

Friend of the Family

North Hills, CA



Client Objectives

For more than a decade, Friends of the Family ("FoF"), a highly regarded family resource center, has operated from a multi-tenant office building that impeded rather than enhanced its work. Difficult for clients to find and lacking the image and environment for employees to feel a part of something. FoF's management had a vision of a free-standing building with identity that families could identify with as a place where they could seek help and support with everyday struggles. A facility where FoF could expand their programs as additional budgets permitted, and a property where some additional outside area was available to build an outdoor classroom to promote a new way of learning for those who have lived in poverty without access to parks and playgrounds.



Space
12,112 SF

Results

Upon being engaged on the assignment, Cresa helped create the vision and criteria for a new facility that would have identity, growth, and sufficient outside area to develop an outdoor classroom in the future. Due to the nature of the assignment, office, retail and industrial properties were considered. Leases and purchase opportunities were evaluated with management to determine the most viable approach to achieving FoF's goals. After months of touring facilities, some had potential, but nothing seemed to fit perfectly, a property was identified that had recently been vacated by another non-profit organization. Not exactly in the ideal location and a bit larger than FoF had identified, but otherwise a very good fit.



Industry
Nonprofit

Cresa negotiated a long term lease on this new facility with enough rent concessions in the early years to enable to budget to work on a larger facility. Rick Pearson worked with FoF to identify many improvements and building upgrades that the Landlord would be responsible for and additional improvements that FoF would pay for. We brought in a project manager to assist FoF with coordinating the many facets of the move and introduced FoF to other individuals (furniture, flooring, landscaping) who were willing to donate time to help this project move forward. Lastly, we arranged for a landscape company to take on the outdoor classroom as a "project" where local firms would donate much of the cost to complete a "Nature's Explore" classroom, the final Phase of FoF's dream facility.