



THE STEGMAIER

Wilkes-Barre, PA

Once an elegant and proud symbol of the city's industrial prosperity, the Stegmaier Brewery complex lay vacant for 20 years and was a prominent reminder of urban decline in the mid-1990's. Keating Partners and the United States Postal Service partnered to redevelop the complex into Class A office space for the United States Postal Service ("USPS") and General Services Administration ("GSA").

Our property management team was involved throughout the design and historic rehabilitation of the property, prior to its opening in 1997. The property is unique in that it combines federal offices, courtrooms and a 24-hour operation for the USPS.

Keating Partners' property management team exceeded client expectations as follows:

24-Hour Operation: Keating Partners provides on-site maintenance coverage for the building Monday through Sunday from 8:00 am to 6:00 pm via staggered work schedules. Our maintenance engineers are on-call 24 hours per day and live within minutes of the property in order to respond promptly in case of an emergency. We have also developed and maintained relationships with 3rd party contractors who can be counted on to respond immediately to the property in order to keep the building and its systems operational.

Security: In addition to building security, the US Marshals are responsible for courtroom operations at 3 federal agencies at The Stegmaier. Our property management team is in constant communication with the US Marshals, with a shared goal of insuring the safety of all building occupants and visitors. We have worked together to establish protocols for all types of emergencies, including those unique to federal buildings.

Energy Efficiency: Keating Partners joined with the USPS and GSA to take advantage of PPL's E-Power Energy Efficiency Rebate Program. Energy efficient lighting and occupancy sensors were installed which resulted in a 40% reduction in energy consumption. The initial capital outlay for this initiative was recovered in less than 4 months.



Services

Property Management

Size

105,000 SF

Use

Class "A" Office

Owner

Welles Street Associates, LP

Tenant

General Services Administration
United States Postal Service



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