



The Maple Gas Corporation

Tenant Representation
Project Management

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S o l u t i o n s



The Maple Gas Corporation (MGC) occupied an old class B office building, in San Isidro Golf. At this location, MGC had several problems such as lack of fire security systems and enough parking spaces, old elevators and low-level retail activity at ground level.

MGC needed at least 1,600 m² and 40 parking spaces in a Class A+/A office building.

Challenge

MGC required to move its offices to the prestigious office complex Centro Empresarial Real, where there was not enough available space to lease 1,600 m². Colliers International Peru had to review all the lease contracts in Centro Empresarial Real, in order to identify tenants who would be leaving the complex.

Services

Collier's Tenant Representation services consisted in identifying, analyzing and negotiating the alternatives that best met MGC's requirements. Our analysis included a thorough office market report, economic, financial and qualitative analyses on available alternatives and negotiation process. MBM also entrusted us the Project Management (PM) process for the interior fitting of its new offices. To accomplish this task, we organized a contest to select the architect and the construction company and supervised the fitting out process.

Results

MGC moved to its premises in the Real Seis building, where they currently occupy 3 floors. In addition, we were able to secure the lowest lease rates in the complex for an A+ office building.