TAURUS

CASE **STUDY**

The Professional Centre.

From an empty new building to 100% occupied. How Taurus ran 27 tenant buildouts around open businesses at South Surrey's Class A retail and office centre.



100%	27	157,000	2022
Occupied by 2025, from 0% at handover	Tenant buildouts coordinated	Sq ft Class A retail and office	Managed since building completion

Client	Private landlord
Property	The Professional Centre at South Point, 3211 152 Street, South Surrey, BC
Scope	Property management from building completion through lease-up
Timeline	Taurus took over January 2022; 100% occupied in 2025

THE **CHALLENGE**

A new building, no tenants, and four years of construction next to open businesses.

The building was handed over in shell condition, with no tenants and no operating systems. Filling it took about four years, so construction never stopped.

Twenty-seven tenants built out on their own schedules, each with its own hours and tolerance for noise and disruption. As tenants opened, leases had to turn into rent, and loose ends from development still had to be closed out with the city.

WHAT **TAURUS DID**

We set it up to run from day one and stayed hands-on until the last tenant opened.

01	**Built the operation**	Set up preventative maintenance, tendered service contracts, and put reporting and operating cost recovery in place.
02	**Ran a structured buildout process**	Reviewed every tenant's drawings, approved the work, scheduled contractors and controlled site access.
03	**Protected the base building**	Coordinated each mechanical, electrical and life-safety tie-in so tenant work didn't compromise building systems.
04	**Kept open businesses whole**	With construction going on next to open businesses, we responded fast, made tenants feel heard and kept construction moving.
05	**Worked through rent start dates**	Went beyond our scope to help negotiate lease terms and rent start dates, holding firm on some and compromising on others.
06	**Closed out the development**	Pushed lingering deficiencies and city approvals to completion, including items outside our scope.

THE **RESULTS**

Fully leased and running as a Class A building.

Occupancy	0% at handover to 100% in 2025.
Buildouts	27 tenant improvements completed without compromising base building systems.
Operations	Maintenance, vendor contracts, reporting and cost recovery running from the start.
Development close-out	Outstanding deficiencies and city approvals resolved.
Taurus lead	James Zaharik, Director of Property Management.

IN THE **CLIENT'S WORDS**

"Taurus has always been pro-active, communicative, and action orientated. Put simply: they truly care."

Michelle Howe, Landlord, The Professional Centre at South Point