

Extreme building makeover ups commercial value

Description: **Multi-story block**

Purpose: **Aesthetic upgrade**

Film: **SolarZone AzuLite 35 Xtra**

Size of Job: **7,800m²**

Customer: **Omninet Capital, 310-300-4100**



Project during installation – the original reflective bronze glazing can be seen on the right, and the subtle, sophisticated shade of AzuLite 35 Xtra on the left.

Project Task

The golden bronze appearance of the multi-story Bank of America Financial Center in Phoenix, Arizona, was preventing building owners Omnet from maximizing the real estate value before sale. Architectural tastes had changed, and the shiny, bronze glazing was looking decidedly dated.

However, replacing the entire glazing system would be prohibitively expensive, running over millions of dollars, and involving much disruption to employees and customers.

What could be done?

Solution

Hanita Coatings developed an ideal solution – SolarZone AzuLite 35 Xtra. This subtle blue solar control film could be installed on the exterior of the existing glass, transforming the building's appearance, at a fraction of the price of replacing the glazing.

Hanita pointed out that beyond the aesthetic improvement after application of AzuLite 35 Xtra, valuable energy would be saved on cooling costs by installing the high-efficiency film. Omnet were pleased to note that with energy efficiency improvements, the makeover was eligible for electricity company rebates, which further reduced the outlay.

Omninet selected AzuLite 35 Xtra, and the installation was complete without disruption to business in less than two months.

Outcome

The building was transformed into an attractive, modern feature, well within both budget and schedule constraints. By slashing cooling costs the film enabled a solid return on investment, but most importantly, Omnet were satisfied with an increase in property value way beyond the investment made.



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