

VALUATION & ADVISORY OFFICE

Cushman & Wakefield's Office Practice Group is the first and the largest group of valuation and consulting specialists dedicated to the study of office buildings.

The Cushman & Wakefield Valuation & Advisory Office Practice Group is comprised of specialists in office valuation issues, including over 60 Designated Members of the Appraisal Institute (MAIs). Group members have extensive valuation experience and are dedicated office experts in their respective markets. This depth of talent enables us to offer clients value-added advice involving their office investment decisions.

THE CUSHMAN & WAKEFIELD ADVANTAGE

The Office Practice Group is distinguished by its combination of industry experience, local market insight, national coverage and responsive service. Combined, group members completed over 3,540 office valuation assignments in 2018, including hundreds of business parks, office condominiums, office/creative lofts, government office buildings, corporate headquarters campuses, downtown CBD towers, suburban office buildings, office/R&D buildings and office/showroom buildings nationwide.

Moreover, we have the ability to draw upon the diverse disciplines available from other Cushman & Wakefield core services. The group promotes an exchange of intelligence among all Valuation & Advisory's practice groups relating to best practices, case studies and enhancement of quality control. Proactive collaboration enables our group to remain current on issues affecting commercial real estate value such as the pending changes in lease accounting standards, changes in the debt markets and "real time" marketing activity involving office assets throughout the United States.

PROPERTY TYPES

- Business parks
- Corporate headquarters buildings
- Creative office buildings
- Downtown CBD towers
- Government office buildings
- Office condominiums
- Showroom buildings
- Suburban office buildings

Office Services

Property Appraisals & Review

- Appraisal services for corporations, institutional investors, advisors and lenders
- Expense analysis, feasibility studies and impact studies
- Multi-property portfolio valuation capabilities

Diligence Advisory

- CMBS underwriting
- Due diligence for acquisition/financing
- B-piece underwriting
- Loan portfolio underwriting and due diligence
- Cash flow modeling

Financial Reporting

- Agreed Upon Procedures (AUP)
- ASC 820, fair value measurements
- ASC 805, business combinations
- Debt valuation

Dispute Analysis & Litigation

- Dispute analysis
- Expert testimony
- Arbitration
- Litigation/trial support & consulting

Property Tax Services

- Assessment appeals
- Business and personal property tax compliance & audit support
- Proprietary software
- Full outsourcing capabilities