

Available for Sale or Lease

133 Ivy Lane King of Prussia, PA 19406



SALE: \$995,000.00

LEASE: 875 Sq. Ft. office suite

\$18.00 Per Sq. Ft. - \$1,312.00 Per Month + Electric

3,138 Sq. Ft. Free standing commercial building built in 1990

Easy access to SEPTA and major highway arteries

(Rte. 202, Rte. 422, The PA Turnpike, Schuylkill Expressway)

Walk to Stores, Shops and Restaurants

Lot Size: 12,000 Square Feet (.37 Acres)

Zoned CO - Commercial Office

J.M. BASILE & ASSOCIATES, INC.
COMMERCIAL & INDUSTRIAL REALTORS

133 Ivy Lane, King of Prussia, PA 19406 Tel. 610-768-4000 Fax 610-768-4006
Suzanne L. Basile, CCIM sbasile@jmbasile.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Information is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

J.M. BASILE & ASSOCIATES, INC.

COMMERCIAL & INDUSTRIAL REALTORS

Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in purchasing the Property.

This Brochure was prepared by J.M Basile & Associates, Inc. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective investors may desire. It should be noted that all financial projections if provided are for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Owner. Neither J.M Basile & Associates, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Brochure or any of its contents.

Owner and J.M Basile & Associates, Inc. expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to invest in the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to invest in the Property unless and until written agreement(s) for the investment has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By receipt of this Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of Owner or J.M. Basile & Associates, Inc. nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or J.M Basile & Associates, Inc.

If, after reviewing this Brochure, you have no further interest in investing in the Property at this time, kindly return this Brochure to J.M Basile & Associates, Inc. at your earliest convenience. Photocopying or other duplication is not authorized.

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This Brochure shall not be deemed an indication that there has been no change in the business or affairs of the Property or owner since the date of preparation of this Brochure.

Income And Expenses:

| | 2015 |
|---------------|--------------------|
| Maintenance | \$ 750.00 |
| Snow Removal | \$ 500.00 |
| Landscaping | \$ 910.00 |
| Insurance | \$ 802.00 |
| Water & Sewer | \$ 1,220.13 |
| Taxes | \$ 6,489.55 |
| Trash | \$ 1,917.99 |
| Total | \$12,589.67 |

| Tenant Name | Sq. Feet | Rental Rate | Annual Rent | Lease Exp. |
|---------------------------------|-----------------|--------------------|--------------------|-------------------|
| Safe Haven Security Services | 1,050 | \$16.57 | \$17,400.00 | 11/30/2018 |
| Rooster Realty | 1,200 | \$14.00 | \$16,800.00 | 1/31/2020 |
| J.M. Basile & Associates, Inc.* | 875 | \$16.35 | \$14,304.00 | M to M |

| | |
|---------------------|--------------------|
| Total Income | \$48,504.00 |
|---------------------|--------------------|

*Space currently occupied by building owner. Tenancy may continue after purchase or space may be made available for new owner occupancy.

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Property Information:

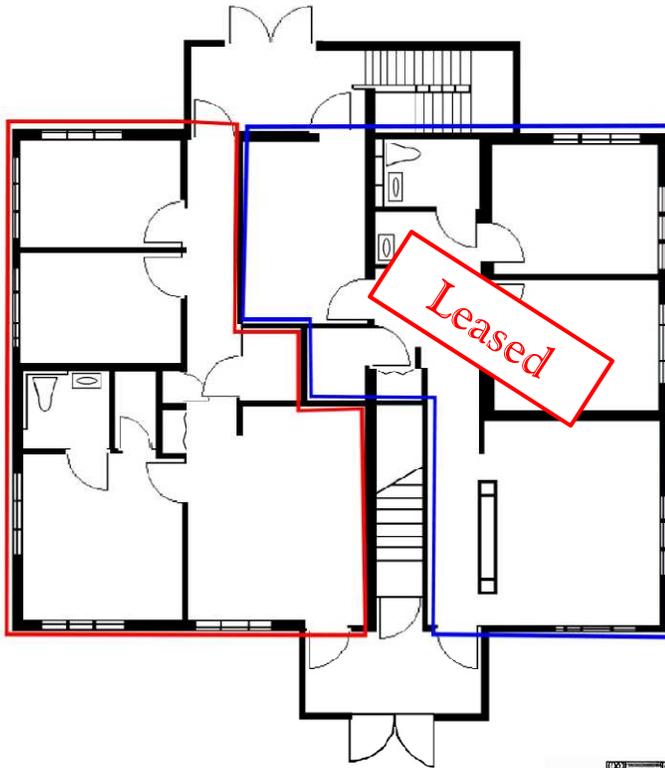
| | |
|------------------|--------------------------|
| Parcel Number | 580011200001 |
| Deed Book/Page | 5235 02405 |
| Block/Unit | 011 078 |
| Census Tract | 205805 |
| Total Taxes | \$6,236 (2015) |
| Land Use | 4100 Retail, Office Apts |
| Zone Code | CO (commercial office) |
| Lot Size | 12,000 Square Feet |
| Lot Shape | Irregular |
| Utilities | Public |
| Air Conditioning | Heat pumps in each unit |
| Building SF | 3,130 |
| Year Built | 1990 |

Parking lot repaved 2013
 Entrances upgraded 2013
 New Monument Sign 2008

Floor Plans

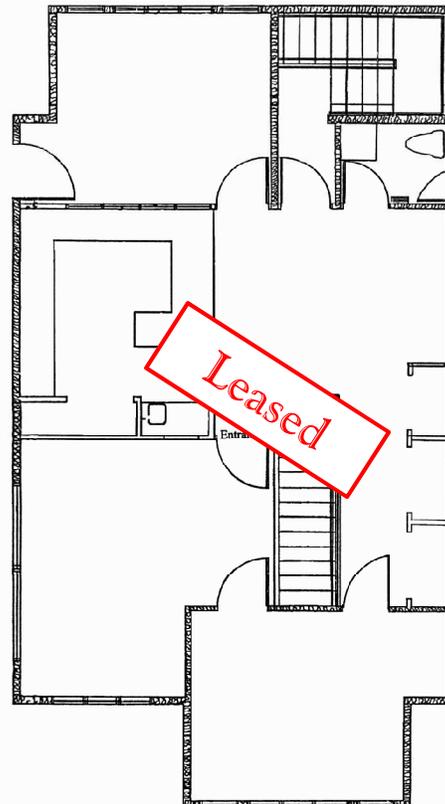
First
Floor

875 sf



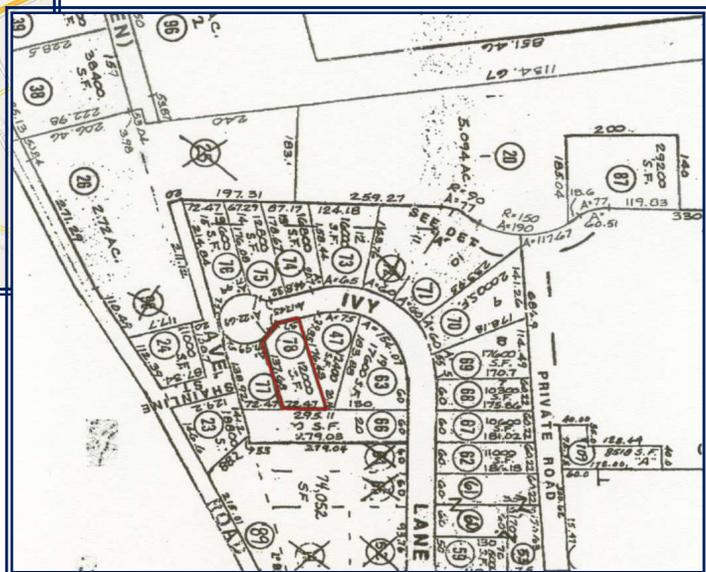
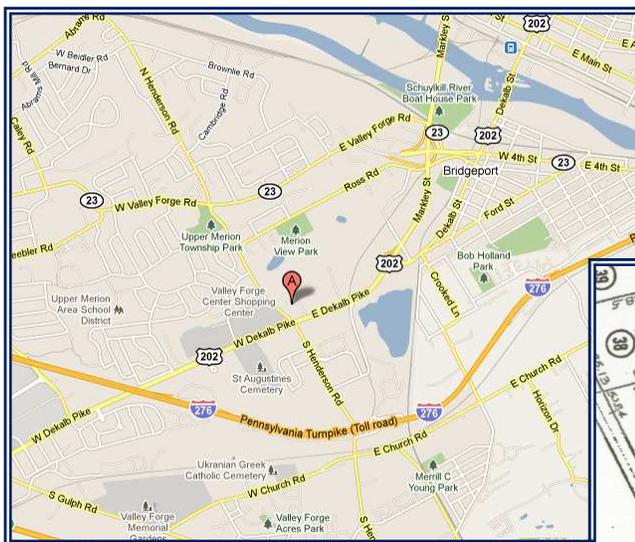
1,050 sf

Second
Floor
1,200 sf



Not to scale

Location Map, Tax Map and Aerial View



Zoning:

§ 165-97. Use regulations.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

A. Any of the following uses the normal attributes of which do not involve the warehousing, exchange or transfer of merchandise on the premises, except as specifically provided for accessory uses:

(1) On lots of the minimum area specified in § 165-99A(1) herein:

- (a) Offices for the following uses: administrative, professional, service, sales and commercial.
- (b) Studio for instruction of music and other arts.
- (c) Municipal uses.
- (d) Medical office.

(2) On lots of the minimum area specified in § 165-99A(2) herein:

- (a) A use permitted in Subsection A(1) above.
- (b) Banking or savings and loan institutions.
- (c) Passenger station for public transportation, by special exception.
- (d) Newsstand, snack bar or similar establishment as an accessory use for the sale of tobacco products, periodicals, confections and other foods, provided that such activity shall not include tables and chairs or other seating facilities for the general public and shall be within the interior of, but not in excess of 5% of the ground floor area of a permitted building.

(3) On lots of the minimum area specified in § 165-99A(3) herein:

- (a) A use permitted in Subsection A(2) above.
- (b) Eat-in restaurant or other like establishments serving food and beverages.
- (c) Medical and dental clinic for treatment of humans.
- (d) Medical office building.
- (e) Public and private educational institution, library and museum.
- (f) Helistop when authorized as a special exception in accordance with the provisions of § 165-219 herein.

Zoning (continued):

(g) Any of the uses listed in Subsection A(3)(f)[1] and [2] below are permitted; however, the gross leasable floor area for all such uses listed in Subsection A(3)[1] and [2] below shall not exceed 10% of the gross floor area of the building, not including basements.

[1] Retail establishment for the sale of stationery, gifts, confectionery, clothing and drugs; sale and repair of jewelry, clocks, optical goods or musical instruments.

[2] Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking and pickup for dry cleaning and laundry.

(4) On lots of the area specified in § 165-99A(4) herein:

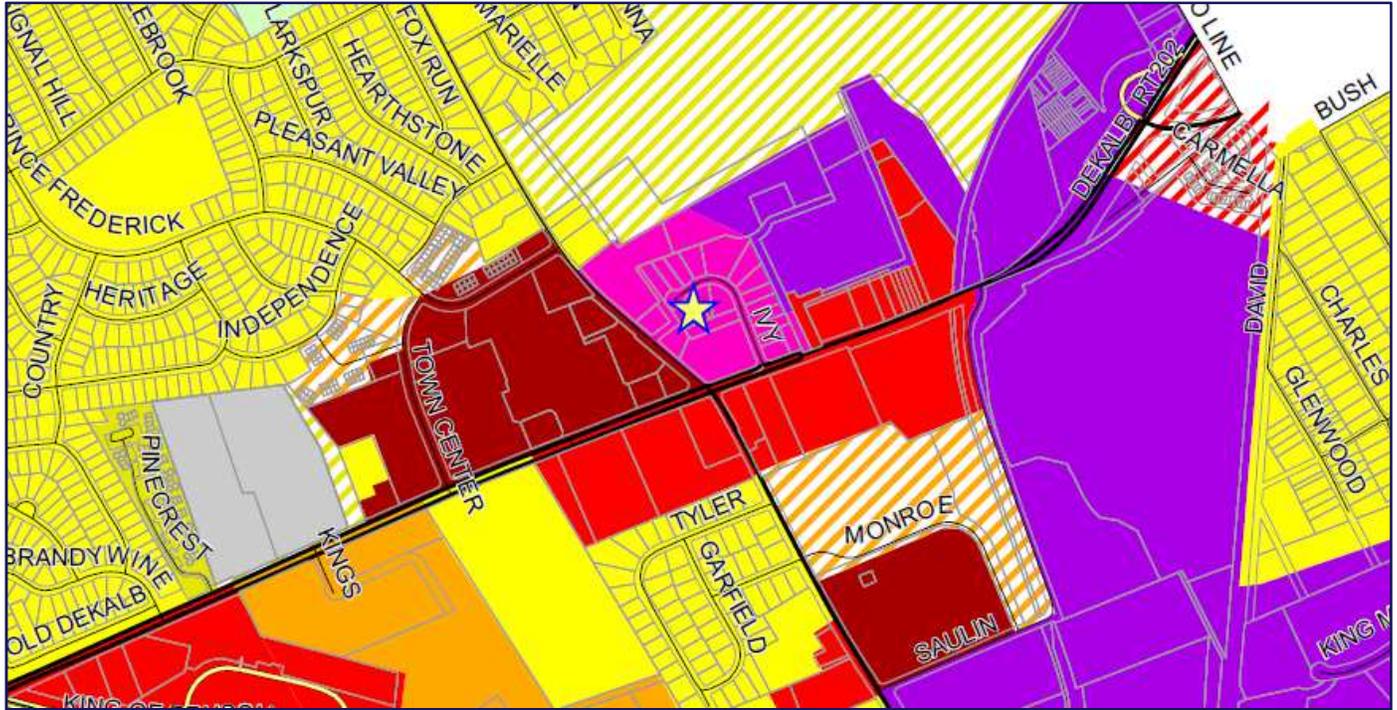
(a) Municipal uses.

(b) No more than two separate retail establishments for the sale of dry goods, variety merchandise, clothing, drugs, furnishings or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments or scientific or professional instruments; and florist shops; provided, however, that one of the retail establishments shall be considered dominant and shall occupy at least 65% of the gross floor area of any building erected.

B. Signs, in accordance with Article XXVII herein.

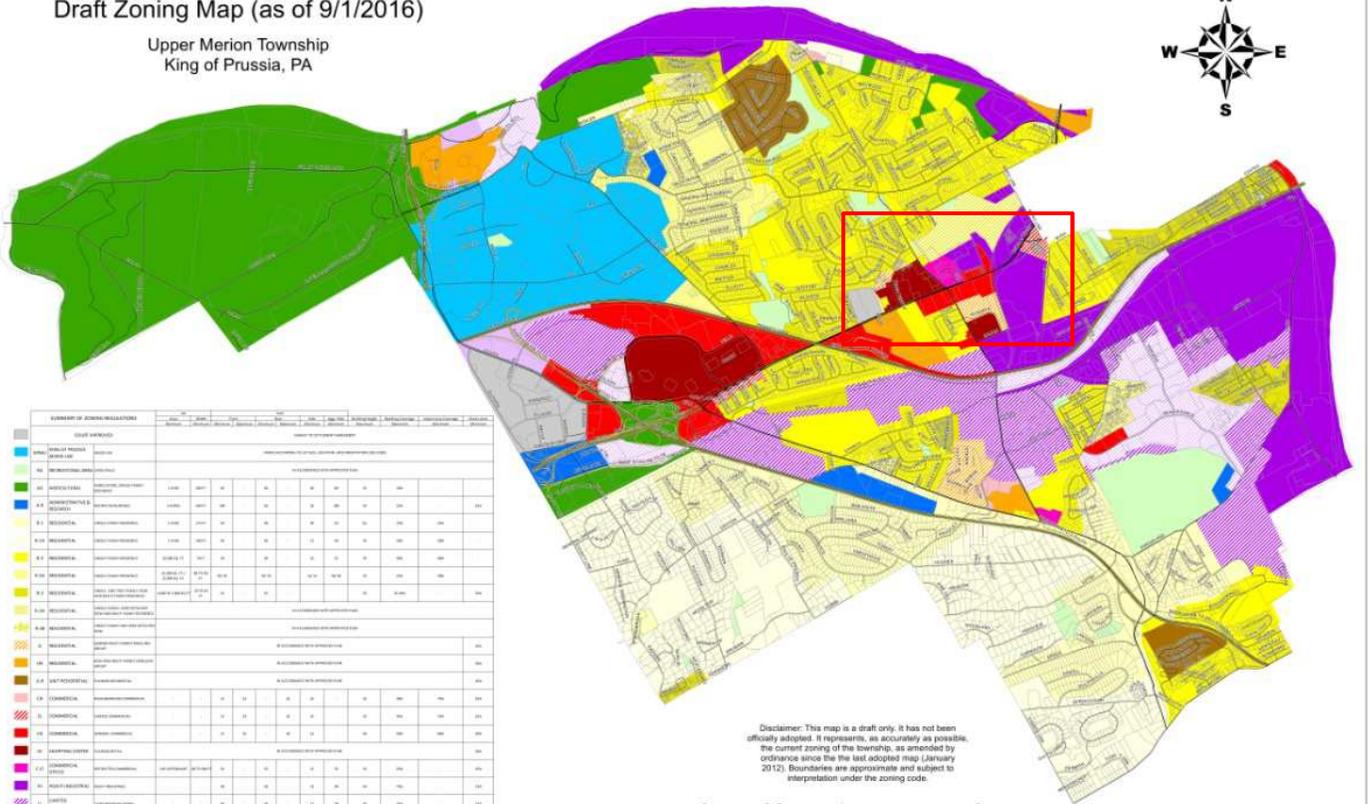
C. A use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a special exception, and subject to the applicable minimum lot areas, yard regulations and other provisions herein pertaining to uses hereinbefore specifically permitted.

Zoning Map



Draft Zoning Map (as of 9/1/2016)

Upper Merion Township
 King of Prussia, PA



| NUMBER OF ZONING REGULATIONS | | NUMBER OF ZONING REGULATIONS | | NUMBER OF ZONING REGULATIONS | | NUMBER OF ZONING REGULATIONS | | NUMBER OF ZONING REGULATIONS | |
|------------------------------|---------------------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|
| Code | Description | Number of Regulations | Number of Regulations |
| 1.0 | RESIDENTIAL SINGLE-FAMILY | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 2.0 | RESIDENTIAL TWO-FAMILY | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| 3.0 | RESIDENTIAL THREE-FAMILY | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| 4.0 | RESIDENTIAL FOUR-FAMILY | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 5.0 | RESIDENTIAL FIVE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 6.0 | RESIDENTIAL SIX-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 7.0 | RESIDENTIAL SEVEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 8.0 | RESIDENTIAL EIGHT-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 9.0 | RESIDENTIAL NINE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 10.0 | RESIDENTIAL TEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 11.0 | RESIDENTIAL ELEVEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 12.0 | RESIDENTIAL TWELVE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 13.0 | RESIDENTIAL THIRTEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 14.0 | RESIDENTIAL FOURTEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 15.0 | RESIDENTIAL FIFTEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 16.0 | RESIDENTIAL SIXTEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 17.0 | RESIDENTIAL SEVENTEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 18.0 | RESIDENTIAL EIGHTEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 19.0 | RESIDENTIAL NINETEEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 20.0 | RESIDENTIAL TWENTY-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 21.0 | RESIDENTIAL TWENTY-ONE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 22.0 | RESIDENTIAL TWENTY-TWO-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 23.0 | RESIDENTIAL TWENTY-THREE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 24.0 | RESIDENTIAL TWENTY-FOUR-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 25.0 | RESIDENTIAL TWENTY-FIVE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 26.0 | RESIDENTIAL TWENTY-SIX-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 27.0 | RESIDENTIAL TWENTY-SEVEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 28.0 | RESIDENTIAL TWENTY-EIGHT-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 29.0 | RESIDENTIAL TWENTY-NINE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 30.0 | RESIDENTIAL THIRTY-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 31.0 | RESIDENTIAL THIRTY-ONE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 32.0 | RESIDENTIAL THIRTY-TWO-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 33.0 | RESIDENTIAL THIRTY-THREE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 34.0 | RESIDENTIAL THIRTY-FOUR-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 35.0 | RESIDENTIAL THIRTY-FIVE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 36.0 | RESIDENTIAL THIRTY-SIX-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 37.0 | RESIDENTIAL THIRTY-SEVEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 38.0 | RESIDENTIAL THIRTY-EIGHT-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 39.0 | RESIDENTIAL THIRTY-NINE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 40.0 | RESIDENTIAL FORTY-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 41.0 | RESIDENTIAL FORTY-ONE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 42.0 | RESIDENTIAL FORTY-TWO-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 43.0 | RESIDENTIAL FORTY-THREE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 44.0 | RESIDENTIAL FORTY-FOUR-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 45.0 | RESIDENTIAL FORTY-FIVE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 46.0 | RESIDENTIAL FORTY-SIX-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 47.0 | RESIDENTIAL FORTY-SEVEN-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 48.0 | RESIDENTIAL FORTY-EIGHT-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 49.0 | RESIDENTIAL FORTY-NINE-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 50.0 | RESIDENTIAL FIFTY-FAMILY | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

0 0.5 1 2 Miles

Disclaimer: This map is a draft only. It has not been officially adopted. It represents, as accurately as possible, the current zoning of the township, as amended by ordinance since the last adopted map (January 2012). Boundaries are approximate and subject to interpretation under the zoning code.

Municipality Information:

Upper Merion Township

2000 Population: 26,863

2005 Population Est.: 27,780

2000 Median Household Income: \$65,366

2000 Total Housing Units: 12,151

2002 Median Residential Home Price: \$204,000

Area: 16.80 Square Miles

Public School District: Upper Merion Area School District

Area Hospitals: Bryn Mawr Hospital, Montgomery Hospital

Library: Upper Merion Township Library

Chamber Of Commerce: King of Prussia

Upper Merion Township was established in 1713 and incorporated in 1789. For many decades, the township was mostly rural consisting of farms and large estates. The Port Kennedy section, one of the township's earliest industrial villages, developed an extensive lime manufacturing business that thrived until the late 1870s. However, it was the coming of the Pennsylvania Turnpike and the Schuylkill Expressway which aided in the development of the King of Prussia area. With the coming together of major transportation routes, and the availability of land, this area of the county was destined to be a major center for economic activity. Today, Upper Merion Township is one of the Philadelphia region's premier office and retail communities and employs more people than any other municipality in Montgomery County. Other sections of the township include Gulph Mills, Swedeland, and Hughes Park.

PUBLIC SERVICES: The entire township is serviced by public water and sewer facilities. A full-time police force serves the community. Fire protection is provided by volunteer companies. Residential trash disposal is arranged by private contractors.

RECREATION: A full-time director is employed by the township. Facilities include small parks and playgrounds. The Upper Merion Community Center is home to a variety of township-sponsored and community-oriented programs. In addition, a large portion of Valley Forge National Park is located in the township. Little League programs are run by private organizations. For more information on what is available, please call 610-265-2600.

PUBLIC TRANSPORTATION: Several SEPTA bus lines and a rail line provide excellent public transportation to areas of the township, as well as Eastern Montgomery County, Philadelphia, and portions of Chester County.

SHOPPING: Community and specialty shopping is available in the township. Also, the township is home to the Court and Plaza at King of Prussia, where a major expansion has added three new anchor stores and over 100 new specialty stores.

A PERSONAL INTRODUCTION TO OUR ORGANIZATION...

Joseph M. Basile, President of J. M. Basile & Associates, Inc. has accumulated well over three decades of real estate experience and community service. He began his professional career as an apartment manager in the early 1960'S, as Managing Agent of the 1,000 unit Cedarbrook Hill Apartment complex in Wyncote, followed as General Manager with the Korman Corporation, managing the Gypsy Lane Condominium complex off Lincoln Drive, and The Plaza, the twenty-eight story, octagon-shaped building on the Parkway at 18th Street in Center City Philadelphia. He began specializing in the sale and leasing of Commercial, Industrial and Office Properties in the 1970'S, having sold or leased in excess of five million square feet of real estate since then. He has served on the Board of Directors of the Home Builders Association of Philadelphia and the Central Montgomery County Association of Realtors. On the community-service level, he has served on the Board of Directors of St. Mary's Home for Children in Ambler, the Montgomery County March of Dimes, He is presently on the Board of Directors of the Montgomery County Redevelopment Authority, is a Director Emeritus of the King of Prussia Chamber of Commerce, and Past Chairman the Salvation Army Advisory Board. Basile enjoys his personal time researching and writing on historical topics including the Civil War. He is Historian for the family Church, Holy Saviour in Norristown, for which he has written numerous articles and the Parish History. He is widely known as a collector of memorabilia of his hometown of Norristown. He is an avid fan of older movies, especially black & white films.

Suzanne L. Basile, Broker and Vice President was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her Grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 3% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also attained the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue is the Vice President and serves on the Board of Directors of the King of Prussia Chamber of Commerce, where she was honored with their "Excellence in Community Service" award in 1998, and is Past President and serves on the Board Directors for the King of Prussia Rotary Club where she became the first woman President of the Club, and served on the Montgomery County Youth Aid Panel.

Fred Rehhausser, Office Manager is the newest member of our firm. His responsibilities include all company financial matters, property management and administrative assistance. Fred brings over ten years experience in residential real estate and office management to JM Basile & Associates and worked as a process engineer in heavy industry before that.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Tri-State Commercial & Industrial Real Estate Association (Charter Members), Central Montgomery County Association of Realtors, King of Prussia Chamber of Commerce, Montgomery County Chamber of Commerce Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center .

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Suzanne L. Basile, CCIM sbasile@jmbasile.com

GUIDING PRINCIPLES

Commitments to Our Clients



- Strive to maintain the highest professional and ethical standards.
- Render quality service consistent with our philosophy of total client satisfaction.
- Encourage and retain business relationships through principles of fairness and honesty.
- Be mindful that a satisfied client represents repeat business and our future.
- Give generously of time, talent, and resources for the good of the community.
- Take pride in the services we provide to Business and Industry.
- Be reliable, responsive and committed to our clientele.
- Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

Certified Commercial Investment Members

(CCIMs) exemplify the real estate industry's highest professional and ethical standards. Recognized for an expertise of commercial - investment real estate, CCIMs are second to none in relation to their knowledge of and service to their respective marketplaces throughout North America.

Real Estate Strategists

Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the

commercial user. For the real estate investor, a CCIM will increase the probability of a

profitable investment portfolio--multi or single property--by evaluating investments against risks and objectives to ensure portfolios are performing properly and maximizing net worth. The real estate investor and the commercial user benefit from a CCIM's market and financial analysis abilities and negotiating acumen.

CCIM Network

The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners--all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

National, regional and local forums allow CCIMs to stay in touch with the pulse of the market across the country or across town, while marketing sessions afford the opportunity to present and market client properties through the CCIM network.

Certified Commercial Investment Members are in more marketplaces in North America--twelve CCIM regions representing 1,000 markets--than all major real estate companies combined. Through this membership network, CCIMs effectively direct local, national, and international cooperative transactions. In fact, CCIMs successfully

complete approximately 60,000 transactions annually, representing over \$27 billion.

"CCIMs -- a special cadre that have been superbly trained, completed a rigorous program and demonstrated competence on a formidable battery of examinations."

-Gaylon Greer, Ph.D.

The New Dow Jones-Irwin Guide to Real Estate Investing

The Making of a CCIM

The CCIM designation is conferred by the Commercial Investment Real Estate Institute, an affiliate of the National Association of REALTORS®. The 240 hours of graduate level curriculum leading to the CCIM designation represent the finest education available in real estate. Equally as rigorous are the post-curriculum transactions documentation and the comprehensive examination. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

CCIMs do not rest on their laurels. Through continuing education programs, Certified Commercial Investment Members are resourceful enough to explore, develop and apply new techniques still on the cutting edge of the industry.

Of the estimated 80,000 commercial real estate practitioners nationwide, only 4,200 hold the CCIM designation, which reflects not only the calibre of the program, but why it is one of the most coveted and respected designations in the industry.

Real Estate Excellence

CCIM methodology. CCIM expertise. The CCIM track record. All are components of the CCIM network of real estate excellence.