

TENANT CONSTRUCTION, INC.



“THE T.I. LEADER”



2010

Tenant Improvement Leader

Tenant Construction is entering its 15th year of retail store construction management.

The business was conceived in a small Minnesota woodworking company in the mid 1990's. Tenant Construction was established to install and project manage department store islands for major retailers throughout the United States. Its customer roots include Estee Lauder, Neiman Marcus, Federated Department Stores, Daytons/Marshall Fields and others. The initial projects included island and perimeter fixture installation for Clinique, Channel, Origins, Armani, POLO and Gucci.

We Know Retail!

From the roots of the business and an experienced management team, we have evolved into a multi-million dollar business specializing in tenant improvement work. The focus remains specialty retail store construction in major shopping malls, factory outlets, strip centers and department stores. Construction services are provided throughout the United States and internationally in Europe.

We bring our retail knowledge as a member of your store development team. Our mission is focused on a “no excuse” standard of execution and consistent follow through to closure. Let us ease the burden on your construction department. We can serve your team with the consistency and strength of a true leader.

Mr. Bob Haben, President

Tested and Proven

Tenant Construction, Inc. was recognized as one of the nation's “Top Retail Contractors” in the 2009 May/June edition of Commercial Construction Magazine.

This is Tenant Construction's 10th consecutive year of recognition as a top retail contractor.

Tanger Outlet Center Hilton Head, SC



Planning for 2010?

Add Tenant Construction, Inc. to your bid list and strengthen your team with the Tenant Improvement Leader.

Save Time, Solve Problems, Look Good!

TENANT CONSTRUCTION, INC.



“WE KNOW RETAIL”



Visit Our Website at www.tenantconstruction.com



Tenant Construction, Inc. Corporate Office

- 15 years of experience and building
- Up to 15 traveling Superintendents
- Service throughout the U.S.A. and Europe
- Licensed and bonded
- Digital cameras for weekly photos by e-mail
- Wireless communications, internet website and corporate e-mail
- Blueprint documents exchanged via e-mail or print
- \$15 to \$20 million in project estimates per year
- \$5 million insurance liability coverage

Clients we have bid and/or built for:



ESTÉE LAUDER



GUESS



CLINIQUE



Christopher
& Banks



POLO.COM
RALPH LAUREN

BILLIARDS & BARSTOOLS
THE BIG KID'S TOY STORES



Lids

ShopNBC

REGIS
CORPORATION



Neiman Marcus

Management Team

We employ salaried superintendents who conduct on-site project management for the entire construction period through punch list completion. All of the superintendents have 10 or more years of direct retail store construction knowledge and construction experience. They know how to manage fast-paced projects with on-time schedules and outstanding quality.

Our corporate office team consists of the President, internal operations and external professional support experts. Everyone plays a key role in managing projects and ensuring nothing is missed during the construction process. Core management experience comes through previous employment with national retail store corporations including NordicTrack, Best Products and MacBirdie Golf Gifts. “We know retail” from both the corporate and general contracting perspective. We are uniquely qualified to serve your team and are the true leader in tenant improvements.

TENANT CONSTRUCTION, INC.

“SERVICE”



Tenant Construction, Inc. is a national general contractor specializing in retail tenant improvements and store fixture installation. We work in super regional shopping centers and factory outlet centers throughout the United States. Our experience includes building over 100 stores for Estee Lauder and managing hundreds of retail store projects. We know the demands of retail schedules and meeting store opening deadlines. Our experience is extensive in coordinating details between architects, mall developers, retail owners and store managers to ensure smooth projects. Our superintendents specialize in building retail store projects with detailed finishes. We believe the project punch list and store-opening needs are the most critical point of a successful job. We keep projects on time to ensure smooth merchandising and personnel training without construction interference. We complete closeout paperwork promptly enabling the owner to collect tenant improvement allowances quickly. We ease the construction management burden facing store development teams. Our clients include **Clinique, Neiman Marcus, Gymboree, Polo Ralph Lauren, Guess, Christopher and Banks, Estee Lauder, ORIGINS, Regis Corporation** and more.



**Punta Norte
Mexico**



**Parndorf
Austria**

Testimonials:

“We have conducted a formal review on all of our contractors for the season. Tenant Construction was rated as one of our highest contractors for the year.”

“You are still by far the best contractor I have ever dealt with in any of the projects I have done.”

“The store looks great and I could not believe that it was completed on time with all of the changes made. There is usually construction going on when we are moving in.”

“This is the best initial store done by any of our first time contractors. We are very pleased that all of the work is complete and ready for our merchandising team. We will refer you throughout our corporate store development program.”

TENANT CONSTRUCTION, INC.



“PHOTO GALLERY”

Send us your store plans for a bid estimate!



**Garden State Plaza
Paramus, NJ**



**Garden State Plaza
Paramus, NJ**



**Garden State Plaza
Paramus, NJ**

Defining Trust – Tenant Construction, Inc.

A firm reliance in the honesty, dependability, strength or character of something.

WE WANT TO JOIN YOUR TEAM!

Allow us to serve your store development team. Relieve the stress and improve time management. Gain trust and confidence in a contractor eager to work for you! Send store plans for a bid estimate to:

**Tenant Construction, Inc.
5780 Lincoln Dr., Ste. #200
Edina, MN 55436**

E-mail: info@tenantconstruction.com
Blueprint E-mail: transfer@nationalrepro.com
Telephone: 952-938-6726
Fax Number: 952-938-7387

OUR MISSION STATEMENT

We expect to develop ongoing relationships with every customer while building a high degree of trust through our construction services. We will manage each project as if it is our own store and our own grand opening. Communication must be thorough and resolute. Our management style is focused on a “no excuse” standard of execution and consistent follow through to closure. We will maintain the highest standards of quality and accountability. Projects will be completed on time to ensure a smooth turnover for merchandising and training without construction interference. We succeed by securing the opportunity to build the next store.

Bob Haben, President