



WELCOME TO
Swift Management Services

**YOUR NEW 3RD PARTY
MANAGEMENT PARTNER**



What is Swift Management Services “SMS”

SMS is a Swift Real Estate Partners platform that utilizes our extensive experience and plentiful resources to deliver **Best-in-Class** management services to its clients.

Swift’s Commitment to Our Clients

Promise to manage your assets like we manage our own - that’s the **Swift Standard**.

Leverage Our Scale to provide you access to competitive pricing from Swift’s service partners.

Tailored Approach to management that prides itself on attention to detail, superior quality, integrity and authenticity.

Why Choose Swift Management Services?



WE THINK LIKE OWNERS

Because we are owners. Swift has owned & operated over 10 million square feet of real estate and our team combined has 100+ years of experience in ownership management.



ACCESS OUR NETWORK

Swift has a wide-ranging network of industry and sector relationships with vendors, contractors, brokers, developers, venture capital, investors and capital markets.



IN-HOUSE EXPERTISE

Access to an extensive suite of services and collaboration with our Accounting, Construction, Engineering, Asset Management and Property Management teams.



ASSET CLASS EXPERIENCE

Swift has management experience in multiple asset classes: Office, Industrial, R&D, Retail and Medical Office.



Where We Are

SMS' Current Portfolio:
3.8 MM SF AUM



TECHNOLOGY CAMPUS SAN DIEGO



Strategic Partner
Sold Project and
Retained Management

SERVICES PROVIDED

- Property Management
- Accounting
- Engineering
- Asset Management

PROJECT OVERVIEW

- Rancho Vista Corporate Center
- 70-Acre Campus
- 816,000 RSF
- San Diego, CA

Client

Confidential, Tech Company



CONCORD TECH CENTER NORTHERN CA / EAST BAY



Energy Savings Project
\$375,000
Cost Reduction

SERVICES PROVIDED

- Property Management
- Accounting
- Engineering

PROJECT OVERVIEW

- Two (2) Class A Office Towers
- 604,400 RSF
- Concord, CA

Client

Jamestown LP



1.9MM SF PORTFOLIO LOS ANGELES & BAY AREA



**Awarded Client's Next
Portfolio Without a
Formal Bid Process**

SERVICES PROVIDED

- Property Management
- Accounting
- Construction Management
- Leasing
- Asset Management
- Engineering

PROJECT OVERVIEW

- Four (4) Class A Office Campuses
- Cerritos, Concord, Pleasanton & Santa Clara (California)
- 1,864,500 RSF

Client

Confidential, Private Equity Firm



RIVERWALK AP INLAND EMPIRE



Family-Owned Portfolio Opportunity

SERVICES PROVIDED

- Property Management
- Engineering
- Accounting
- Asset Management

PROJECT OVERVIEW

- 2-Story Suburban Office
- 41,000 RSF
- Riverside, CA

Client

High-Net Worth Family



6203 SAN IGNACIO SILICON VALLEY



**50% Reduction in
Engineering Labor Cost**

SERVICES PROVIDED

- Property Management
- Accounting
- Construction Management
- Leasing
- Engineering

PROJECT OVERVIEW

- 3-Story Class A Office
- 117,000 RSF
- San Jose, CA

Client

High-Net Worth Individual



1390 MARKET SAN FRANCISCO



Major Renovations:
Seismic Retrofit,
Transformed Lobby,
First Class Amenities

SERVICES PROVIDED

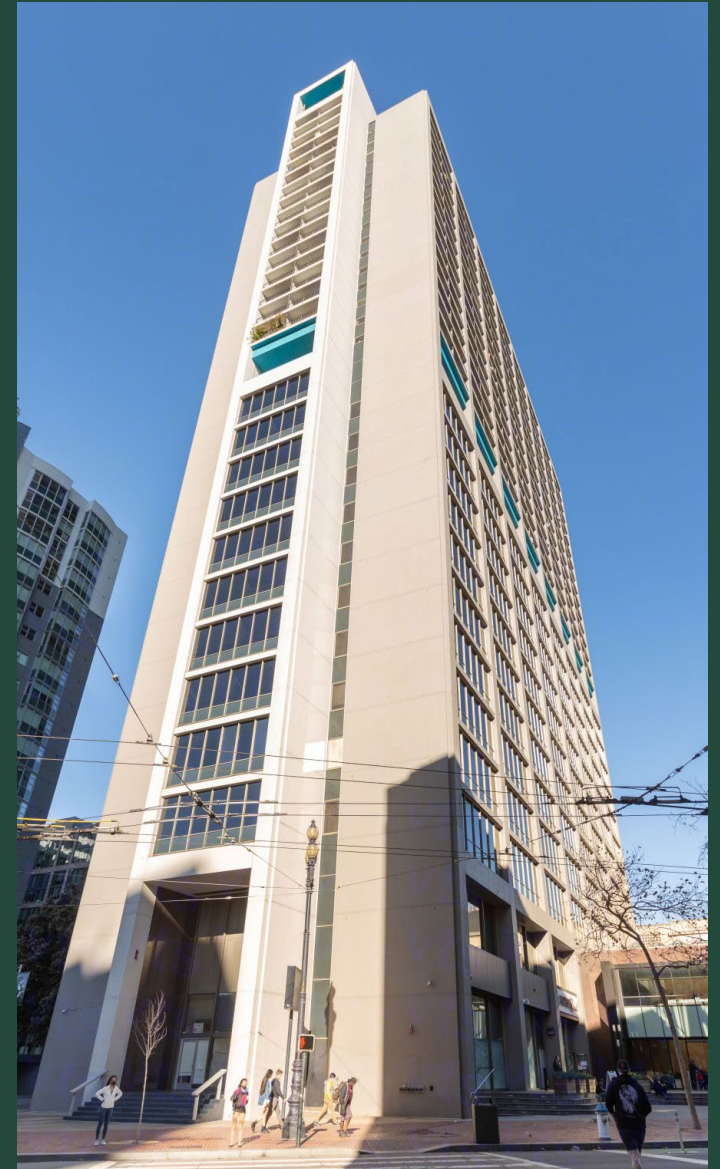
- Property Management
- Engineering
- Accounting
- Construction Management
- Leasing

PROJECT OVERVIEW

- 12-Story, Office & Retail
- Class A High-Rise
- 220,000 RSF
- San Francisco, CA

Client

Brookfield / China Construction



WINHALL PORTFOLIO SAN FRANCISCO FINANCIAL DISTRICT



Historic Buildings
Office + Retail

SERVICES PROVIDED

- Property Management
- Construction Management

PROJECT OVERVIEW

- Three-Building Portfolio
- Mixed-Use
- 33,500 RSF
- San Francisco, CA

Client

Winhall 7 LLC / Private Equity



NOLA 155

[Features](#) [Gallery](#) [Leasing Availability](#) [Contact](#) [Tenant Portal](#)



NOLA 155
Pasadena, CA

<https://155nola.com>

Best-in-Class Leasing & Marketing Platform

SWIFT'S MARKETPLACE powered by VTS Market is a best-in-class Space Availability platform that is a significant upgrade over the typical broker, static website. VTS Market provides landlords with **real-time data**, **trackable URLs**, **search engine optimization**; all of which gives you a significant advantage over your competitive set.

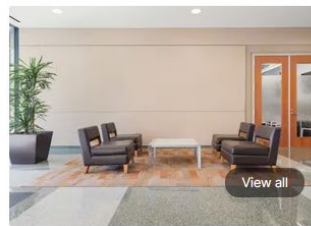
- Virtual Tours
- 3-D Renderings
- High-Quality Visual Content
- Floor Plans
- Current Listings / Updated in Real-Time

Rosewood Commons - 4410 - 4460 Rosewood Drive

Pleasanton, CA 94588 | United States

[View portfolio](#)

[View availability](#)



<https://marketplace.vts.com>



Swift Real Estate Partners

[The Terrace Brochure.pdf](#)

Amenities

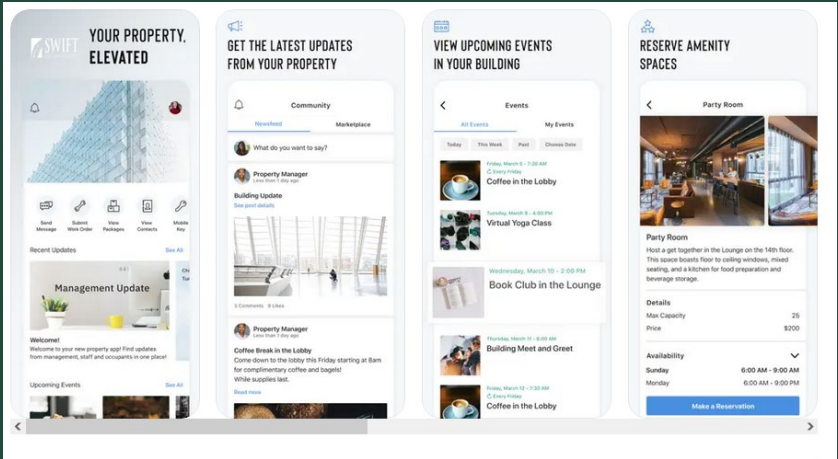
- | | | |
|-------------------------|------------------------|----------------------------------|
| ✓ 24/7 security | ✓ Communal lobby space | ✓ Communal outdoor space |
| ✓ Conference center | ✓ Covered parking | ✓ Destination dispatch elevators |
| ✓ Fitness center | ✓ Lobby attendant | ✓ Passenger elevators (4) |
| ✓ Private outdoor space | | |

Tenant Engagement - The Swift App



[Download the Swift App!](#)

SWIFT’S TENTANT EXPERIENCE PLATFORM is powered by VTS Rise allows you to not just stay in touch with your tenant contacts; you can now stay connected with everyone that works at your project. All of Swift’s tenant communication is processed thru the “Swift App” including but not limited to: weekly announcements, tenant newsletters, events/raffles & any emergency or time-sensitive outreach.



At Swift Real Estate Partners, we value our tenants and want to make our buildings safe, sustainable, and a hub for talent and community development. Within this app you will be able to connect with your office building’s amenities, property management and other tenants.

2,000+ Registered Users

10x Tenant Multiple

Thank you!
SMS@swiftrp.com
www.swiftrp.com/sms

