

# Developing Smarter Real Estate Solutions for Your Industry

## WHO WE ARE

BREA was built by the minds behind HDA after seeing the same pattern play out again and again:

Companies making high-stakes real estate and facility decisions without the right strategy, the right advocate, or the right team guiding them.

### So we fixed it.

BREA exists to bring clarity to complex decisions—helping you plan smarter, move faster, and build with confidence.

## THE PROBLEM

**Most teams don't realize the risk until they're already in it.**

- Choosing a site that limits long-term growth
- Underestimating operational needs
- Overpaying—or under-planning—for what's ahead
- Bringing in design and construction teams too late
- Managing too many moving pieces without a clear strategy

These decisions don't just slow projects down. They cost time, money, and momentum.

## OUR SOLUTION

**We step in early—before the wrong decisions are made.**

BREA acts as your partner and advocate, aligning every piece of your project from day one so nothing is left to chance.

We simplify the process.  
We connect the right people.  
We make sure every decision moves you forward.



## WHAT WE DO

BREA partners with you to simplify complex real estate decisions—so you can stay focused on running your business while we handle the rest. From **Site Selection**, where we identify locations that support logistics, reduce costs, and position you for long-term growth, to **Tenant & Landlord Representation**, where we negotiate strong terms and align every deal with your strategy, we act as your advocate at every step. When it's time to build, our **Build-To-Suit** approach delivers turnkey, state-of-the-art facilities without pulling your attention away from operations, while **Sale-Leaseback Advisory** helps unlock capital and reinvest it back into your business. If you're exiting a facility, our **Decommissioning & Auction** services of facility and/or equipment ensure a smooth, value-driven transition. Along the way, we uncover opportunities through **Tax Incentives & Opportunity Zones**, strengthening each deal financially. We keep everything moving through **Program Management**, aligning timelines, budgets, and teams, and bring it all together with **Integrated Delivery & Alliance Services**, connecting real estate, design, and construction to reduce risk and deliver facilities built for performance.

## WHY BREA

### **Built for You**

30+ years of industry experience. 200+ facilities nationwide.

### **Strategic from Day One**

We start where most teams don't—before design even begins.

### **Connection Matters**

Access to a trusted network of architects, engineers, and industry experts.

### **Client-First, Always**

We don't just guide the process—we advocate for your success.

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