
6411 East Northwest Highway Case Study

6411 East Northwest Highway was developed as an automobile dealership during the late 70s to early 80s. The property consists of 10 buildings with a total gross building area of 119,715 SF located on 13 +/- acres land. After continuous use as an automobile dealership the property owner made the decision to sell the property. Prior to, during and after the tenant's move-out and until the sale of the property, Westerhaus Management was commissioned by Wellstone Properties to provide the following services:

- Building Condition Assessment
- Project Management Services
- Property Management Services

Highlights of Westerhaus Management's involvement in this assignment include the following:

- A building/property condition assessment was performed looking for items in need of repair including MEP and fire protection systems which should have been maintained by the tenant in accordance with their Lease.
- Oversaw environmental remediation of all hydraulic lift equipment, paint booths, trench drains etc. by the tenant.
- Investigated structural issues which could be "life safety issues."
- Attention was paid to specific items of repairs related to Notice of Violations and/or Citation(s) by the City of Dallas.
- Day-to-day management of buildings, landscape maintenance, security, fire sprinkler system, fire alarm system and utilities were provided for over a year until the property was sold.
- Local management was provided to the remaining tenant which was occupying a portion of the property.
- Responded to and mobilized emergency repairs resulting from either weather or vandalism.
- Coordinated access with the eventual Buyer of the property in order to facilitate the sale of the property.



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East Northwest Highway



6411 East Northwest Highway Case Study (continued)

“I haven't had the opportunity to meet John Westerhaus in person, as I reside in Virginia and him in Texas, yet for almost two years we maintained regular contact as he managed a unique and challenging project for us in Dallas, Texas. We literally had no worries regarding this property as John took care of the many and varied details from repairs and storm damage to the steps required for us to sell the property to a developer. This had been a ground lease for us and when the tenant's lease expired, John helped us through a seamless transition. He transferred utilities, installed security, and ensured a minimum level of maintenance. This required some creativity on his part and much due diligence as he kept control of inspections and safety issues. John handled every aspect of this property in a very professional manner and kept all parties continually informed and up to speed with his efforts and the property's condition. Expenses were kept low while ensuring compliance with the various code issues. All parties of ownership for this property remain grateful to John for his work on our behalf. I highly recommend his services.”

Nancy S. Kyme, CFO
6411 East Northwest LLC