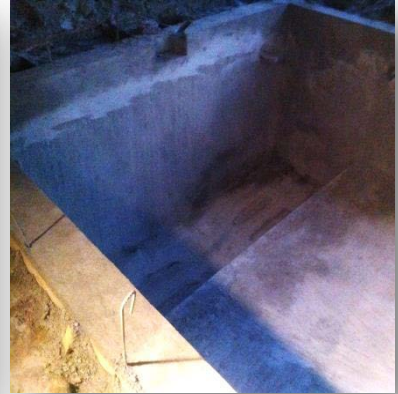


Triton Pool Construction



With the purchase of 12603 Southwest Freeway, ownership understood the need to be creative with re-tenanting the building with the completion of upgraded common areas. Common area upgrades included all restrooms, common corridors, waterproofing of the building garage and the main building lobby. Nearly 16,000 square feet of the fourth floor was leased to a university that catered to working students. This allowed for increased occupancy of the building without infringing on parking or building services.

Ownership was approached by a local group of medical personnel who specialized in aquatic rehabilitation – requiring the installation of a pool in the first floor of the building. This unique installation required separation of HVAC equipment to ensure that the chemicals used in the pool would not infiltrate the building systems. Additionally, a private entrance to this facility was installed in the building exterior to accommodate the needs of the tenant’s customer base. Additional engineering specifications were utilized to ensure the subgrade of the building could support the pool infrastructure.

Entering the building today, a visitor would not know there was an operating pool in the building unless directed to their suite. This tenant’s occupancy, though doubted at first blush, has contributed to the ongoing success of the building.

