

WHAT TO LOOK FOR IN COMMERCIAL REAL ESTATE TECHNOLOGY INVESTMENTS

by Anchor Bridge Innovations staff

With leasing dynamics in flux and tenant expectations rising, commercial real estate firms are under pressure to modernize — but not at the expense of performance or ROI.

The question today is no longer *if* smart building investments should be made. It's *how* to make them work across your entire portfolio.

At Anchor Bridge Innovations, we work with forward-looking CRE operators who want digital infrastructure that drives efficiency, enhances tenant experience, and meets environmental, social, and governance (ESG) targets — without disruption or waste.

Here's what to consider when evaluating CRE technology solutions, and how the right partner can help you move from siloed systems to future-ready assets.

Top Considerations for CRE Leaders Evaluating Digital Upgrades

1. Portfolio-Wide Integration

Most CRE assets have piecemeal technology: separate HVAC, lighting, access, energy metering, and security systems. But tenant experience — and operational savings — require unified control.

Look for solutions that offer:

- Open APIs for seamless integration
- Centralized dashboards for building operations and energy data
- Cloud-based management for remote access and scaling

As Gartner Inc. notes in their *Smart Portfolio Playbook 2025*, “Interoperability is now the leading driver of smart building ROI.”

2. Tenant-Centered Technology

Today's tenants want digital conveniences that enhance comfort, access, and responsiveness. Whether it's controlling lighting via mobile app or submitting work orders digitally, user-focused tech is a lease differentiator.

Evaluate platforms that support:

- Mobile tenant experience apps
- Real-time occupancy and environment monitoring
- Automated comfort settings and personalized controls

BISNOW Commercial Real Estate News' *CRE Tenant Trends Report 2024* found that **74% of tenants** would renew faster in buildings with digital amenity platforms.

3. Energy and ESG Reporting Capabilities

Between SEC climate disclosure rules and city-level carbon caps, ESG reporting is becoming mandatory. Smart tech can reduce both energy usage and compliance risk.

Consider systems that:

- Monitor energy consumption at granular levels
- Benchmark performance against ENERGY STAR, LEED, and local laws
- Automate emissions tracking and reporting

In their *ESG Infrastructure Survey 2024*, Trellis (formerly Greenbiz) discovered that CRE firms that digitize ESG tracking are **60% more likely** to meet investor transparency expectations.

4. Flexible, Phased Implementation

CRE firms can't afford disruptions to tenant operations or leasing cycles. Any digital upgrade must support gradual rollout, multi-site testing, and integration with legacy systems.

Ask vendors about:

- Phased deployment plans
- Minimal downtime guarantees
- Support for legacy hardware and protocols (e.g., BACnet, Modbus)

ABI's Approach: Built for the CRE Lifecycle

At ABI, we tailor modernization plans to the specific needs and realities of CRE portfolios. Whether you own office towers, mixed-use developments, or flex industrial spaces, our phased delivery model ensures you stay fully operational while future-proofing your properties.

ABI Smart Building Deployment Process:

1. **Discovery plus Site Assessment**
We analyze your current building systems, energy data, and tenant service workflows.
2. **Strategic Integration Planning**
ABI designs a roadmap that aligns with your operational KPIs, ESG goals, and lease schedules.
3. **Technology Matchmaking**
We recommend best-in-class, open-platform OEM solutions that scale affordably.
4. **Deployment plus Training**
Systems go live with on-site and virtual support, staff enablement, and tenant onboarding materials.
5. **Ongoing Optimization plus ROI Monitoring**
Our post-launch services include analytics reviews, usage reports, and maintenance planning.

Checklist: Choosing the Right Technology Partner for CRE

Before signing any contract, make sure your partner can:

1. Provide open-platform, scalable solutions
2. Integrate with existing building systems
3. Offer clear ROI projections tied to NOI and tenant metrics
4. Deliver full documentation for ESG and compliance audits
5. Train your team and support post-deployment success

Want a clear framework for evaluating smart building ROI? Download our checklist, *"5 Smart Investments for CRE Leaders Looking to Future-Proof Their Portfolios."*

Or if you prefer, schedule a discovery call with ABI's CRE technology team to walk through your building stack and identify quick wins — without disrupting what's already working.

About Anchor Bridge Innovations

Anchor Bridge Innovations is a high-tech Value-Added Reseller founded by seasoned IT professionals. We deliver secure, scalable, and future-ready technology solutions tailored to the needs of small and mid-sized enterprises. By partnering with top-tier OEMs and next-gen innovators, we offer a full spectrum of services — including data infrastructure, cloud, cybersecurity, automation, and networking — all backed by white-glove support from planning through post-deployment.

At Anchor Bridge, we don't just sell technology — we'll help you turn building data into smarter leasing and tenant decisions.