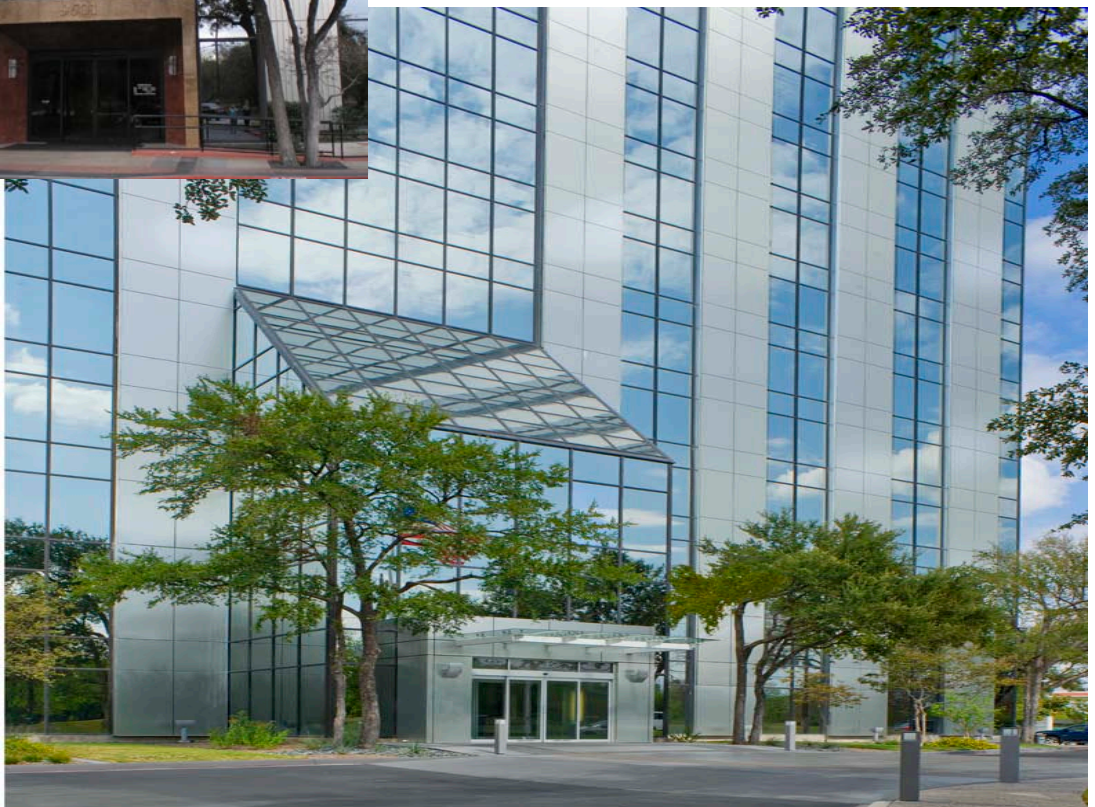


## CHALLENGE

Quickly implement an innovative and forward looking concept focused on to reposition an aging and outdated office tower bringing the asset up from its prior Class-B status to a top tier Class-A competitor.

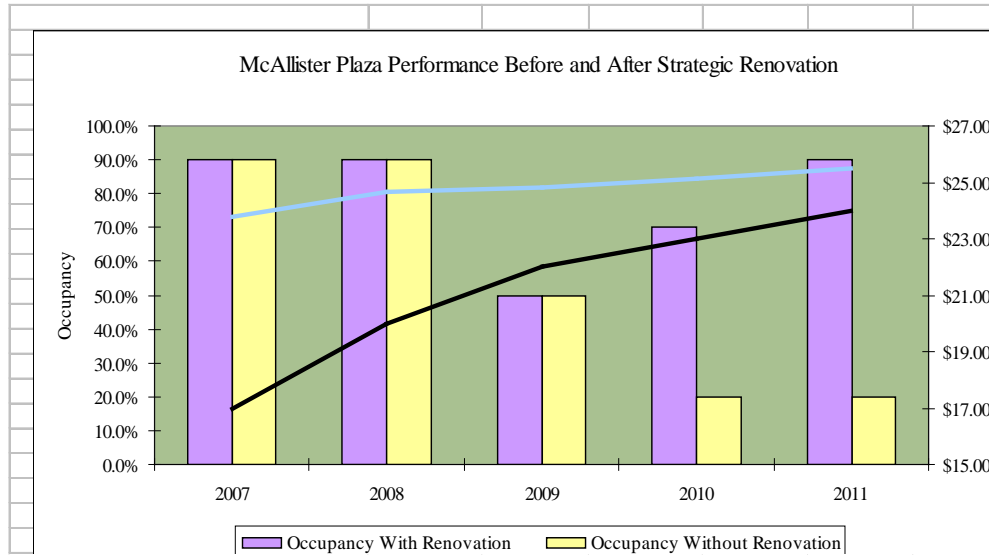
## PROPERTY SITUATION

McAllister Plaza is a 12-story, 190,000 square foot building, conveniently located in the hub of loop 410 with direct access from the 410/281 interchange with close proximity to the San Antonio Airport. The 28 year-old building, purchased by Maier Siebel Baber in November 2007, was a unique undervalued property in a prime location, in need of extensive interior and exterior renovations. At purchase, the building's two major tenants had near term lease expirations allowing Maier Siebel Baber the flexibility to re-market the "new" building during the repositioning effort.



## ACTION PLAN

Execute a strategic repositioning, bringing the property from its prior Class-B status to a top tier Class-A competitor. The repositioning effort required extensive interior and exterior renovations, a new leasing strategy and a re-branding of the building in the North Central sub-market.



## MSB Comprehensive Design and Planning



### Strategic Value Creation

Maier Siebel Baber utilized its design and construction management expertise to transform an aging Class B Building into a Class A Property garnering increased lease rates creating an additional \$8 million in potential asset value.

McAllister Tower  
Austin TX