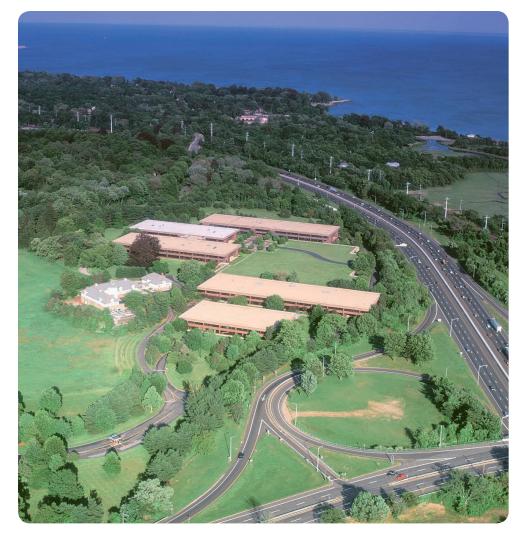
Nyala Farms Corporate Center_westport, CT







Owner

60 Nyala Farms, LLC

Size

372,000 square feet (5 buildings)

Assignment Period

May 1999-Present

Awards

2009 BOMA Building of the Year (Renovated Building Category); 2003 Building of the Year (Office Park Category)

- Completed energy conservation projects in public areas and garage.
- Rebuilt 120,000 square feet of tenant space including fire alarm and building management systems.
- Installed new cooling tower.
- Completed elevator upgrades in Building 200.
- Completed a roof replacement.
- Completed a major waterproofing project on plaza.

- Installed back-up generators.
- Modernized the freight elevators.
- Management services include:
 property operations and preventative
 maintenance; financial management
 and reporting; leasing/property
 management accounting; on-site
 staff employment, training and
 supervision; contract management;
 work order management; tenant
 relations and retention program;
 transition management; annual asset
 planning; construction supervision.

"Due to the professional management by Albert B. Ashforth, Inc., Nyala Farms has become the benchmark of excellence that other properties in the market are measured by."

James W. Horton, Director, L&B Realty Advisors, LLP (former owner of Nyala Farms – 1999-2014)