

KNIGHT MANAGEMENT



PROPERTY
MANAGEMENT



FACILITIES
MANAGEMENT



TENANT
RETENTION



VALUE ADDED
INITIATIVES



THE KNIGHT ADVANTAGE



Established in 1977, Knight Management is the longest tenured commercial real estate management firm in Maricopa County exclusively specializing in managing real estate portfolios for third-party clients. Our primary objective – to create real estate value through expert management – is achieved by focusing our efforts and expertise on the day-to-day demands and intricacies of property management in order to optimize our clients' property performance.

Our core principle is to deliver exceptional property management services for the best possible value. Our expert team of commercial real estate professionals takes a critical perspective aimed at protecting and enhancing our clients' assets over the long term. We leverage our knowledge of building operations with proprietary tools and techniques to help owners maximize the full potential of their investment.

With over 14 million square feet of commercial property under our management for nearly four decades, the foundation of our firm is built upon high standards of excellence and an unyielding commitment to customer satisfaction. The Knight Management team is comprised of property managers, accountants and universal HVAC-certified engineers who are currently responsible for more than 2.6 million square feet of commercial real estate in Greater Phoenix. As an Accredited Management Organization (AMO®) by IREM, our organization is committed to industry best practices. Certain members of our team have achieved advanced credentials by the Institute of Real Estate Management (IREM®), underscoring our commitment to excellence for our clients.



OUR REAL ESTATE MANAGEMENT PORTFOLIO INCLUDES:

- Office Buildings
- Industrial/Warehouse Sites
- Property Owner Associations
- Retail Centers
- Medical Buildings
- Land Holdings



602.234.2340



Learn more about the
Knight Advantage at
knightmanagement.net



COMPREHENSIVE PROPERTY MANAGEMENT

Knight Management delivers exceptional property management services for the best possible value with a single daily goal in mind: tenant retention. Our skilled team takes a critical perspective aimed at protecting and enhancing the asset over the long term. We leverage our knowledge of building operations and leasing with proprietary tools and techniques to help owners realize the full potential of their investment. The foundation of our company is built on high standards of excellence and an unyielding commitment to overall customer satisfaction. As your service provider, we customize our approach to achieve your distinct property objectives.



COMPREHENSIVE PROPERTY MANAGEMENT

- Financial Reporting
- Tenant Relations
- Physical Plant Review
- Direction of Maintenance/
Repairs
- Purchasing Activity Controls
- Tenant/Vendor Insurance Admin
- Increased Broker Collaboration
- Property Tax Appeal Coordination



TENANT RETENTION PLAN

- Timely responses to tenant inquiries
- In-depth knowledge of the tenant's business and space requirements
- Scheduling routine tenant contact
- Lease interpretation for the mutual benefit of the tenant and landlord
- Tenant satisfaction surveys



ADDITIONAL SERVICES

- Facilities Maintenance
- Tenant Improvement Management
- Lease Facilitation
- Consulting
- Capital Expenditures Management



FACILITIES MANAGEMENT

Knight Management’s facility management team offers the highest quality, full-service, on-site facilities maintenance capabilities available in metropolitan Phoenix. Our team is comprised of universally certified technicians who utilize sophisticated systems to develop and implement preventative maintenance programs that are cost-effective, proactive, client-focused and service-driven. Our technicians are well trained in all aspects of building maintenance with an emphasis on commercial air conditioning.

MAINTENANCE SERVICES

- ☑ 24/7 emergency repairs
- ☑ General property maintenance
- ☑ Portering/conference room set up
- ☑ Light plumbing repair and maintenance
- ☑ Lighting and ballast replacement
- ☑ Minor electrical repair and maintenance
- ☑ Fire and life safety inspection
- ☑ Minor painting and drywall repair
- ☑ HVAC repair and preventative maintenance
- ☑ Minor carpentry
- ☑ General preventative maintenance programs
- ☑ Remote monitoring of energy management systems
- ☑ Signage installation and repairs



VALUE ADDED INITIATIVES

Our professional team of property managers’ primary objective is to enhance the value of our client’s real estate. In addition to our core services offerings, we assist our clients through a variety of specialized services, including:

- + Strategic planning & market positioning
- + Revenue enhancement/expense reduction strategies
- + Operating efficiency analyses
- + Property evaluation & improvement studies
- + Continuous improvement strategies
- + Sustainability/energy management strategies
- + Utility analysis
- + Tenant improvement projects
- + Capital improvement projects
- + Property tax analysis/reduction strategies
- + Monetization strategies
- + Corporate facility services programs



SUSTAINABILITY INITIATIVES

Knight Management is committed to conducting its business in a manner that is responsible and respectful of the environment. As we manage our clients’ facilities, we embrace environmental sustainability and energy-efficiency initiatives in the following areas:



Energy Conservation



Water Conservation



Waste Management



Indoor Air Quality

Our team members are available to consult with building owners and tenants on how to evaluate and implement energy-saving strategies aimed at reducing waste and increasing efficiency.



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