

Discover Hidden Value

With your help, we develop a strategy to maximize both the total asset value and revenue generated by your building(s). We mitigate dispute risks and provide dynamic access to building and occupant related data throughout the ownership life-cycle.



Measurement Report

Starting with a thorough audit of existing construction documents and measurement reports, we follow up with on-site laser measured verification, producing a comprehensive report that strategically applies the correct measurement standard(s) to achieve the best result for the intended use.



Occupant Services

Change is inevitable. However, with Stevenson Systems providing a comprehensive collection of drawing types, lease exhibits, as-builts, cleaning calculations and suite calculation updates produced within 30 minutes or less, you will be ready to execute your business strategy.



As-Builts

Our laser measured, methodically collected as-built drawings are carried out to the highest standards of architectural integrity and serve as the foundation for many of our products and services.



Analytics

Discover meaningful information hidden in your data. Our in-depth visual analyses allow you to gain insight, ask new questions, spot trends, identify opportunities and make data-guided decisions with confidence.



Consulting

Our comprehensive advisory service is supported by 30 years of experience and the analysis of more than one billion square feet of commercial property. We provide direction on selecting the proper measurement standard, correctly documenting area calculations and measurements for legal purposes, and offering space accounting strategies that maximize asset value and revenue maintained over the life of the property.

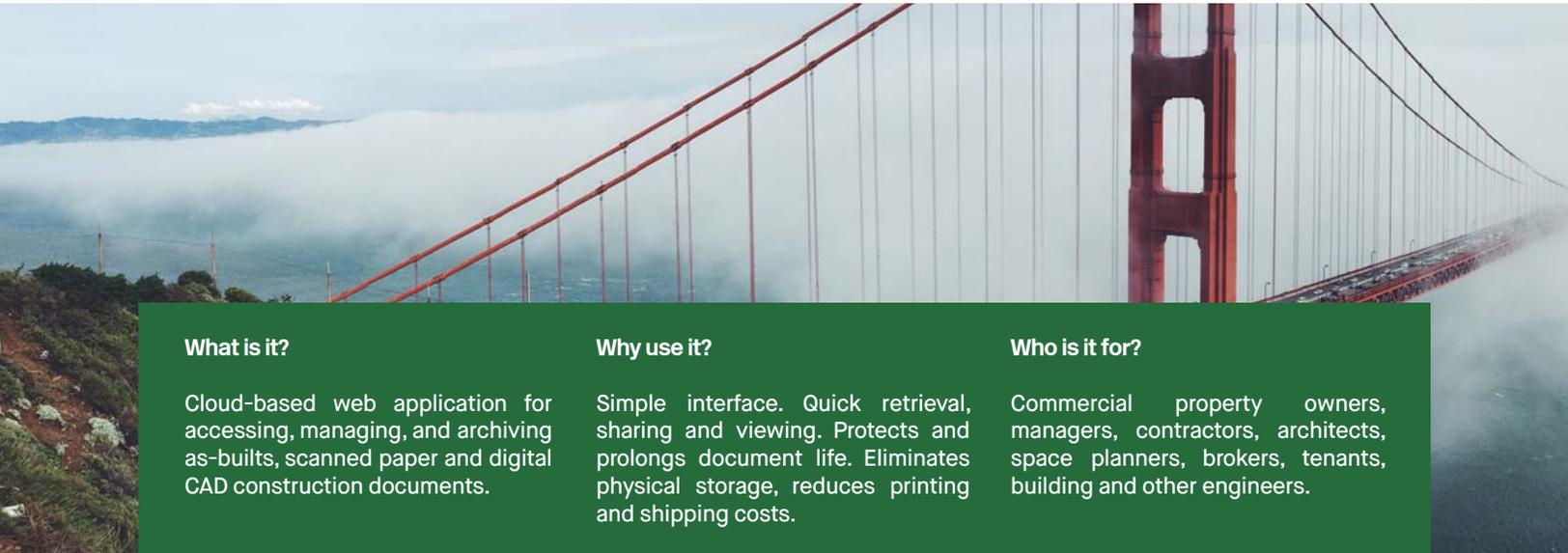


Measurement Standards

Intimately involved with creating predominant global measurement standards since 1980's, we are positioned to help you strategically select the proper standard to achieve the desired result. Standards Include: 6 BOMA International Floor Area Standards, International Property Measurement Standard (IPMS), Real Estate Board of New York (REBNY), American Institute of Architects (AIA), municipalities and many others.



Drawing
Vault



What is it?

Cloud-based web application for accessing, managing, and archiving as-builts, scanned paper and digital CAD construction documents.

Why use it?

Simple interface. Quick retrieval, sharing and viewing. Protects and prolongs document life. Eliminates physical storage, reduces printing and shipping costs.

Who is it for?

Commercial property owners, managers, contractors, architects, space planners, brokers, tenants, building and other engineers.

You've got construction drawings and need a better system for keeping track of them. The Drawing Vault gives you all the tools needed to easily locate, manage, share and view both paper and CAD drawings online.

Every month, thousands of CAD drawings and scanned architectural drawings are uploaded to the Drawing Vault. From brokers to space planners, property managers to engineers, real estate professionals around the world benefit from the peace of mind that comes with knowing their important documents are safe, secure and impervious to wear and tear.



Scan and Index

Our in-house archivists scan and index paper-based and CAD construction drawings to be quickly located in the future.



Upload

Upload or download paper drawings and CAD drawings in multiple formats.



Share

Grant access and permissions to multiple users for downloading and collaboration.



View

Both scanned paper and CAD files are viewable online without CAD.



Organize

The search for drawings is over with our simple and unique filing system. Allows you to locate the exact drawing you need or a set of drawings within seconds.



LEED

Buildings using the Vault may qualify for 2 innovation credits.



Stack
Tower



Create stunning, dynamic stacking plans in minutes.

StackTower is a building intelligence application that provides browser-based analytics anyone can learn and use. It is a rapid-fire alternative to excel spreadsheets, PDF and financial software based stacking plans.



Integrated

Perhaps the greatest strength of StackTower is that it can be integrated with Stevenson Systems Occupant Services, providing a comprehensive collection of drawing types, lease exhibits, cleaning calculations and suite calculation to enable updates within 30 minutes or less delivered directly to the building, floor or suite within the application.



Customize

Designed for quick and easy customization. Quickly rearrange your floors or suites using drag and drop. Click, hold and drag to resize floors and suites. Create multiple custom stack views based on occupancy, user lease expiration, industry and more. Create your own custom color palette. Unlimited Data display options.



Documents

Building, Floor and Suite specific document storage. Easily access floor plans, CAD and paper drawings, lease documents and/or photos that may be specific to the building, floor or occupant. Quickly email or download documents for sharing.



Insight

Leverage your natural ability to spot visual cue's regarding lease expiration, occupancy type and vacancy, parking, industry mix, encumbrances and more. Create custom color palettes and multiple stacking plan views to spot different trends or even create customized unique views.



Share

Great sharing features that make it easy to decide what and who accesses your information. Whether using defined roles and permissions, our built-in email capabilities, or setting expiration dates to shared links, we make it easy to share and control your information for those who need it.



Printing

We have worked hard to make printing work! We have created many selectable templates based on number of floors, paper size, landscape and/or portrait formats so that the stacking plan not only looks good on screen but in print as well.



Space
Analysis



New Construction

The best relationships are built on trust, and we are proud to have become an indispensable resource and long term ally for some of the largest commercial real estate owners, managers and brokers in the country.



Wilshire Grand
AC Martin
1.5 Million Square Feet



Salesforce Tower
Boston Properties & Hines
1.6 Million Square Feet



Impac Center
Cushman & Wakefield
573,000 Square Feet



41 Tehama
Hines
389,000 Square Feet



520 Newport Center Drive
The Irvine Company
326,000 Square Feet



Park Tower at Transbay
The John Buck Company
752,000 Square Feet



Columbia Square
Kilroy Realty
1.1 Million Square Feet



350 Mission
Kilroy Realty
420,000 Square Feet



Downtown Doha
Msheireb
8 Million Square Feet



The BLOC
The Ratkovich Company
1.1 Million Square Feet



Memorial Place
Skanska
325,000 Square Feet



The Boardwalk
Trammel Crow
550,000 Square Feet



Space Analysis

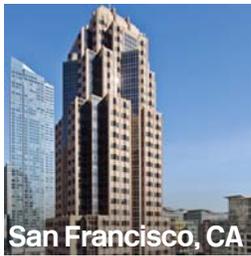


Significant Projects

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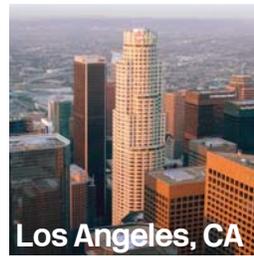
Honolulu, HI
Harbor Court
Douglas Emmett



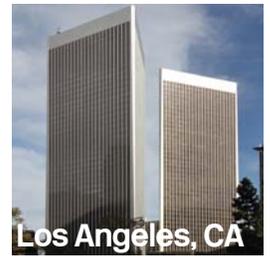
San Francisco, CA
100 First Street
Kilroy Realty



San Francisco, CA
Embarcadero Center
Boston Properties



Los Angeles, CA
US Bank
OUE



Los Angeles, CA
Century Plaza Towers
One Hundred Towers, LLC



San Diego, CA
Emerald Plaza
RREEF Property Trust



Seattle, WA
Russell Investment Center
CommonWealth Partners



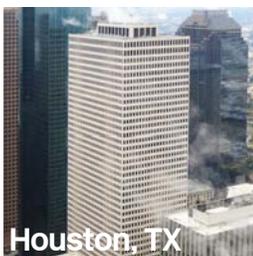
Portland, OR
PacWest Center
Urban Renaissance Group



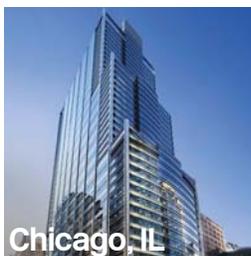
Denver, CO
Denver Place
LBA Realty



Dallas, TX
Providence Towers
KBS Realty



Houston, TX
Shell Plaza
Hines



Chicago, IL
One North Wacker
The Irvine Company



Atlanta, GA
Atlantic Station
CBRE Global Investors



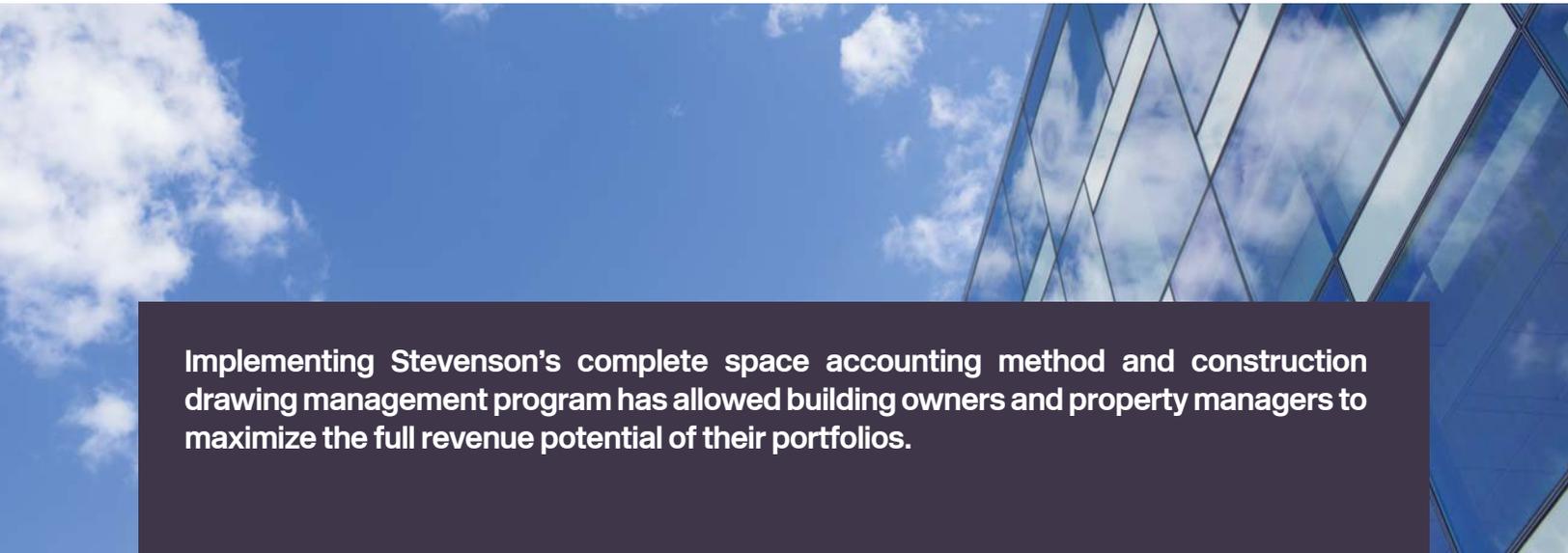
Washington, D.C.
The Watergate Complex
Watergate Complex Council



New York, NY
AXA Equitable Center
CommonWealth Partners



Partial Client List



Implementing Stevenson's complete space accounting method and construction drawing management program has allowed building owners and property managers to maximize the full revenue potential of their portfolios.

 Boston Properties

Brookfield

CBRE
CB RICHARD ELLIS

C.J. SEGERSTROM
& SONS

CommonWealth
partners

**Douglas
Emmett**

EMMES


GREENLAW
PARTNERS

Hines


THE IRVINE COMPANY


THE JOHN BUCK COMPANY

 **JLL**
Jones Lang LaSalle

J.P.Morgan

KBS

**KILROY
REALTY**
CORPORATION

L | B | A
REALTY

LINCOLN
PROPERTY
COMPANY


LIONSTONE INVESTMENTS

 Manulife Financial
| For your future™

**NEW
YORK
LIFE**


Prudential


RIVERROCK
real estate group

SHORENSTEIN


STARWOOD
CAPITAL GROUP

 SWIFT
REAL ESTATE PARTNERS

**TIAA
CREF**


TISHMAN SPEYER


TOYOTA

Trammell Crow Company

**Ucla
BRUINS**



Stevenson Systems Timeline



“A machine that makes the land pay”

- Cass Gilbert, Architect

That was how American architect Cass Gilbert characterized the skyscrapers he designed. We believe the same is true of your commercial real estate assets. From industrious offices to manufacturing facilities, corporate headquarters and high rise residential towers each has been designed to maximize profit. The real estate machine is complex, and its smooth operation requires a comprehensive system for tracking and documenting square footage. Without one, your property is not earning all it can.

1980's

1985



Stevenson System, Inc. founded in a Manhattan Beach California basement.

1986 Peter Stevenson introduces the first Computer Assisted Real Estate Management (CAREM) system to the commercial real estate industry.

1988 The Stevenson Standard of measurement is introduced, a more detailed and superior standard of measurement to the existing 1980 BOMA Standard.

1989 Stevenson Systems delivers the first automated “Stacking Plan” as a part of its space analysis report.

1990's

1990 Occupant Services launches “30 minute or less” turn around on modified suite calculations.

2009 to 2010 Peter Stevenson recognized as a contributor to all newly published BOMA International Measurement Standard and all 7 BOMA Measurement Standards.

2009 Stevenson Systems selected to be an Official Interpreter of all Floor Area Measurement Standards on behalf of BOMA International.

2004



DrawingVault.com, a web-based application for managing scanned paper and digital CAD construction drawings launched.

2000's

1997 Completed largest building to date - 1 Market Street in San Francisco at 1.46 Million SF

1996 BOMA 1996 Office Standard incorporates many concepts previously developed by Stevenson Standard.

2010's

2012 Stevenson Systems reaches a measurement milestone having field verified and measured more than 1 Billion square feet of office space.

2013 World Bank and The International Property Measurement Standard Coalition (IPMSC) invites Peter Stevenson to join its Standards Setting Committee (SSC).

2015 Performs calculations and consulting for both Salesforce Tower and Wilshire Grand, the two tallest buildings to be constructed west of the Mississippi in more than a decade.

2016 Stevenson Systems celebrates 30 years of serving the commercial real estate community.

Today