

THALHIMER SERVICES

Project and Development Services (PDS)

From deal to delivery, under one roof — commercial real estate expertise paired with hands-on construction leadership.

From Deal to Delivery — Under One Roof

Most project and development services firms enter a project after the lease is signed or the deed is recorded. We're already there.

As Thalhimer's Project and Development Services (PDS) division, we work alongside our brokerage teams from the earliest stages of a transaction — so by the time a lease is executed or a property acquired, we already understand the market, the building, and your goals. That head start means fewer surprises, faster mobilization, and a single accountable partner from site selection through move-in.

Why Clients Choose Thalhimer

One Team, No Handoffs

Your broker and your project manager work from the same file, not separate ones. Market intelligence, lease terms, and building conditions carry directly into your construction plan.

Speed to Occupancy

Early involvement means permitting, procurement, and scheduling start before the ink is dry — shortening the path from LOI to ribbon-cutting.

Budget and Schedule Discipline

We manage GC selection, bid leveling, contract negotiation, and change-order review with the rigor of an owner's representative.

Market-Informed Decision-Making

Because we sit inside a full-service brokerage, our cost and schedule data feed back into deal strategy in real time.

Services

- **Owner's Representation** — advocacy across design, bidding, and construction
- **Tenant Improvement Management** — space planning through final walkthrough
- **Ground-Up Development Oversight** — entitlement through certificate of occupancy
- **GC & Contractor Selection** — bid leveling, vetting, and negotiation
- **Budget & Schedule Management** — cost tracking, forecasting, variance reporting
- **Multi-Site Rollout Programs** — standardized delivery across markets
- **Repositioning & Capital Projects** — for owners executing value-add strategies

Who We Work With

- Corporate occupiers managing multi-market expansions or relocations
- Institutional owners and private equity groups executing repositioning projects
- Developers who need experienced project leadership without adding headcount
- Landlords and tenants navigating tenant improvement build-outs
- Healthcare, life sciences, and retail clients with specialized build requirements

A Partner From the Start

Because we're part of Thalhimer, our project management team is often at the table before a project exists — helping shape site selection, lease negotiations, and underwriting decisions with real-world construction cost and schedule input.

Mike Bott

Director, Project and Development Services (PDS)