

Rebirth of a Historic 2-Million-Square-Foot Urban Landmark

Located along a former rail line in Atlanta, the century-old facility remained vacant for decades until renovation and reopening as an unforgettable, one-of-a-kind guest experience. To get there, the developer needed a partner with in-depth experience and understanding of the project's requirements.

CHALLENGE

Breathe Life into a Massive Building Unused for 30 Years

To bring a historic building back to life as a vibrant urban landmark with offices, restaurants, stores, residences, and event space, the developer had an immensely tall order to fill in terms of restoration, cleaning, and maintenance. The expansive complex featured reclaimed wood floors, exposed brick, and upcycled iron details. Even the windows had their original glass panes, which had to be restored for energy efficiency.

The property owner/developer knew he needed a reliable partner to pull this off, so he brought in ABM from almost the beginning.

About the Building

- **10 stories**
- **550,000** sq. ft. of Class A loft office space
- **300,000** sq. ft. of retail
- **40,500** sq. ft. of educational space
- **33,000** sq. ft. of open space and landscaping
- **260** apartments
- Event and rooftop entertainment areas
- **\$300** million in rehab
- National Register of Historic Places
- LEED-Gold certification





SOLUTION

A Partner Committed to Every Detail

ABM's Special Services division helped the property owner/developer thoroughly, starting with a walkthrough when the building was still just a vacant shell. ABM identified priority projects from renovation to opening to ongoing maintenance, and then got to work.

Multi-Use Takes a Multi-Talented Partner:

This iconic property must maintain its brand, so everything has to be clean, beautiful, welcoming, safe, sustainable, and functional. ABM provides green cleaning, day porters, trash removal, pressure washing, graffiti removal, periodic deep cleaning, painting, and other interior and exterior services.

Ongoing Support and Maintenance:

ABM's Janitorial division provides ongoing support for anything related to maintenance. ABM's Special Services are there and ready when needed for advice or projects. And ABM's Account Director has an office onsite for immediate needs.

Teamwork, Branding, and Customer Experience:

Many ABM teams are public facing, so emphasis is placed on building a team who cares about service excellence and serves as an extension of the brand and its collaborative "we're all here for the same reason" culture. Both ABM and clients interview applicants for job expertise and excellent social and communication skills to serve as ambassadors who greet and direct visitors. The ABM team even wears vintage-style uniforms to reflect the landmark property's history. No detail is overlooked.

"We believe in a hands-on, eyes-open, proactive service with a partnership."

— Cecilia Cordero
ABM Account Director



Initial Priority Projects

- Flooring and hard-surfaces restoration; concrete cleanup, sealing and grout restoration
- Pressure washing: concrete, brick, parking lot, beams
- Graffiti removal; painting interiors and some exterior
- Window washing
- Carpet extraction and repair
- Restroom countertop polishing and acid washing; minor plumbing repairs
- Parking lot striping





RESULTS

History Reborn into Urban Chic

ABM's customized services fit both the broad and specific needs of this unique space, exceeding customer expectations and enabling the facility to thrive in a competitive market.

By working closely with ABM from the ground up, the property owner/developer received a dedicated team of janitorial, electrical, energy, HVAC and mechanical, parking, and landscape professionals who ensured tenant and guest satisfaction and helped maximize their commercial real estate asset. Meanwhile, the project managers only had to handle one vendor for all these services, and as a national provider, ABM's services are widely accessible—and available at the best prices.



ABM's frontline people were the key to the building's ongoing success, becoming integral to the culture at this renovated and reinvigorated landmark—bringing in and retaining tenants by creating the environment they seek.

As a result of the property owner/developer's collaborations with ABM and other vendors, this historic renovation was awarded LEED Gold certification through the U.S. Green Building Council in 2016.

ABM provides leading facility, engineering and infrastructure, and mobility solutions that drive possibility across a diverse set of industries. Our inclusive workforce works together to help everyone advance in a healthier, more sustainable, ever-changing world. Under our care, systems perform, businesses prosper, and occupants thrive. Every day, over 100,000 of us are working together with our clients to care for the people, places, and spaces that are important to you.

Driving possibility, together.

ABM Commercial Real Estate Services

4+ Billion

Square feet of buildings cleaned daily

• **140,000**

Skilled and hardworking employees

• **945+**

Buildings implementing ABM GreenCare®

• **100+**

Years of service experience



ABM helped this client redevelop a massive mixed-use landmark property.

Find out how we can make it possible for you by calling **866.624.1520** or visiting **ABM.com/cre**