



Toeniskoetter

REAL ESTATE INVESTMENT
AND MANAGEMENT

TOENISKOETTER NEWS



ALPHAGRAPHICS • MORGAN HILL, CALIFORNIA

Business Service Center Gets Quick Turnaround from Toeniskoetter

Toeniskoetter Construction, Inc. finished a complex AlphaGraphics, Inc. is one of the country's fastest-growing franchise operations, producing and managing visual communications through some 300 owner-operated, locally based business centers. One of those centers, in Morgan Hill, had a pressing need to expand, but was having a hard time finding the right location.

"We needed 2,500 – 5,000 square feet of space, and our budget wouldn't stretch to a new development," said Mike Hayes, AlphaGraphics Morgan Hill co-owner with partner Julie Montoro. "We needed a high-traffic and easy-access site. After viewing more than twenty possible sites we were struggling to find the perfect spot. Thanks to Toeniskoetter Development, our worries came to an end."

AlphaGraphics' new location in Morgan Hill's Cochrane Business Ranch on Woodview Avenue has easy access to Highway 101, and is surrounded by a large number of potential business customers. Because the property is zoned R&D, the company was able to lease 4,300 sq. ft., providing room for future equipment growth.

The Toeniskoetter facility required minimal build-out. This represented cost savings for the newly established

AlphaGraphics Morgan Hill. The Toeniskoetter property management team worked with AlphaGraphics Morgan Hill to secure a lease that was within their means and made sense in the current economy.

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AlphaGraphics Morgan Hill needed to have a visual presence that reflected the company's commitment to the highest standards of professionalism and aesthetics, values matched by Toeniskoetter in the properties it owns and manages. Hayes particularly appreciates Toeniskoetter's on-site property management services that are responsive, easy to work with and keep the site beautiful. •

Toeniskoetter Development, Inc. specializes in the formation of real estate investment partnerships, developing commercial and industrial properties, and providing property management services.