

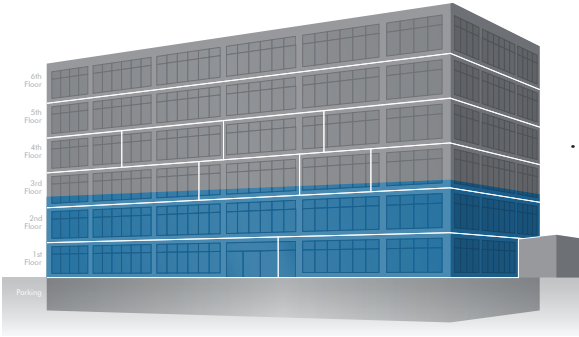
# STREAM DELIVERS RESULTS FOR INVESCO



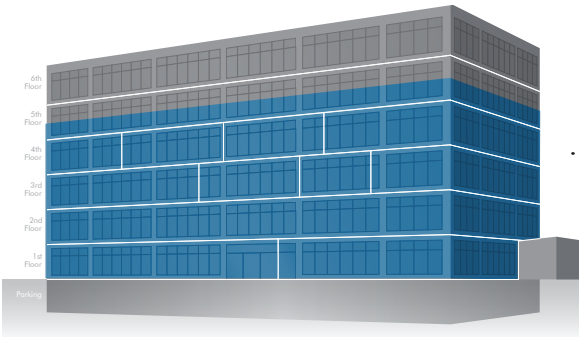
STREAM TAKES AN UNDERPERFORMING **132,161 SF** ASSET WITH PRIME SIGNAGE OPPORTUNITIES IN WEST COUNTY AND COMPLETES **47,212 SF** OF NEW LEASING IN **90 DAYS**, INCREASING OCCUPANCY TO **84%**.



# THE SITUATION



**2015**  
42% LEASED



**2018**  
84% LEASED\*  
*\*through January 2018*

DURING 2Q 2015,  
THE **WEST COUNTY**  
SUBMARKET EXPERIENCED  
**-103K SF**  
OF ABSORPTION AND WAS  
**22% VACANT**

TWO OF THE LARGEST TENANTS,  
REGIONAL CENTER OF ORANGE  
COUNTY AND ORANGE COUNTY ONE  
STOP (RESCARE), VACATE.

STREAM RECOMMENDS LOW-COST,  
HIGH-IMPACT RENOVATIONS, AND  
REPOSITIONS/REBRANDS THE PROPERTY.

**STREAM**

# IMAGE OVERHAUL

BEFORE

AFTER



- Implemented low-cost, high-impact renovations in the lobby including painting, flooring, feature walls, furniture, lighting and artwork.
- The elevator cabs were modernized and brightened.
- The exterior repainting increased freeway visibility.
- Replaced the monument sign located at the entrance of the project.
- High-end renovations immediately gave Merge an appearance that was reflective of its competitive set.

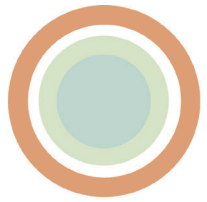


  
**STREAM**

# REPOSITIONING CAMPAIGN

BEFORE

AFTER



AVALON  
CENTER



- The building was repositioned and rebranded as Merge, inspired by the property's location at the convergence of the 22 and 405 freeways, where two of the nation's largest metropolitan areas (Los Angeles and Orange County) meet.
- The positioning "Where LA & OC Meet" has been established to attract tenants whose staff are located in both counties, making Merge an ideal location.



MERGE

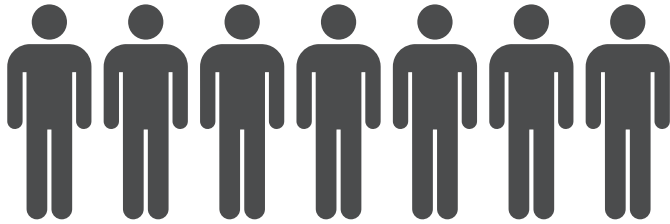


STREAM

# THE RESULT

**47,212SF** NEW  
LEASES

**7 NEW TENANTS**



**3 SPEC SUITES**

**22,284SF**  
RENEWALS



**TWO**  
RENEWALS

**1**  **EXPANSION**

  
STREAM

# STREAM REALTY PARTNERS

WANT OUTSTANDING RESULTS FOR YOUR ASSET?  
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