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DEVELOPMENT • CONSTRUCTION

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BIKRAM YOGA CENTER • MORGAN HILL, CALIFORNIA

Creating a New Yoga Facility is Almost Stress-Free, Thanks to the Toeniskoetter Companies!

When Wendy Mosgrove decided that the right place for a new Bikram Yoga center was Morgan Hill, she chose Toeniskoetter Development to help her secure the best location, and Toeniskoetter Construction for the complicated tenant improvements necessary for the high-temperature yoga practice. Brad Krouskup, President & CEO of Toeniskoetter Development, managed the leasing of the property and served, according to Mosgrove, as the “Godfather” of the project, keeping an eye on every step, even when his part of the process was completed.

With the location at 775 Cochrane Road selected, the construction team faced some unique challenges. “We needed a 1,200 square-foot steam room for the studio’s practice of Bikram yoga,” Mosgrove explained. “For the optimal benefits of Bikram yoga, that room has to maintain a temperature of 105 degrees Fahrenheit and 40 percent humidity, but the rest of the facility needs more normal indoor environmental controls.”

The build-out project was managed by Gary Dam, Toeniskoetter Construction’s Executive Vice President, and the superintendent was Ken Ruff. The architect was Marco Fung from Archit Studio. According to Mosgrove,

they meticulously researched the special dry wall and insulation materials required for the high-temperature studio, and made sure, through weekly meetings with all concerned, that no detail was unexpected or left to chance. In addition to the spacious yoga room, the facility includes men’s and women’s changing rooms complete with personal lockers and showers.

Bikram Yoga Morgan Hill is proud to be certified by the Bikram Yoga College of India. Established by the renowned Indian yoga teacher Bikram Choudhury, Bikram Yoga consists of a series of 26 beginner postures performed in a set sequence in a heated room for 90 minutes. Bikram Yoga is suitable for all ages and all levels of physical ability. •

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

Toeniskoetter Construction, Inc. specializes in the highest quality tenant improvements. Established on a foundation of integrity and a commitment to the utmost in client service, Toeniskoetter Construction is here to serve you.