

OFFICE OPENED
2005

SQUARE FEET OF
CONSTRUCTION
7,500,000

KEY LOCAL
RELATIONSHIPS

AMAZON

TARGET

AMERICARE HEALTH & RETIREMENT

GF PROPERTIES GROUP, LLC

MARRIOTT

LIVING SPACES

COMPLETED PROJECTS
\$600M

INDUSTRIAL
SENIOR LIVING
MULTIFAMILY
RETAIL
HEALTHCARE
OFFICE BUILD TO SUIT

SERVICES

DEVELOPMENT
ARCHITECTURE + ENGINEERING
CONSTRUCTION
CAPITAL MARKETS
PROPERTY MANAGEMENT



WE BUILD STORIES

Pacific Vista Commerce Center - Carlsbad, CA



Target - San Diego, CA



Pierside Apartments - Oceanside, CA



Silvergate Rancho Bernardo - San Diego, CA



SERVICE OFFERINGS:

Capital Markets:

Market investment tests, Financial option evaluation, Structure & secure financing, Project loan sourcing, Third-party equity sourcing, Acquisition & sale of assets, Consulting

Development:

Optimum lease structure, Site selection analysis, Land acquisition, City approvals (entitlements), Environmental review & coordination, Economic incentive structuring

Architecture + Engineering:

Full BIM capabilities including: 3D visualization, 4D scheduling, 5D budgeting, 6D downstream use (facility management & COBIE), Sustainability/LEED analysis, Energy modeling

Preconstruction:

Budget comps/estimating, Critical subcontractor selection, Operations/pro forma expectations, Conceptual design with Building Information Modeling (BIM), Sustainability/energy modeling/operating costs, Scheduling, Quality assurance & safety plan

Construction:

Team coordination & communication, Site work/storm water management, Site, shell & build-out, Schedule management, Cost control, Quality control, Close-out & commissioning, 3D project manuals

Real Estate Management:

Property & facility management, Asset management, Lease administration, JEDI lease acceleration program, Preventative maintenance, 24/7 emergency service, ENERGY STAR certification/LEED-EB, Recommissioning



WE BUILD STORIES.

At Ryan, we believe in the value of the buildings we design, develop, manage and construct. Not just for their dollar value, but the value they bring to the people who use them and the communities that surround them. For more than 80 years, this belief has driven us to take a holistic approach to every project, focusing first on the “why” behind a customer’s needs so we can achieve a better outcome in the end.

Three generations of Ryans have led our business, carrying on the principles we were built upon—integrity, honesty, civic pride and a sincere regard for people—while honing our skills and capabilities to stay ahead of today’s fast-paced world. We specialize in development, architecture & engineering, construction, real estate management and capital markets, collaborating at every step of the process to streamline operations and applying our experience to gain important insights into customer needs. And because we plan, design, build, own and sell buildings, we have a profound understanding of the intricate balance between beauty, function and cost.

We operate across the country with offices that represent much of the United States. With localized service, we have well-established connections within the community and relationships with the best trades and suppliers, plus we understand the

particular rules and regulations within each area. But most importantly, because your community is our community, too, we are passionate about finding the right solutions.

We know that a commercial real estate project is a long-lasting endeavor, both for our customers and the communities in which they operate. Being a part of this work is not something we take lightly. It is our responsibility to go beyond simply fulfilling a request. We bring our expertise and passion to create buildings that will add value to the people who encounter them, from customers to building patrons to the community. Project size is not what matters to us. What does matter is finding effective, timely solutions that are as successful today as they are in the future.

As a national leader in commercial real estate, we know that our customers are as unique as their projects. That’s why, day after day, we’re driven to uncover their stories. To be inspired by what inspires them. To bring the right people to the table so we can collaborate on a deeper, more engaging level. Together, we build something far more profound than the physical presence of a building. We build the backdrops to life’s stories.



FOUNDED
1938

PROJECTS DELIVERED IN
NEARLY EVERY STATE

SERVICES
DEVELOPMENT
**ARCHITECTURE +
ENGINEERING**
CONSTRUCTION
CAPITAL MARKETS
**REAL ESTATE
MANAGEMENT**

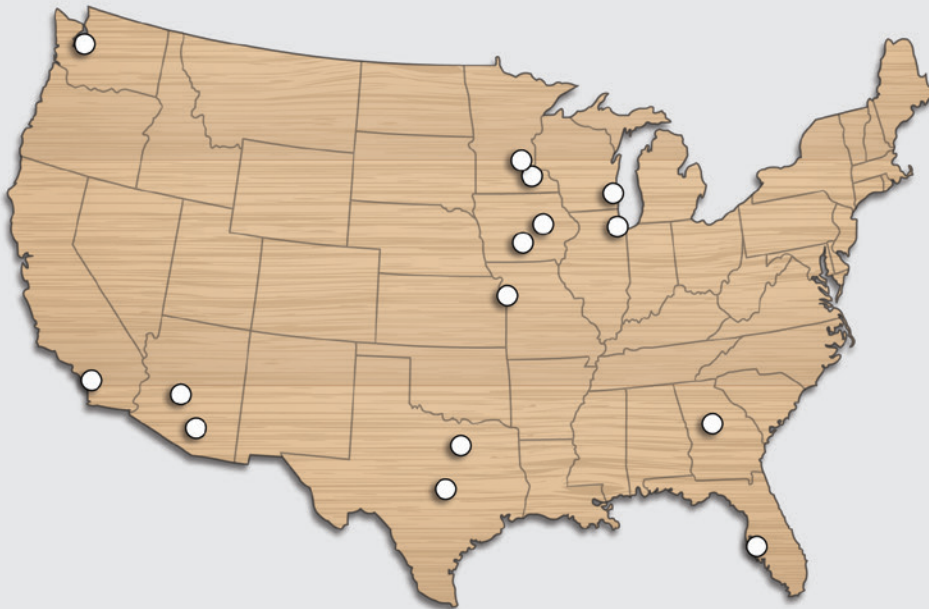
DAYS AWAY FROM
WORK DUE TO INJURY:
**94% BELOW
INDUSTRY AVERAGE**

1,200+
EMPLOYEES

REVENUE
\$2.2 BILLION

HEALTHCARE
INDUSTRIAL
RETAIL
SENIOR LIVING
NATIONAL BUILD-TO-SUIT

BUILDING PORTFOLIO
UNDER MANAGEMENT
14M+ SF



ATLANTA
AUSTIN
CEDAR RAPIDS
CHICAGO
DALLAS/FORT WORTH
DES MOINES
KANSAS CITY
MILWAUKEE
MINNEAPOLIS
PHOENIX
ROCHESTER
SAN DIEGO
SEATTLE
TAMPA
TUCSON