

Real Facilities Wins Industrial Lease of the Year Award

One night after the Oscar's, Real Facilities Inc. was presented with the "Industrial Lease of the Year" by its peers at the NAIOP (National Association of Office and Industrial Properties) awards dinner. The **NAIOP Real Estate Excellence Awards** are the most prestigious real estate awards within the office and industrial real estate industry.

In addition to the impact that this industrial lease had on the market and the overall benefits that accrued to both the tenant and landlord, NAIOP recognized the revitalization, reutilization, and creativity that Real Facilities brought to the project with its creative lease structure.

The award recognized Real Facilities' creative approach to solving the highly complex needs of its client, Giftcraft Ltd., by negotiating a win-win solution with their new landlord GWL Realty Advisors. Real Facilities' solution incorporated the redesign of a functionally challenged and tired pre-cast building into a modern state of the art facility with a showroom, head office, and distribution centre for Giftcraft at 8550 Airport Road in Brampton, Ontario. The project required significant HVAC and mechanical upgrades, and the conversion of a saw toothed internal loading dock into an architecturally praised 60,000 sq. ft. showroom and first class office space. The facility boasts a fully automated distribution centre and a new corporate head office complex.

Real Facilities acted as Giftcraft's exclusive real estate advisor, crafted and negotiated the lease, and acted as designer and project manager. Real Facilities' used its **FLOW™** process to **Find, Lease, Outfit** and make the chosen building **Work ready** for Giftcraft's business and operational needs.

The photographs below illustrate both before and after snapshots of the project.

OLD EXTERIOR ↓



NEW EXTERIOR ↑

OLD INTERIOR ↓



NEW INTERIOR ↑

We encourage you to call us for further information on this transaction or any other real estate inquiry you may have.

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