



GENERAL CONTRACTORS / TENANT IMPROVEMENTS

COMPANY INTRODUCTION & PROJECT EXPERIENCE

www.esplanadebuilders.com

INTRODUCTION

Introduction

About Us

Corporate Structure

Project Experience

Corporate Clients

References

Referrals

CONTACT US

Esplanade Builders, Inc.
CA LIC. #831964

Corporate Headquarters
23820 Hawthorne Blvd., Ste. 100
Torrance, CA 90505
Office : (310) 783-7664
Fax : (310) 783-7665

Orange County Office
3002 Dow Ave., Ste. 102
Tustin, CA 92780
Office : (949) 556-4930
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Email : info@esplanadebuilders.com
Website : www.esplanadebuilders.com

Esplanade Builders, Inc has proudly provided general construction services in southern California since 2003. A full service general contractor, Esplanade Builders provides project support in every commercial real estate market sector from preconstruction through occupancy.

Serving Los Angeles, Orange, and Riverside counties from San Clemente to Valencia, Esplanade Builders specializes in tenant improvement construction and is a six-time best in class award recipient.






ABOUT US

Esplanade Builders takes pride in delivering best in class service to our customers. Adaptable, flexible, and accommodating, we appreciate our diverse client base and our steady growth, neither of which is driven by marketing but rather fueled by relationships and repeat business.

Founded nearly fifteen years ago on the belief that commitment to our Client, commitment to our Quality, and commitment to Fairness in contracting is paramount to success, Esplanade's leadership continues to instill those beliefs in our employees today.

Esplanade Builders performs most of its daily operations under a general building contractor B license, however we continuously support our Clients through ongoing service work. Also carrying a C9 (drywall), C17 (glazing), C23 (ornamental metal/iron) and C33 (painting/wall covering/decorating) licenses, our TI service department is organized for fast response, trained to work in occupied spaces off-hours, and provides turn-key small projects at an extremely competitive price point.



-  Repeat Customers
-  Referrals/Networking
-  New Customers

COMPANY RECOGNITION



2017 - OCBJ Fastest Growing Companies
Ranked #4 of the fastest growing companies in Orange County



2017 - Calibre Design Award Nominee
Aerojet Rocketdyne - Office Space Project



2016 - OCBJ Fastest Growing Companies
Ranked #11 of the fastest growing companies in Orange County



2013 - AIA National Award
Doc Magic - Creative Office Space



2012-13 - PSW Regional TOBY Award
Award in the Medical Office Building Class

CORPORATE STRUCTURE

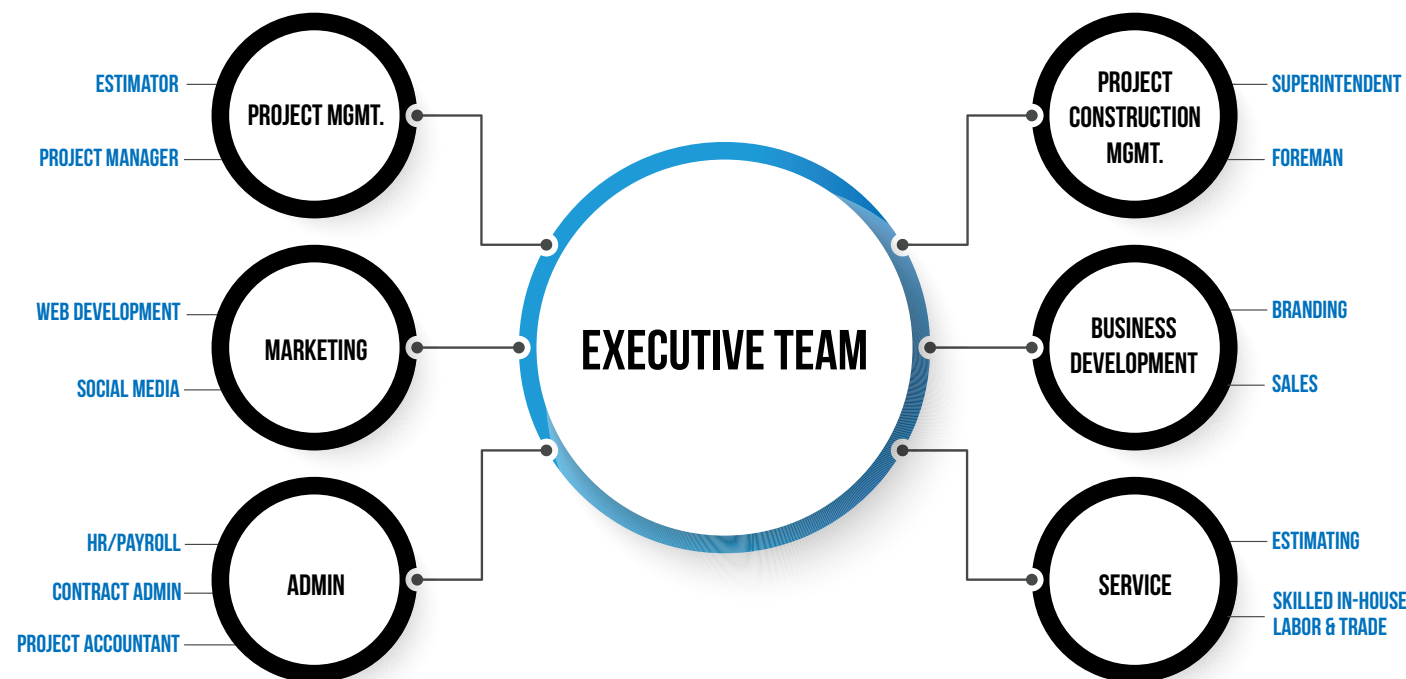
CHRISTIAN SORENSON | President

Christian Sorenson founded Esplanade Builders in 2003, and has more than 20 years' experience in the construction industry. His humble beginnings in construction started with "bags on" tradesman work with his father in residential home building. He went on to earn his Bachelor of Science degree with a major in Development and minor in Architecture. After college, he was hired by a general contracting firm in Torrance as an estimator, quickly advancing to a project management role, and helping the company triple its gross revenue in less than 2 years through his business development efforts. He has managed a wide array of construction projects, ranging from new large tenant improvements to new tilt up development.

With experience at every price point and in every market sector of commercial construction, Mr. Sorenson takes great pride in mentoring his staff to ensure his commitment to quality and client satisfaction is instilled in every employee, regardless of the project size.

Christian is dedicated to the company's culture as the keystone to its success. The "family comes first" doctrine of the company is something he firmly lives and stands by, and is the foundation of the Esplanade team.

Leading a company built on family, friendship, relationships, referrals and repeat customers, Mr. Sorenson is actively involved in its daily operations and project management; and is always available to his clients and co-workers.



BRANDON CAMPAZZIE Director, Project Management

Brandon is a team leader who is intimately involved in each project from inception through execution and close out. Working in partnership with his clients, Brandon draws on his depth of experience and creative problem solving skills to deliver results. Valuing above all else long term relationships, Brandon is a key component in the steady growth of Esplanade Builders.

EDUCATION

B.S., Management & Entrepreneurship,
CSU Monterey Bay

EXPERIENCE

Director, Project Management – Esplanade Builders
Project Manager – Esplanade Builders
Estimator – Esplanade Builders

PROJECT EXPERIENCE

1. Sony Animation & Editing | \$1.9M
2. Ghost Corps. | \$750K
3. Common Corridor & Floor Build | \$1.6M



TODD JOYCE Director, Construction Management

Todd is a results-oriented construction and development professional with 21 years of experience in the construction industry. Verifiable track record of successful multi-million dollar projects due to the meticulous coordination of trades, development of subcontractor partnerships, and a positive rapport with Clients, Architects, and Building Officials.

EDUCATION

University of Phoenix, Criminal Law

EXPERIENCE

Director, Construction Management – Esplanade Builders
Project Manager/Estimator – Gaff Group
United States Marine Corps

PROJECT EXPERIENCE

1. Mangan, Inc. | \$2.6M
2. Cymetrix | \$1.8M
3. Aerojet Rocketdyne | \$1.9M



GREG GUBA Director, Orange County

Greg is a results driven leader with a strong engineering background. His diverse experience, keen attention to detail, and proactive management style make him an asset to every project team.

EDUCATION

B.S. Civil Engineering - Pennsylvania State University
Graduate - Naval Nuclear Power School
Master, Engineering Mgmt. - Old Dominion University

EXPERIENCE

Director, Orange County - Esplanade Builders
VP Construction Mgmt. - IIT & IPT
Project Manager - Howard Building Corp.

PROJECT EXPERIENCE

1. K&L Gates | \$2.7M
2. Catalysis | \$4M
3. iHeart Radio Theater LA | \$10.5M



CHRISTOPHER MYERS Director of Business Development

Christopher Myers has been a guiding force in supporting business strategies and working closely with our teams to build and sustain an authentic message and reputation. Since joining the team, Christopher has championed Esplanade's integrated approach for business development. With over 23 years in the building industry, Christopher has a dynamic perspective on all aspects of the construction spectrum.

EDUCATION

B.S. International Business Mgmt. - University of Arizona
Italian Language Studies

EXPERIENCE

Director, Business Development - Esplanade Builders
Vice President - True Line Railing
President - Alternative Decking

AEROJET ROCKETDYNE

Nominated, Calibre, IIDA, Work Medium

OFFICE SPACE

LOCATION: **EL SEGUNDO, CA**

PROJECT SIZE: **13,500 SF**

DATE COMPLETED: **2016**

ARCHITECT: **INTERIOR ARCHITECTS**

CONTRACT AMOUNT: **\$1.6M**

AGODA

CREATIVE SPACE

LOCATION: LOS ANGELES, CA

PROJECT SIZE: 7,000 SF

DATE COMPLETED: 2017

ARCHITECT: EX NOVO INC.

CONTRACT AMOUNT: \$900K

ALLIANCE HEALTHCARE

LOCATION: **IRVINE, CA**

PROJECT SIZE: **37,000 SF**

DATE COMPLETED: **2017**

ARCHITECT: **H. HENDY**

CONTRACT AMOUNT: **\$2.3M**

OFFICE SPACE



DOC MAGIC

***AIA National Award**

CREATIVE SPACE



LOCATION: **TORRANCE, CA**

PROJECT SIZE: **40,000 SF**

DATE COMPLETED: **2013**

ARCHITECT: **RA-DA**

CONTRACT AMOUNT: **\$1.1M**

NO-KILL LOS ANGELES

MEDICAL/LABORATORY

LOCATION: **LOS ANGELES, CA**

PROJECT SIZE: **11,000 SF**

DATE COMPLETED: **2017**

ARCHITECT: **RA-DA**

CONTRACT AMOUNT: **\$3.8M**

FITNESS CENTER

TENANT AMENITIES

LOCATION: **IRVINE, CA**

PROJECT SIZE: **3,000 SF**

DATE COMPLETED: **2017**

ARCHITECT: **H. HENDY**

CONTRACT AMOUNT: **\$460K**



BUGABOO

RETAIL/MIXED-USE

LOCATION: EL SEGUNDO, CA

PROJECT SIZE: 10,000 SF

DATE COMPLETED: 2011

ARCHITECT: RA-DA

CONTRACT AMOUNT: \$400K

CORPORATE CLIENTS



REFERENCES

CONSTRUCTION MANAGEMENT

CBRE

Hank Warner
Director of Construction
Southern California Region
(310) 487-9655

Equity Office

Mark Metzger
Construction Manager
Southern California Region
(310) 664-3898

Bank of the West

John DeWeese
Director of Construction
Southern California Region
(213) 324-7354

IDS Realty Group

Steve Aldapa
Senior Construction Manager
Southern California Region
(213) 362-9358

Equity Office

Lisa Foyston
Director of Construction
West Coast Region
(310) 446-2236

Cushman & Wakefield

John Zimmerman
Director
Southern California Region
(213) 629-6512

Sony

Jacqueline Park
Director of Construction Mgmt.
(310) 354-4465

CBRE

Chuck Kilgore
Senior Project Manager
(949) 725-8687

Hudson Pacific Properties

Mishelle Gomez
Senior Project Manager
(323) 315-9441

Herbalife

Rob Chute
Construction Manager
(310) 256-6289

Jones Lang LaSalle

Anupama Rao
Vice President, Project & Development
(352) 613-6904

Avison Young

Tender Baldwin
Senior Construction Manager
(213) 471-7316

ASSET / PROPERTY MANAGEMENT

Hines

Brett Norton
Asset Manager/Director
(213) 629-5200

Bixby Land Company

Jeni Jackman
Project Manager
(949) 336-7000

TA Realty

John Powell
Asset Manager
(949) 852-2030

Cushman & Wakefield

Karen Brock
Director, Corporate Services
(213) 629-7320

Boston Properties

Aaron Fenton
Asset Manager/Development
(415) 772-0714

LBA Realty

Kim Cart
Senior Property Manager
(949) 428-8944

Greenlaw Partners

Shanda Lazenby
Property Manager
(818) 597-0945

West Harbor Capitol

Adam Deierling
Managing Partner/Asset Manager
(310) 483-6215

Equity Office

Trish Alanis
Senior Property Manager
(949) 954-5753

REAL ESTATE & BROKERAGE

Cushman & Wakefield

Chris Sinfield
Director Southern California
(310) 525-1922

Newmark Grubb Knight Frank

Phil Brodtkin
Executive Vice President
(213) 596-2270

Colliers International

Chris Sheehan
Director, LA Mid Counties
(310) 381-2431

Equity Office

Rich McEvoy
(424) 286-4360

CBRE

Bill Bloodgood
(310) 516-2392

The Klabin Company

Todd N. Taugner
(310) 329-9000

Lee & Associates

Tibor Lody
(310) 899-2720

Jones Lang LaSalle

Barry Hill
(213) 239-6330

CBRE

Brian Held
(310) 363-4825

ARCHITECTURAL & DESIGN PROFESSIONALS

SAA

Stephanie Crane
Principal
(310) 553-3252

H. Hendy

Carolina Weidler
Project Director
(949) 851-3080

Interior Architects

Mike Wilson
Technical Director
(949) 798-7321

Wolcott

Amanda Kaleps
Principal
(310) 204-2290

Ware Malcomb

Stephanie Fox
Project Manager
(949) 788-4004

Gensler

Ashley Goeser
Lead Architect
(213) 327-3970

The Wren Group

Nathan Seamons
Principal
(626) 564-2650

RA-DA Design

Rania Alomar
Principal
(323) 851-4040

Brenda Bell & Assoc.

Brenda Bell
Principal
(310) 828-2500

CORPORATE CLIENTS

Sony Pictures

Bugaboo
Enterprise Fleet
Morgan Stanley
OCTA
State Farm
Toyota
Fox Head, International

Allstate

Union Bank
Yahoo
Cymetrix
Dealer.com
Honeywell
K-1 Speed Race
Too Faced Cosmetics

Penniall

Mathnasium
Mitsubishi
Samsung
LG Electronics
Planetary Society
NYX Cosmetics
Health Care Partners

REFERRALS



July 2017

To Whom It May Concern:

Re: Letter of Referral for **Esplanade Builders Inc.**

For the past 14 years I have had the fortunate opportunity of working with and referring **Esplanade Builders Inc.** to my clients and customers for all of their Commercial or Industrial Tenant Improvement needs.

Esplanade Builders Inc. has proven time and again their proficiency and high standards in the Commercial Construction industry. They have provided exceptional service to several of my clients; constructing all types and sizes of projects, ranging from simple tenant improvements to recently constructing a very complicated build-out on a 265,000 square foot industrial building in Torrance, CA.

My confidence in referring **Esplanade Builders Inc.** stems from their consistent track record of providing timely and fair estimates to my clients, responsive customer service, and most importantly they have met all construction timelines and move in dates while staying within budget.

Their professionalism, experience, honesty and service have made them an important part of my business, and have added tremendous value to my business and the clients/customers I work with.

In closing, I would highly recommend **Esplanade Builders Inc.** to anyone looking for a true value add partner for all their Commercial Construction and Tenant Improvement Projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Deierling'.

Adam Deierling
Managing Partner
(310) 483-6215

May 9, 2017

To whom it may concern:

I've had the pleasure of introducing Esplanade Builders to several of my clients, both institutional and private landlords as well as local and national tenants. The team at Esplanade has been very responsive and accountable, regardless of how large or small the project is, and promptly delivers estimates, scopes of work, timelines, etc.

What has impressed me the most is the level of service and communication throughout the process. Things don't slip through the cracks, and if there is an issue, someone is always available to work through it.

My clients have always been pleased with the finished product and typically become repeat clients. I will happily recommend Esplanade Builders to more clients in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Sheehan'.

Chris Sheehan
Senior Vice President

REFERRALS



September 6, 2017

To: Whom it may concern:

I would like to offer my recommendation on behalf of Esplanade Builders. Over the years I have had numerous occasions to work with their firm. From providing accurate budget numbers, which help me close deals, to executing TI projects for my clients, Esplanade has performed as promised.

This business is built on relationships. From what I have experienced with Esplanade Builders, their attention to service and their integrity make easy to refer them. I would not put my name on the line if I did not feel they could perform.

In the field of Tenant Improvement, they are amongst the top of the class.

Sincerely,

Tom Sheets

A handwritten signature in black ink that reads "Tom Sheets".

Senior Director
LIC #01252183

December 14, 2017

To: Whom It May Concern:

Re: Letter of Referral for Esplanade Builders Inc.

As a project manager in the commercial real estate industry, I have hired Esplanade Builders for Tenant Improvement projects over the last five years. I considered Esplanade my "go to" contractors.

Esplanade has a successful track record of delivering projects on time and on budget. The quality of their work is impeccable. Customer service is outstanding. Chris Sorenson and his team take pride in their work and understand customer needs. They have maintained a consistent level of service over the projects we completed together. And they will not consider a job done until they know the customer is happy.

It is with great pleasure that I recommend Esplanade Builders for any Tenant Improvement project. Their professionalism, experience, honesty and customer service is what makes them a great contracting company.

A handwritten signature in black ink that reads "HWarner".

Hank Warner
Director of Project Management



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