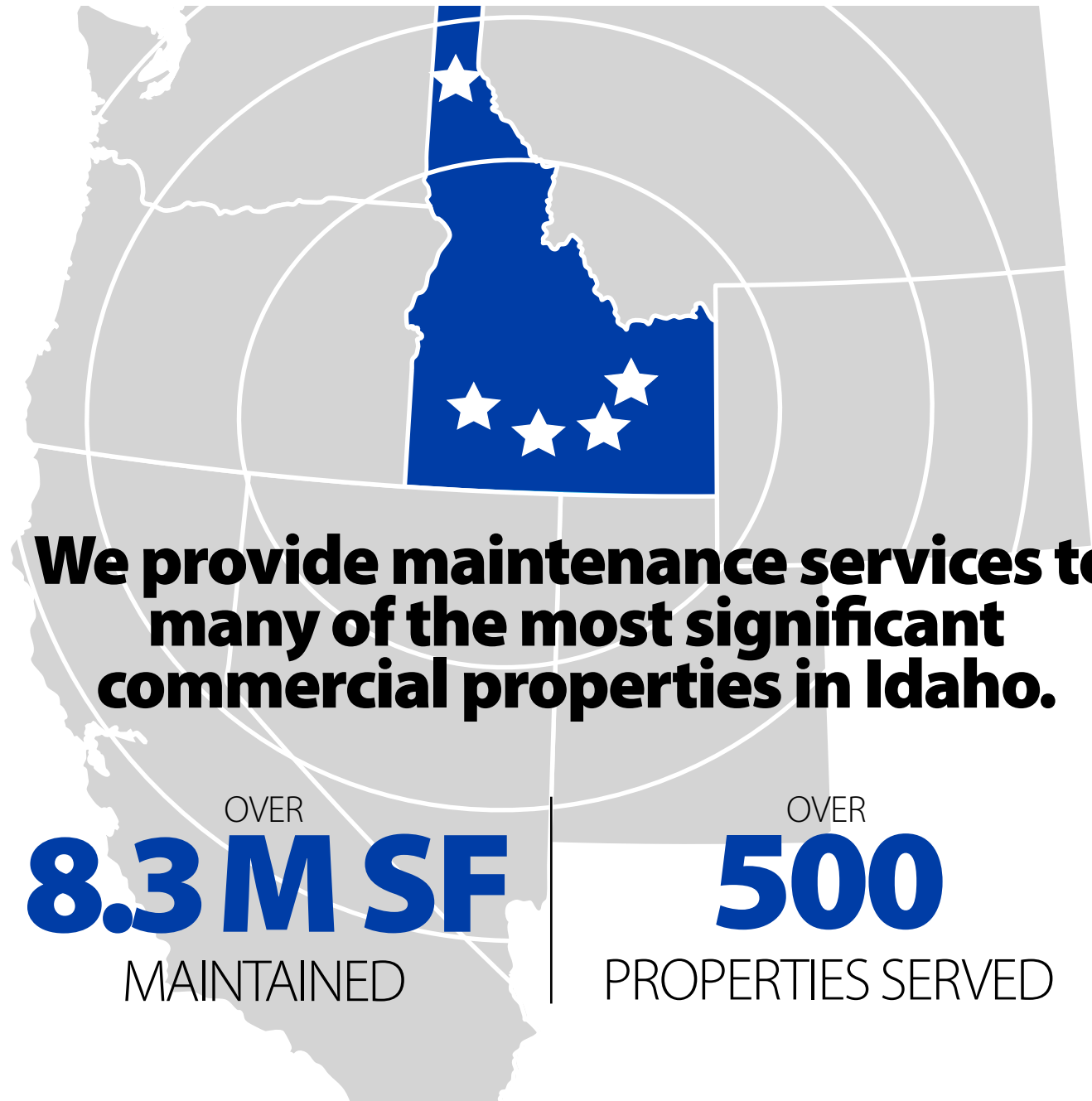


PROPERTY SERVICES

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## OUR PROPERTY SERVICES **WORK**

We maintain the top **Office, Industrial/Flex, Retail, and Self Storage** properties across Idaho.





## OFFICE PROPERTIES



UNIVERSITY  
PLAZA

5 story, Class A office building  
Total Size: 90,028 SF



401 FRONT ST.

6 story, Class A office building  
Total Size: 80,478 SF



C.W. MOORE  
PLAZA

8 story, Class A office building  
Total Size: 106,000 SF



CAPITOL  
GATEWAY PLAZA

Two 3 story, Class A office buildings  
Total Size: 62,611 SF

## INDUSTRIAL PROPERTIES



BOISE  
GATEWAY  
IND. PARK

Warehouse | Distribution Center  
Total Size: 168,000 SF



12000  
EXECUTIVE

Warehouse | Distribution Center  
Total Size: 114,800 SF

## RETAIL PROPERTIES



FAMILY  
CENTER AT  
FEDERAL WAY

Multi-Tenant Anchored Center  
Total Size: 428,292 SF



COLE VILLAGE  
SHOPPING  
CENTER

Multi-Tenant Anchored Center  
Total Size: 117,087 SF

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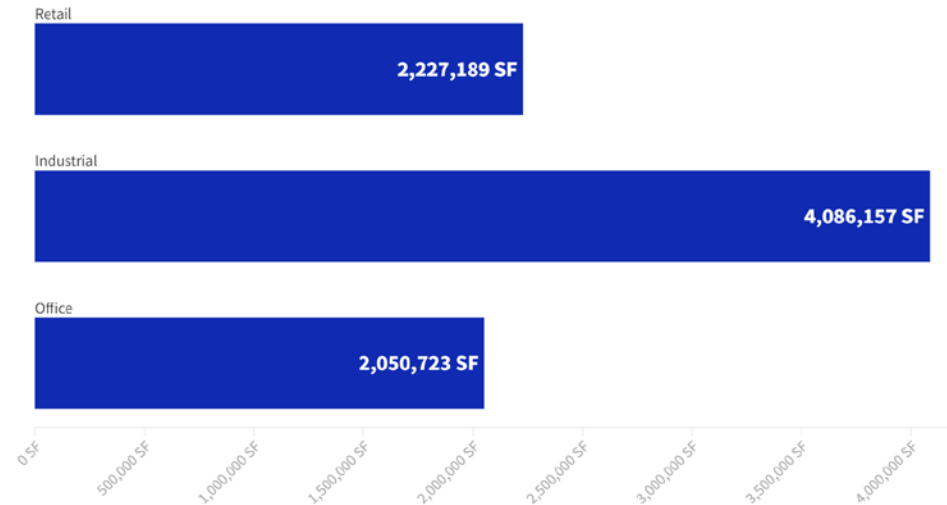
# OUR TEAM MAINTAINS MARKET STANDOUTS



PROPERTY SERVICES

## Portfolio

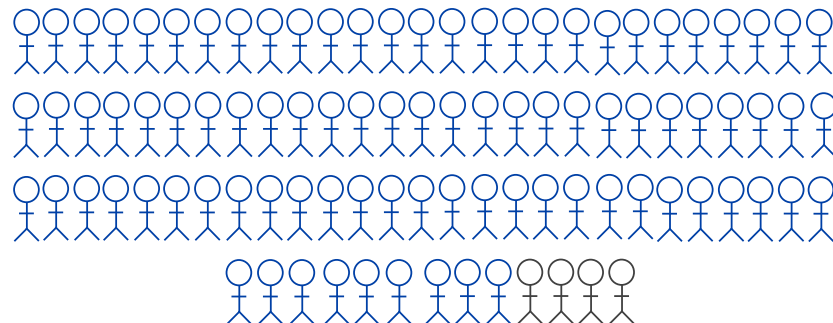
Idaho Markets Combined



## Client Satisfaction

96%

OF CLIENTS SURVEYED  
**WOULD RECOMMEND US**  
TO THEIR COLLEAGUES



(BASED ON CLIENT SURVEYS)

[tokcommercial.com](http://tokcommercial.com)



PROPERTY SERVICES

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# LEADERSHIP & TEAM



**SCOTT MARTIN**

OPERATIONS MANAGER  
Phone: 208.869.5161  
scottm@tokcommercial.com



**BRETT MORGAN**

OPERATIONS MANAGER  
Phone: 530.575.1520  
brettm@tokcommercial.com



**DAN WALSH**

MAINTENANCE MANAGER  
Phone: 208.860.0431  
danw@tokcommercial.com



**TOM MCCUNE**

MAINTENANCE MANAGER  
Phone: 208.272.0784  
tom@tokcommercial.com





# CORPORATE REFERENCES

## Developers.

**DAVID TURNBULL** BRIGHTON CORPORATION Owner|developer of commercial properties.

**TIM HARRIS** BOISE CAPITAL PARTNERS Owner|developer of retail properties.

**MARK SMITH** J.L. SMITH COMPANY Boise area developer.

## Businesses.

**PETE MCDONALD** HUB INSURANCE Insurance Consultant.

**VIC CONRAD** SIMPLOT Owner of various properties.

**CHRIS TAYLOR** FISHER'S DOCUMENT SYSTEMS President & CEO.

## Private Investors.

**GEORGE VIDALAKIS** Owner of retail centers.

**JEFFRY STODDARD** BUIE STODDARD GROUP Owner of retail properties.

**EVERETT DAVIS** DAVIS INVESTMENTS Owner of office and retail properties.

## Public Investors.

**JEFF BANKA** BOISE STATE UNIVERSITY Real Estate Program Coordinator.

**CRAIG WAGSTAFF** US DEPARTMENT OF VETERANS AFFAIRS Real Estate Mgr - Contract Specialist

**GREG TYLEE** CITY OFFICE REIT Owner of properties nationwide.



## PROPERTY ASSESSMENT

### PROPERTY MAINTENANCE



Inspection Date / Activity		Follow-up Date / Recommendations	
<input type="checkbox"/>	Lighting/Electrical	<input type="checkbox"/>	
<input type="checkbox"/>	Fire & Life Safety	<input type="checkbox"/>	
<input type="checkbox"/>	Access Control	<input type="checkbox"/>	
<input type="checkbox"/>	Patch/Paint	<input type="checkbox"/>	
<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	
<input type="checkbox"/>	HVAC	<input type="checkbox"/>	

### DAYPORTER



Inspection Date / Activity		Follow-up Date / Recommendations	
<input type="checkbox"/>	Hauling/Trash Removal	<input type="checkbox"/>	
<input type="checkbox"/>	Window Cleaning	<input type="checkbox"/>	
<input type="checkbox"/>	Power Washing	<input type="checkbox"/>	
<input type="checkbox"/>	Cobwebbing	<input type="checkbox"/>	
<input type="checkbox"/>	Blowing	<input type="checkbox"/>	

### SITE MAINTENANCE



Inspection Date / Activity		Follow-up Date / Recommendations	
<input type="checkbox"/>	Asphalt Maintenance	<input type="checkbox"/>	
<input type="checkbox"/>	Building Façade	<input type="checkbox"/>	
<input type="checkbox"/>	Sprinklers	<input type="checkbox"/>	
<input type="checkbox"/>	Signage	<input type="checkbox"/>	
<input type="checkbox"/>	Curbing	<input type="checkbox"/>	

### ROOFING SYSTEMS



Inspection Date / Activity		Follow-up Date / Recommendations	
<input type="checkbox"/>	Debris Removal	<input type="checkbox"/>	
<input type="checkbox"/>	Penetration	<input type="checkbox"/>	
<input type="checkbox"/>	Drainage	<input type="checkbox"/>	
<input type="checkbox"/>	Flashing	<input type="checkbox"/>	
<input type="checkbox"/>	Edging	<input type="checkbox"/>	