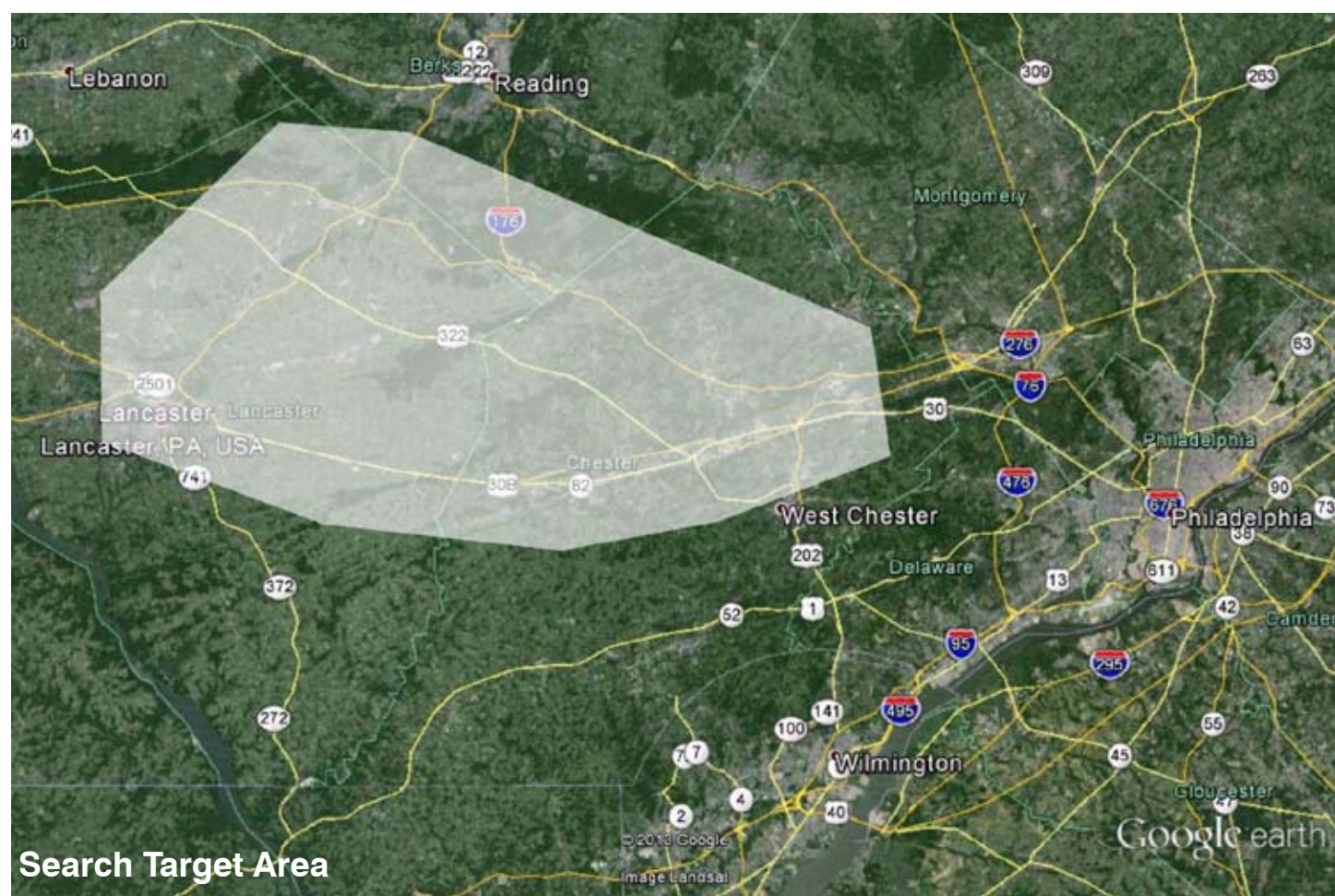




**Star Dental**  
67,567 SF Property Identification +  
Feasibility for Relocation

Property Identification + Feasibility for Relocation

- Client: StarDental / DentalEZ Group
- Location: 1816 Colonial Village Lane  
Lancaster, Pennsylvania
- Details: 67,567 SF Existing Office / Manufacturing Facility
- Objective: Identify Client objective + program, and compare existing location to available sites / buildings in search target area
- Search Criteria: Property Type: All raw or improved land sites, and/or existing buildings  
Target Location: 3-county area (eastern Lancaster County preferred)  
Site Criteria: 3.5 - 10 AC net  
Building Criteria: 55,000 SF - 100,000 + SF
- Project Services: Client Program of Requirements  
Analysis of existing facility  
Determination of key adjacencies  
Identify areas for future growth and/or reduction  
Identify building, property + location search parameters  
Align search parameters with client strategic business plan  
Owner Representation  
Identify all brokerage firms within search target area  
Provide Client RFP to brokers  
Property Feasibility Analysis  
Building + Site Identification  
Request for Proposal Process Leadership + Management  
Building + Site Condition Analysis  
Building Systems Analysis  
Zoning + Code + Incentive Analysis  
Document Analysis  
Conceptual Design  
Order-of-Magnitude Budgeting
- Result: Client utilized program and findings (40+ properties) to negotiate lease renewal in existing location



Search Target Area