

THE FRANCES NEWSLETTER



December 2004

Frances L.L.C.

Vol. 1, No. 1

New Owner

The new owner is **Frances L.L.C.** President, Kevin Rehm. I am currently from California but love the mid-west values. My wife is originally from Crofton, Nebraska and we spend our summers there. When I say I am currently from California that's because retirement is just around the corner and the mid-west looks pretty appealing.

While in Sioux City I just had to have a hair cut from Jerry who has known every owner of the building over the last forty plus years. Jerry and I had a nice visit and talked about the future of the Frances Building. I also had a chance to talk with many other tenants a few weeks ago and will be visiting with more of you shortly. I was very impressed by the individuals I spoke with. The mid-west values are alive and well in the Frances Building.



I received positive feed back from many of you on creating a newsletter so why waste time, here it is. I hope you enjoy the first edition. The newsletter will keep you informed on many issues and provide some insight into the improvements being planned for the building. I am very excited about this new endeavor and am looking forward to meeting each of you and making additional improvements to the building.

On behalf of all of us, "Happy Holidays".

Best Regards – Jim Miller

Jim Miller and I became friends during the last few months and I know he and I will continue to stay in touch. I know you all feel the same way I do about Jim so please stop by #605 to see him before he goes.

Good luck and be safe Jim ... best regards Kevin

Building Management

I will be managing the building through Janet Clark and Bob Buhler. We will work as a team to make sure everything runs smoothly. If you have anything you need you can contact Bob or Janet. In the event that your needs are not satisfied please feel free to contact me personally 310-422-9411 or kevinrehm@cox.net.

We need to hear from you. We will circulate a tenant satisfaction survey in the first quarter of next year. Please let us know how we can do better.

Free Parking Space For One Year!

We want to create an incentive program for our tenants. This is the idea. It is our opinion that all of our tenants are the best sales team the building could possibly have. It is our position that if we can lease up some of our open space we can fast track our planned improvements to the building. For our tenants we believe that you will win in two ways. First for your efforts you will receive a nicer building in which to do business and secondly a free parking space for one year.

Here's how it works. We will keep you informed by publishing the current office space available in each newsletter. During your interactions with others if the topic of office space comes up you can refer clients to our office. Just tell them to mention that they were referred by you. If they sign a three or more year lease, we will pay for your parking space for one year.

Available Office Space

We currently have 540 sq ft of storage space available and the following office space for lease:

Suite 200 – 1764 sq ft, Suite 330 – 625, Suite 333 – 800, Suite 341 – 272, Suite 400 – 1900, Suite 427 – 825, Suite 433 – 1977, Suite 435 – 511, Suite 441 – 272, 601– 375, Suite 603 – 982, Suite 606 – 450 and Suite 615 – 744 sq ft.

Welcome New Tenants

Please join us in welcoming our new tenants! Betty Gilbert, LISW and Carolyn Phillips, LISW have gone into business for themselves and invite you to stop in their new office Suite 620. Betty and Carolyn will be providing counseling and social work services.

Another new addition to the Frances Building includes the Garreans Law Firm located in Suite 510. Jeff also opened his new office on November 1st.

Bob's Corner

Bob has been busy with some tenant improvement projects on the 8th floor and cleaning out the basement has been a large project for him. The boiler had its summer check up and as you all know she is alive and well. The new roof seems to be leak free. Some planning and organization for next year's projects will be taking up much of the time in December.