



Capital Improvements

21 Governors Court
Baltimore, MD

\$250,000 Building Renovation
Winter 2012-2013

Capital Improvements:

- Complete renovation of elevator lobbies and corridors
- New artwork & furniture
- New elevator interior
- New signage
- Renovated parking field
- Renovated courtyard

FIRST FLOOR LOBBY – VIEW 1

BEFORE



Granite wall panel & green/white tiled floor, circa early '80s

AFTER



New millwork wall paneling, ceramic flooring and digital directory

FIRST FLOOR LOBBY – VIEW 2

BEFORE



Exposed (original) brick wall and planters

AFTER



New polymix walls, artwork and furniture

FIRST FLOOR CORRIDOR – VIEW 3

BEFORE



Prismatic light fixtures, standard 2x4 fissure edge ceiling tiles, outdated carpet and wall coverings

AFTER



New (indirect basket) light fixtures, carpet, artwork and polymix walls

FIRST FLOOR LOBBY – CEILING

BEFORE



Outdated ceiling design consisted of reveals & excessive recessed lighting

AFTER



New ceiling and lighting design

ELEVATOR CAB

BEFORE



Original wall panels, inadequate
outcove ceiling lights & dated
flooring

AFTER



Millwork wall panels (including
stainless steel reveals), new LED
ceiling design & flooring

SECOND FLOOR LOBBY -VIEW 1

BEFORE



Outdated furniture, carpet & wall coverings, circa early '80s

AFTER



New furniture, artwork, sconces, carpet & millwork wall accents

SECOND FLOOR LOBBY – VIEW 2

BEFORE



Single cased opening leading to dead space – complete lack of welcoming environment

AFTER



Enlarged opening with herculite (frameless) door system providing for an inviting common area

SECOND FLOOR CORRIDOR – VIEW 3

BEFORE



Prismatic light fixtures, standard 2x4 fissure edge ceiling tiles, outdated carpet and wall coverings

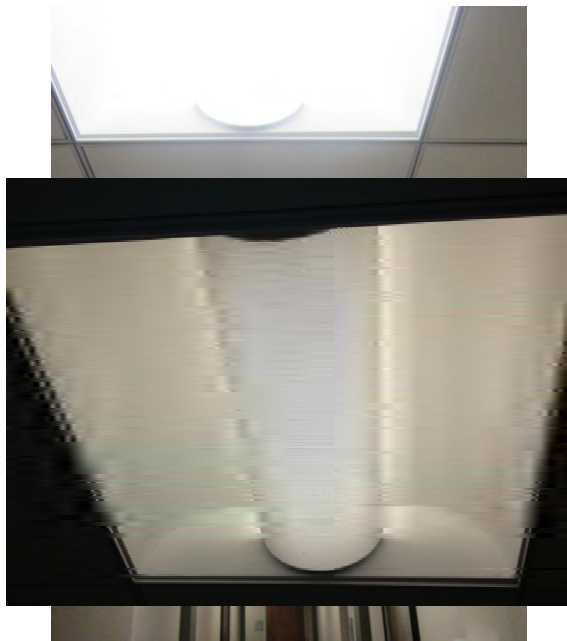
AFTER



New (indirect basket) light fixtures, carpet, artwork and polymix walls

FIRST & SECOND FLOOR CORRIDOR DETAILS

AFTER



Enhanced ceiling design
consisting of new (indirect
basket) light fixtures, ultra-slim
grid and ceiling tiles



Polymix walls, new artwork and
pylasters, used to break-up
corridor spanses

VENDING CAFE

BEFORE



Dead space adjacent to 2nd floor elevator lobby with outdated furniture and vending machines

AFTER



Re-purposing of space to provide a vending café and common area break-room for building tenants and their employees

SUITE SIGNAGE & PORTFOLIO BRANDING

BEFORE



Outdated, plain suite signs

AFTER



Modern, CSG branded
suite signs

BUILDING DIRECTORY

BEFORE



Very dark, acrylic tenant directory

AFTER



Digital tenant directory with live cable TV feed & weather updates

COURTYARD

BEFORE



Six separate tree plots

AFTER



Two large landscaping beds and
new benches for tenant seating

PARKING LOT RESURFACING

BEFORE



Asphalt cracking & alligatoring throughout

AFTER



Complete seal-coat, crack fill & re-stripping of parking field

EXTERIOR SIGNAGE & PORTFOLIO BRANDING



Added "CSG Owned & Managed" signs to increase brand awareness and add credibility to property management; added two new CSG branded walk off mats in lobby.