



**BUILD YOUR STORY AT RYAN**

**RYAN**





Ryan Companies' interns work hands-on with an individual mentor to gain valuable, real-life experience in the industries of design, engineering, construction and real estate management. Upon completion of the internship, the majority of our interns are hired in a full-time position. Our paid internship program is designed to develop future Ryan leaders by exposing each intern to a variety of projects and industries, while giving back to the educational community through shared industry expertise and experience.

## A TRUE TEAM MEMBER

We challenge our interns with real experience and responsibilities that directly impact project success, not just filing paperwork and making phone calls. Our internships build the next generation of Ryan employees with a hands-on approach to project management, problem solving, organization, communication and time management. Ryan gives you the tools and knowledge to succeed in your career.

*"I don't feel like 'just an intern' but a full time employee who works with some of the best in the company every day. I'm not sure interns elsewhere could say the same."*

- Jonathan P., Architectural Intern



*“As an intern, **I was completely responsible for a \$430,000 remodel/addition project.** Ordering parts, owner communication, change orders, ITCs, RFIs, cost events, ACR management, subcontractor coordination, problem resolution, progress meetings, etc. – everything a project manager needs to know. While I did make mistakes, my mentor guided me through them. The experience I gained was invaluable.”*

*– Jacob L., Field Engineer Intern*





# TIME TO LEARN

An internship with Ryan allows enough time for exposure to a wide range of projects and departments, sometimes even seeing a project from beginning to end. Through Ryan’s holistic approach to real estate, you will work with mentors from development, construction, design and/or property management, giving you the insight you need to make an informed decision on the direction of your career.

*“Ryan’s intern program allowed me to dive into a project and become part of the team. I also loved the opportunity to get real-time project management experience, like working with the superintendents and owner or coordinating the subcontractors.”*  
- Cody W., Project Engineer Intern







Ryan offers end-to-end commercial real estate services that allow us to see buildings from all angles.

## PROJECT VARIETY

Our portfolio spans a wide variety of project types, including retail, healthcare, industrial, multifamily, senior living and office. During your internship, you will gain insight into many different facets of commercial real estate projects—project goals, facility considerations, construction challenges, to name a few—that will benefit you throughout your career.

*“Ryan Companies internship program is broad and all encompassing. I didn’t know what specific area of commercial real estate I wanted to go into and Ryan offers a program where I am able to gain a better perspective of what each area looks like.”*  
- Gunner H., Property Management Intern



### DEVELOPMENT

Optimum Lease Structure • Site Selection Analysis • Land Acquisition • City Approvals (Entitlements)  
Environmental Review & Coordination • Economic Incentive Structuring



### ARCHITECTURE & ENGINEERING

Full BIM Capabilities: 3D Visualization • 4D Scheduling • 5D Budgeting  
6D Downstream Use (Facilities Management & COBIE) • Sustainability/LEED Analysis • Energy Modeling



### CONSTRUCTION

Team Coordination & Communication • Site Work/Stormwater Management • Site, Shell & Build-Out  
Schedule Management • Cost & 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



### CAPITAL MARKETS

Market Investment Tests • Financial Option Evaluation • Structure & Secure Financing  
Project Loan Sourcing • Third-Party Equity Sourcing • Acquisition & Sale Of Assets • Consultation







*Ryan's work encompasses all facets of commercial real estate.*




## THE RYAN SPIRIT

Ryan is committed to maintaining a culture of honesty, integrity and inclusion. As we develop our team, serve our clients and support the community, we seek out and value unique backgrounds, perspectives and experiences where everyone feels they are contributing to our success. Our collective abilities make us competent; our culture and values make us great. The Ryan spirit shines through the relationships we build with respect, stewardship, excellence and fun.

*"I was drawn in by the people and culture at Ryan. Even after several months here I still can't get over how great the people are that I get to work with every day. It really is an amazing company, and I'm so glad I have the opportunity to be a part of it."*  
- Megan W., Civil Engineer Intern





*"I spent time on a project site, got involved in many projects, and was **given more responsibilities the more I learned.** Having these experiences as an intern made the Ryan program fantastic."*

*– Megan M., Project Engineer Intern*



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RYAN IS PROUD TO BE AN EQUAL OPPORTUNITY EMPLOYER.