

The Project: The Huntington Building

The Huntington Building, an historic, 1.3 million square foot, 1924-vintage office building in downtown Cleveland, OH.

The Problem

Long considered one of Cleveland's premier business addresses, the building was suffering from unresponsive management, deferred maintenance and antiquated building systems. As a result, tenants were leaving in droves as soon as their leases expired. An inspection and resultant list of citations by the Cleveland Fire Department spurred Ownership to action, and Hines was engaged to reposition the asset.

The Solution

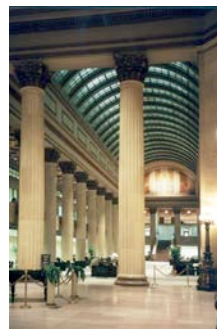
Downside exposure to the client was addressed immediately. Citations were addressed and the building was brought up to current life safety codes. Operational issues were tackled next. Asbestos was abated; a new HVAC system was installed; the antiquated electrical distribution system was upgraded; the roof was repaired or replaced; the façade was repaired and restored; elevators were modernized ; rusty and leaky windows were replaced. Aesthetic upgrades were undertaken as well. Tenants were consulted and their needs were met.

The Result

Tenant flight from the building was abated. 90% of tenants with expiring leases renewed in the building, as compared to 90% *leaving* in the years preceding the renovation. The asset remains Huntington National Bank's Cleveland headquarters, and Hines manages the building to this day.

Fletcher's Role

Project Manager/team leader of Hines' repositioning team.



** Fetch - the act of sailing to a location accurately
without having to tack.*