

Institute of Internal Auditors Global Headquarters

CLIENT:

Institute of Internal Auditors (IIA)

LOCATION:

Altamonte Springs, Florida

**SERVICE AREAS:**

Strategic Planning
Financial Analysis
Market Analysis

Real Estate Research Consultants (RERC) served as the real estate advisor and strategist to The IIA to plan for the organization's future growth and membership needs which numbered more than 150,000 members worldwide. RERC's services included determining the implications of The IIA's strategic plan on its real estate needs and corresponding office space demand at its global headquarters.

The process included interviewing key representatives of the IIA to develop a comprehensive space needs program. Those space needs were then converted to real estate requirements and RERC developed and evaluated several alternatives for their ability to accommodate the projected future growth and space demand of the organization. These alternatives included evaluating green field development, third party build-to-suit, acquisition of existing for sale product and leasing office space to meet the organization's needs. The process resulted in the identification of a preferred solution, cost estimates for that solution and a corresponding implementation strategy to achieve it.

RERC assisted the IIA in evaluating third party developers to build-to-suit the real estate requirements recommended by RERC. RERC further assembled the professional team necessary to perform the appropriate due diligence, legal and construction oversight to deliver the new headquarters complex.

Other Related or Similar Projects and Studies

- Orlando Utilities Commission, Orlando, FL
- Orlando Health, Orlando, FL
- Florida Hospital, Orlando, FL
- SantaFe HealthCare, Gainesville, FL
- Lee Memorial Hospital, Ft. Myers, FL
- Broward Government Complex, Ft. Lauderdale, FL
- Blount Street, Raleigh, NC