

The image is a split-screen photograph of a modern office interior. The left side is brightly lit by large windows, showing a cityscape. A person is sitting in a hammock-like chair. The right side is darker, showing a person working at a table with a laptop. The text 'INTRODUCTION TO GARDINER & THEOBALD' is overlaid on the right side.

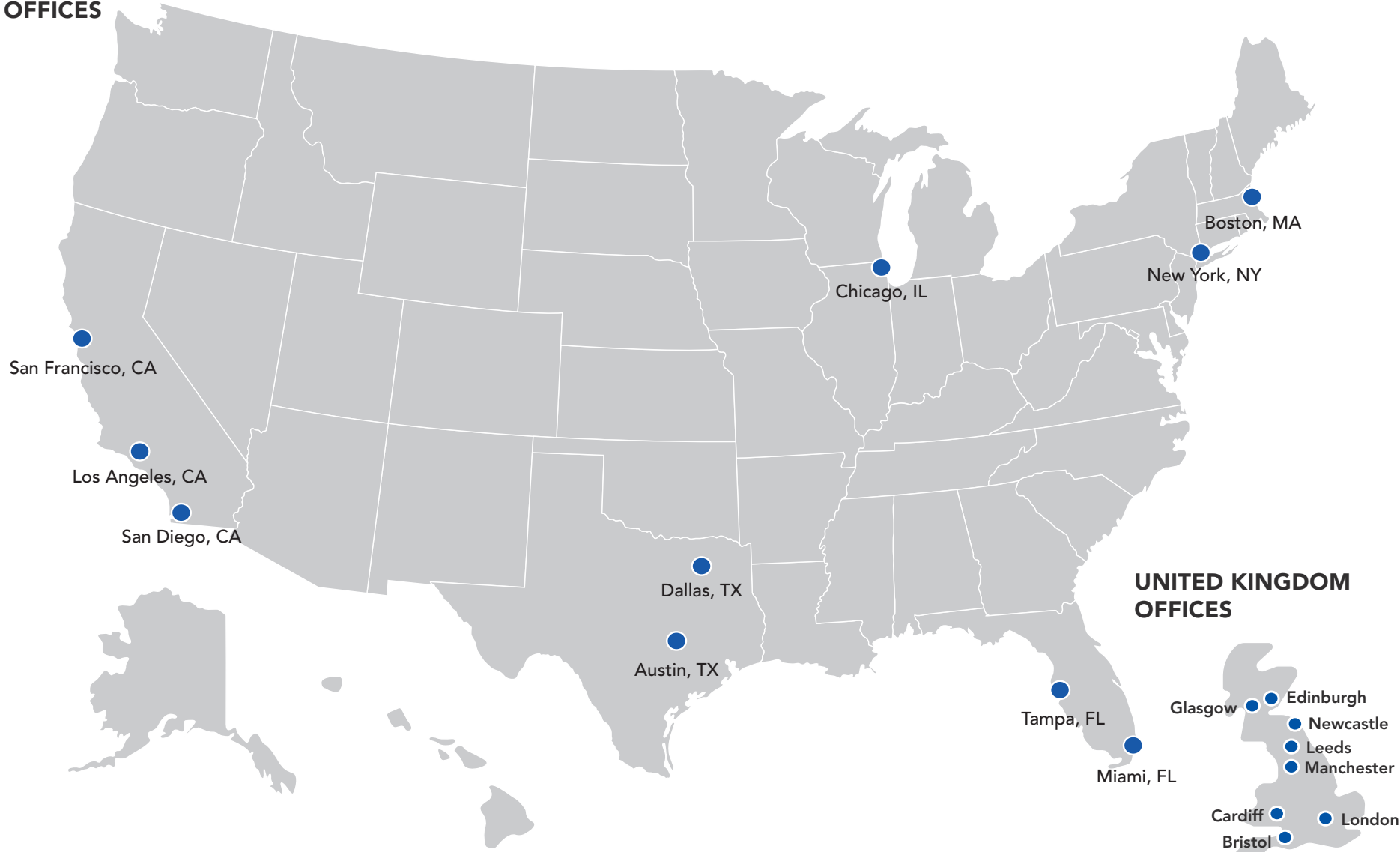
INTRODUCTION TO GARDINER & THEOBALD

2025

GT

WE ARE G&T

USA
OFFICES



1835

Gardiner & Theobald
founded in the UK



1992

Gardiner & Theobald
opens first US office
in New York



\$35B+

Construction Projects
Under Management
Nationwide



280+

Employees in
North America



WE ARE G&T



Adaptive Reuse/
Repositioning



Aviation



Broadcast



Core & Shell



Education



Financial
Services



Government



Healthcare



Hotels/
Residential



Law Firms



Life Science



Media & Tech



Mission Critical



Museums &
Galleries



Parks &
Sports Facilities



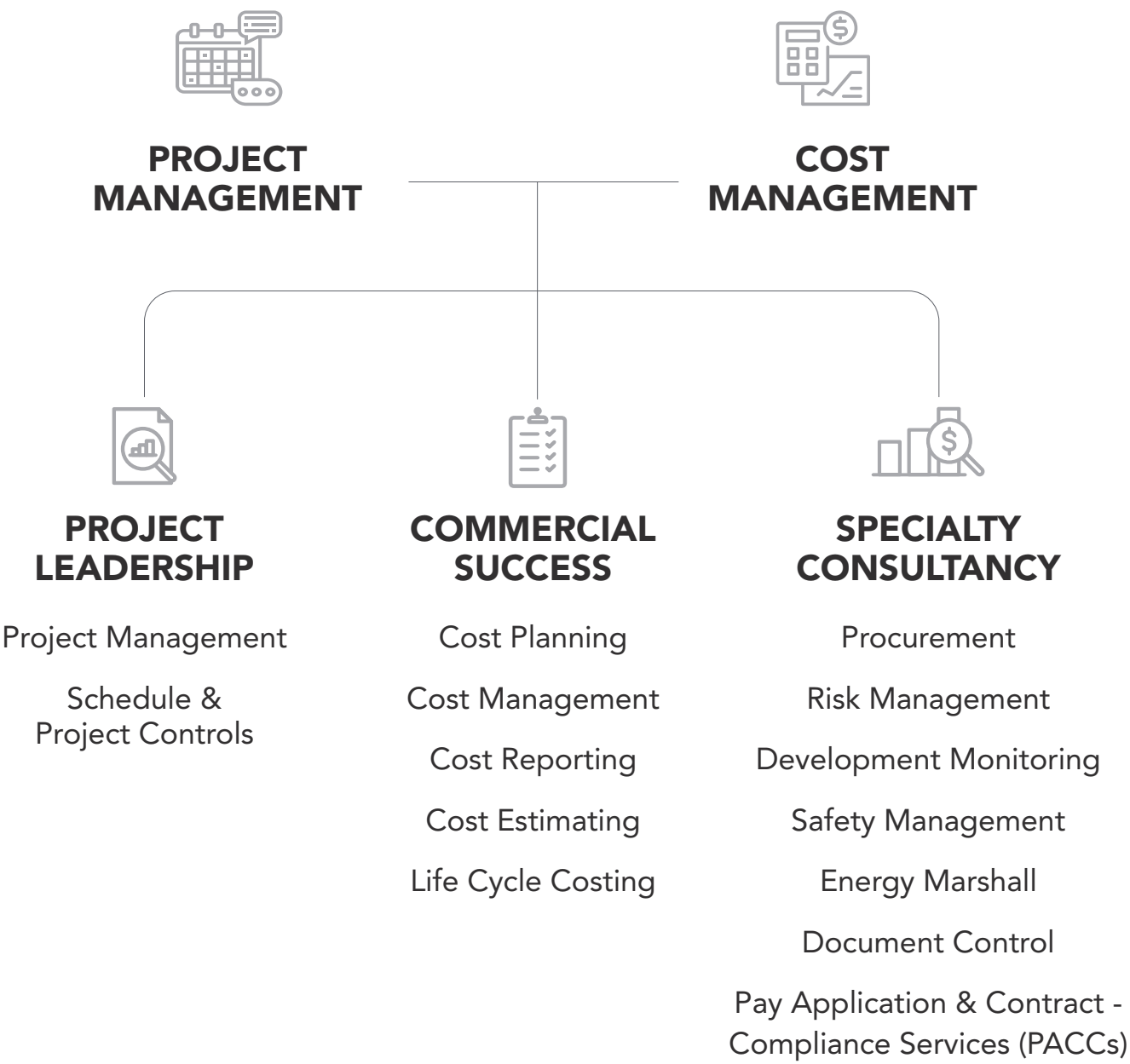
Restaurants



Retail Stores &
Showrooms



Theater &
Entertainment



DIFFERENTIATIONS



INDEPENDENCE



NOT LARGE, NOT SMALL



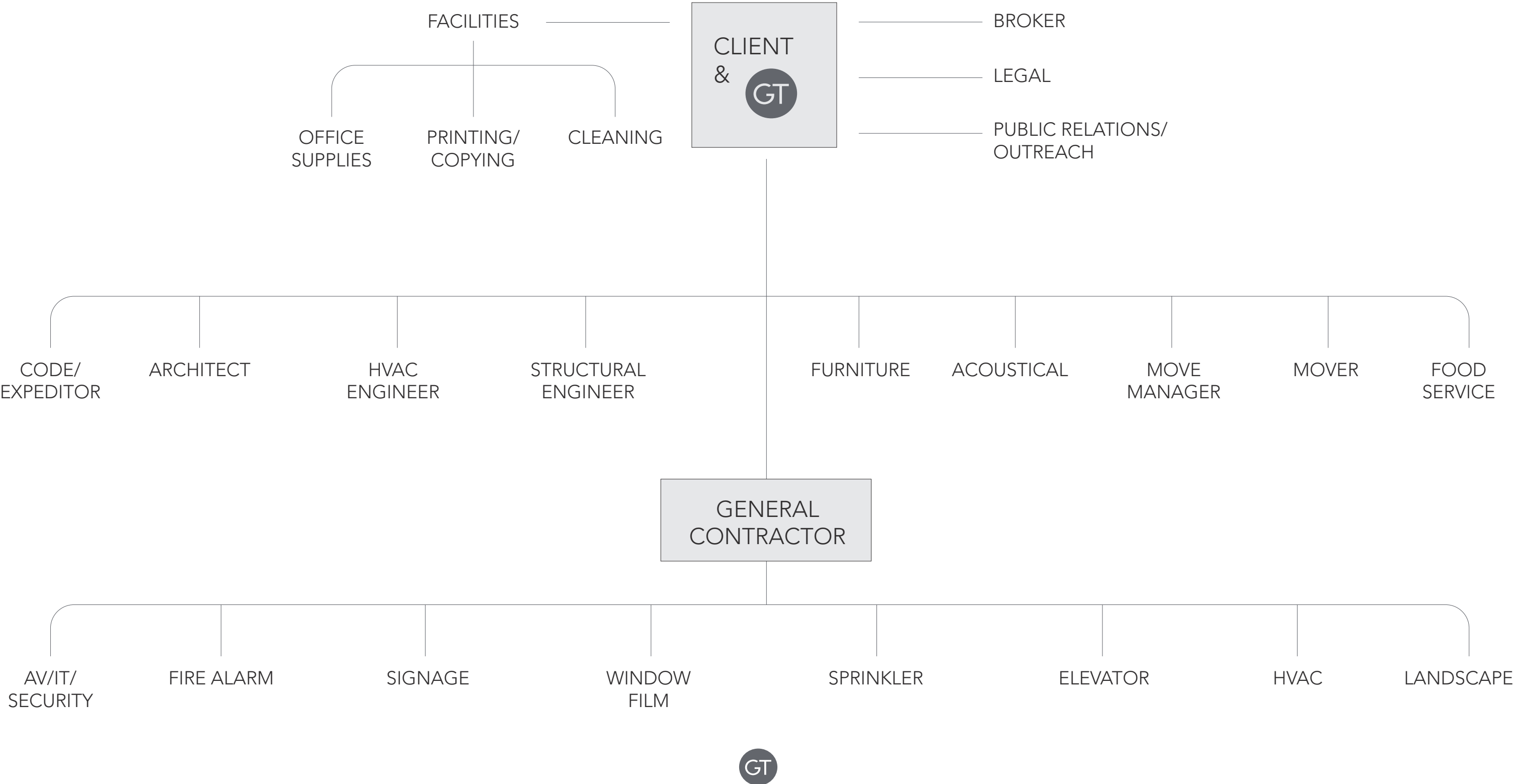
ACCOUNTABILITY

NOTABLE CLIENTS



SOHO HOUSE





CASE STUDY

01

CALL FROM REAL ESTATE BROKER:

- Evaluate three (3) landlord proposals to office tenant
- Looking for 300,000 RSF
- Building 'C' is tenant's preferred option

02

REVIEWED PROPOSALS:

Buildings A & B

- Two traditional HVAC systems

Building C

- One non-traditional HVAC system (DOAS)

03

ASSESSMENT:

- DOAS increases tenant cost of construction by \$14/RSF (\$4,200,000)

04

NEGOTIATION:

- Landlord increased proposal to tenant by \$4,200,000, plus another \$1,500,000 of other issues G&T found

T H A N K Y O U !



AUSTIN | BOSTON | CHICAGO | DALLAS | LOS ANGELES | MIAMI | NEW YORK | SAN DIEGO | SAN FRANCISCO | TAMPA

www.gardiner.com/us