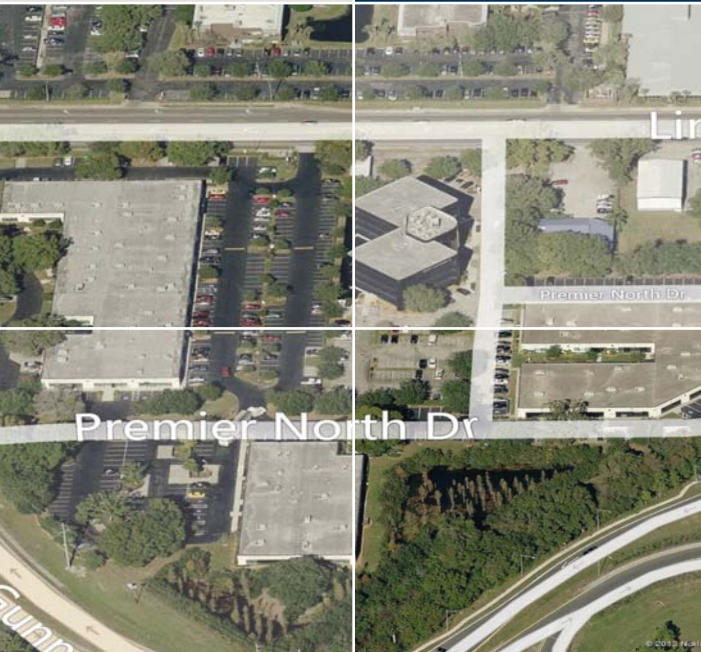


CASE STUDIES



MERIDIAN PREMIER CENTER

Completed Project

101,521 SQUARE FEET
GARDEN OFFICE
TAMPA, FLORIDA

OVERVIEW

Meridian Development Group acquired this 145,000 square foot four building Class A office park in August of 2014 for \$8,200,000. Purchased at 65% occupancy, MDG committed almost \$1,000,000 capital improvements to complete the demolition of a four story building, renovate three office suites so they became move in ready, renovate the common area of one of the buildings and enhance the landscaping and signage of the exterior elements. Shortly after acquisition MDG secured a long term lease with Northwestern Mutual for 8,000 square feet and undertook renovations to accommodate their occupancy. Other tenants include Wellcare and Healthpoint. The project was sold to 3901 Premier North LLC for \$14,750,000 in December 2016.

APPROACH

- Well located project at the intersection of three major roads in the Northwest Submarket.
- Exterior renovation to increase parking from 4 per thousand to 6 per thousand.
- Secured Northwestern Mutual 8,000 sf lease and manage their improvements.



3450 Buschwood Park Drive
Ste 165 | Tampa FL 33618
813-936-7500 | Meridiandg.com