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Harkins Development Corporation

Design and Construction Solutions, on Time and Within Budget

An overly ambitious architect's budget-blowing three-story renovation plans weren't the only headache for a University of Central Florida sorority wanting to update its existing house. The summer months, ideal for construction with students absent, were rapidly dwindling. With time running out, the organization turned to Harkins Development Corporation (HDC) for help.

"Instead of three stories, we designed and built three single-story wings," says CEO Bill Harkins. "We finished several hundred thousand dollars under what the original plan would have cost and were able to complete it more quickly. It's a beautiful building."

HDC, owned by Bill and his two sons, thrives on challenging projects. The Lake Mary-based firm, respected throughout central Florida for its coordinated design/build approach to development and construction, specializes in commercial projects of all sizes with an emphasis on office, warehouse and medical buildings. Additionally, HDC handles commercial elements of condominium and subdivision developments such as recreation centers and clubhouses. Every project is managed through each stage by this award-winning company, which thoroughly understands how the pieces of the construction puzzle fit together.

The owner of a 12,000-square-foot Winter Park office building built in the 1970s clearly required HDC's conundrum-solving expertise. The obsolete structure needed a facelift, and the underutilized site could be maximized by adding to the existing building. HDC conceived a plan to construct another 12,000 square feet at one end, renovate the old building and marry the portions to be architecturally compatible.

"The entire building looks new," says Matt Harkins, president of HDC. "It's now attractive to potential renters. As a result, the building owner has greatly enhanced the value of his original real estate investment."

Delivering a quality project with an emphasis on cost savings for the client has been the company's mission since its inception in 1974. A licensed structural engineer, Bill began his career in the early 1970s, employed by U.S. Steel to build the first Walt Disney World hotel. For many years, the company constructed upscale custom homes, receiving numerous awards. HDC prides itself on its dedication to quality, integrity and innovation. Today, 90 percent of the company's business comes from referrals or repeat clients. HDC's accomplishments were highlighted in February 2007 when the company received unprecedented double awards—a grand award and an honorable mention for two projects—from the National Commercial Builders Council.

Harkins Realty, Inc.

The name Harkins means more than outstanding design and construction services. HDC's spin-off company, Harkins Realty Inc., specializes in commercial property management and real estate-related transactions.

"We are a full-service real estate company," says managing partner Mark Harkins. "Many of our clients are professionals who don't have time to manage their properties. In addition, we can keep them posted on investment opportunities and help them negotiate leases and contracts."

Whether acquiring the perfect piece of buildable real estate or designing and building a project, Harkins Realty and HDC have the resources, experience and reputation to complete a commercial project on time and within budget. Making clients' objectives a reality is something Bill Harkins relishes.

"There's nothing like the satisfaction of helping a client take a piece of property from raw dirt to a finished, profitable project," he says.



From left: Partners Mark, Bill and Matt Harkins

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Harkins Development Corporation

www.harkinsdevelopment.com

407.323.9310 • www.harkinsrealtyinc.com

3525 W. Lake Mary Blvd. • Suite 306 • Lake Mary, FL 32746