



Dear Valued Associate,

As the economy begins its rebound from the recession, many real estate service providers continue to be affected by sagging markets. At Guardian Realty, we've bucked the trend by enjoying steady growth and high levels of customer satisfaction. How have we defied the odds to achieve such uncommon success? It's simple—instead of focusing only on the bottom line, we concentrate on building trust, offering unrivaled value, and delivering consummate service to each and every client.

Since launching Guardian in 20XX, we've provided our clients with premier residential real estate services, leading buyers to the homes of their dreams and helping sellers get quick, profitable offers for their properties. Now, we're pleased to announce an increased focus on commercial real estate services.

### **Exceeding Expectations in Commercial Real Estate**

After six years of experience working with commercial clients in multiple industries, we know what it takes to get results in this demanding yet rewarding area of real estate. Our thorough knowledge of current markets and excellent negotiating skills allow us to close more sales than any of our local competitors. We're excited to leverage our expertise in this quickly expanding niche.

Personally, I've closed more than \$30,000,000 in the sale and purchase of office facilities and have successfully leased more than 200,000 square feet of corporate office space. I'm excited to join forces with partner agents Jim West and Chris Miller; together, we're committed to providing the region's premier commercial real estate services. In addition to commercial real estate, our four dedicated residential agents will continue to offer superior home buying and selling services.

### **What Sets Guardian Apart?**

With more than 30 combined years of commercial real estate transactions in the Denver metro area, Guardian Real Estate Services has the expertise and know-how to help clients buy, sell, and lease premium commercial properties.

We believe our power lies in our people, which is why we strive to retain a team of only the best local agents. We invest in continuing education to keep our staff's skills sharply honed and keep them up to date on the latest industry trends.

Above all, our #1 goal is to exceed the expectations of each and every one of our clients. No matter how "small" the deal, we provide each client with personalized attention and guidance before, during, and after the sale.

**Spread the Word!**

Whether you're in the market for a new commercial property, are looking to sell or lease office space, or know of someone who may be in need of our services, we invite you to contact us anytime to learn more about our services.

Sincerely,

Eric Malinski