3D Design: Commercial Real Estate Portfolio

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Introduction

QA Graphics was founded in 2006 by Dan McCarty. Located in Ankeny, Iowa, our company provides custom marketing solutions such as touchscreen applications, web development, interactive sales tools, animated videos, floor plan graphics, and 3D design.

Over the last decade, the business has become an industry leader, expanding into a full-service design firm. All of our work is completed in-house, and our team of experts is comprised of graphic designers, 3D designers, developers, programmers, architects, and mechanical engineers—all to ensure we meet the diverse needs of our clients.
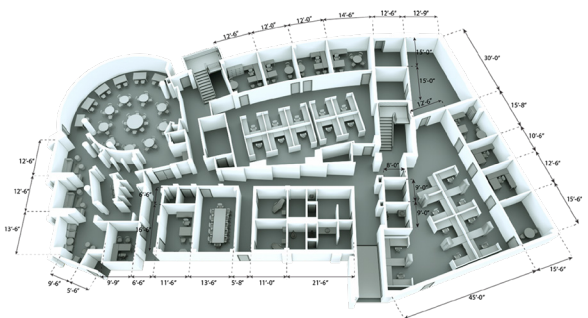
Why QA Graphics

QA Graphics has been a key player in the early process of commercial real estate development. Typically, we step in after the architect has completed the initial planning and all approvals have gone through.

Our job is to create realistic visuals and graphical representations to showcase what the final space will look like. Our graphics are then used to attract prospective buyers or tenants. This way, building owners and developers receive a great return on their investment because prospective buyers are not left to imagine what the space will look like—they get to see it firsthand.

Check out this portfolio to see how QA Graphics has taken clients' commercial real estate spaces to the next level and let us show you how we can do the same for you.
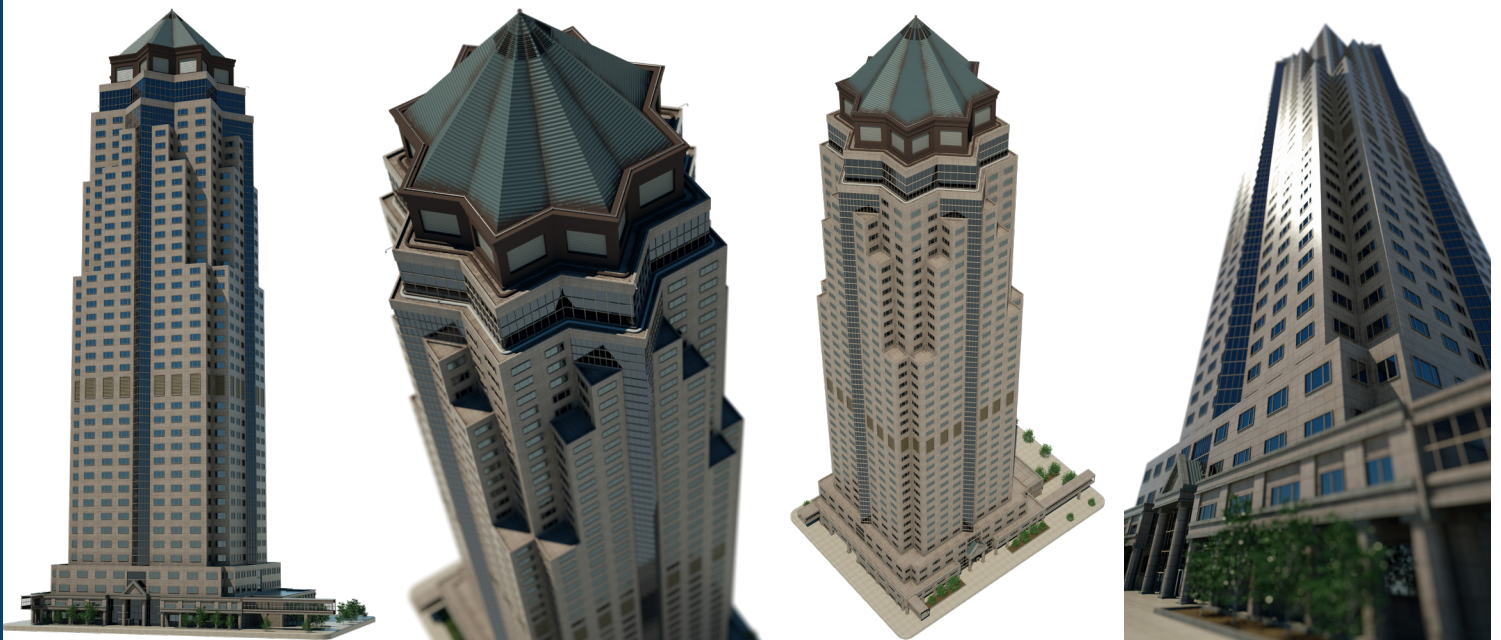
Design Process

Depending on the project, the process may vary in terms of the exact steps that are taken to achieve the final 3D model, rendering, floor plan, or site map. Our design specialists transform photos, schematic designs, Revit files, AutoCAD files, PDFs, sketches, or mere ideas into incredible 3D graphic representations. To learn more about our 3D process, visit: http://bit.ly/3Dprocesspdf

Images provided by customers to produce a 3D render

Final 3D exterior renders created by QA Graphics

![QA GRAPHICS]

Final Concept

It is our end goal to provide you with high-quality, photorealistic graphics that enhance your commercial real estate space. Depending on your needs, we can provide graphics that are as basic or as detailed as you wish.

Our graphics have many uses in the construction real estate industry. A few of the more common ones are:

- Pre-construction phase to bring the concept to life

- Client meetings

- Help pass city bonds

- Marketing materials for the space

- Attract prospective buyers and tenants

Some popular commercial real estate spaces we have done before are:

- Rental Spaces
- Event Spaces
- Restaurants
- Hotels

- Gyms
- Office Spaces
- Entire New Developments
- Banks

- Duplexes
- Theaters
- Apartments
- Stores/Boutiques

3D Floor Plans

Today's commercial real estate market is highly competitive and moves quickly. QA Graphics provides tailored 3D floor plans to fit your needs, whether it be premium site plan design, BAS geared, or space planning for commercial or residential properties. We have the skills to include ductwork, mechanical zoning, furniture, dimensions, and more. With our 3D floor plans, you will be able to provide investors with a high-quality, realistic view of the space, allowing them to see how it could be used.

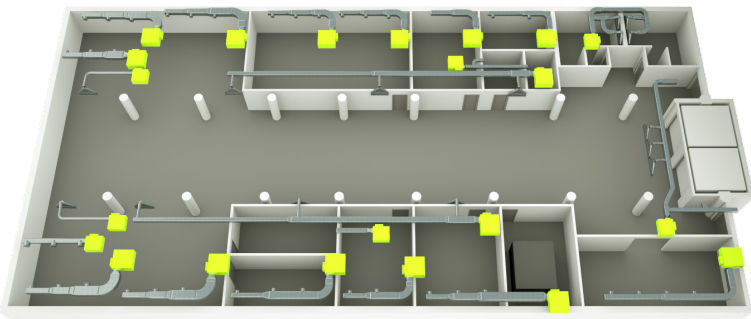To see a full listing of all our 3D floor plan options and offerings, visit: http://bit.ly/3Dfpdesign

Elite Package Example
Floor plan, furniture, ductwork, and colored zoning with customized detail

Gold Package Example
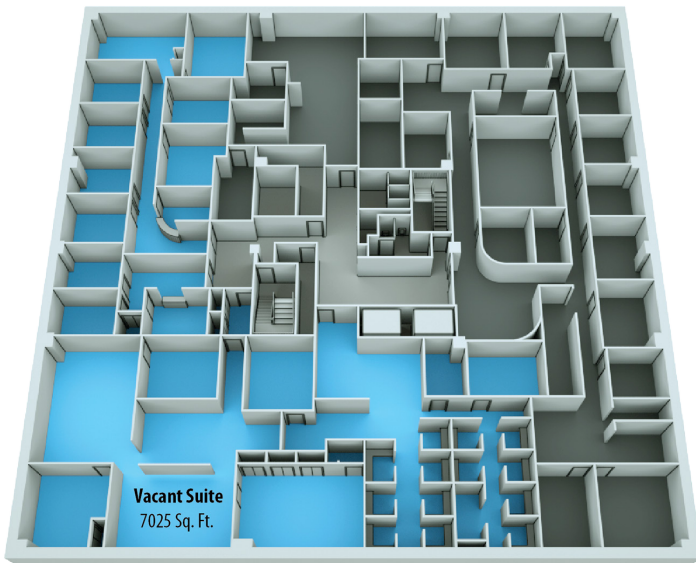Floor plan, ductwork, and colored zoning
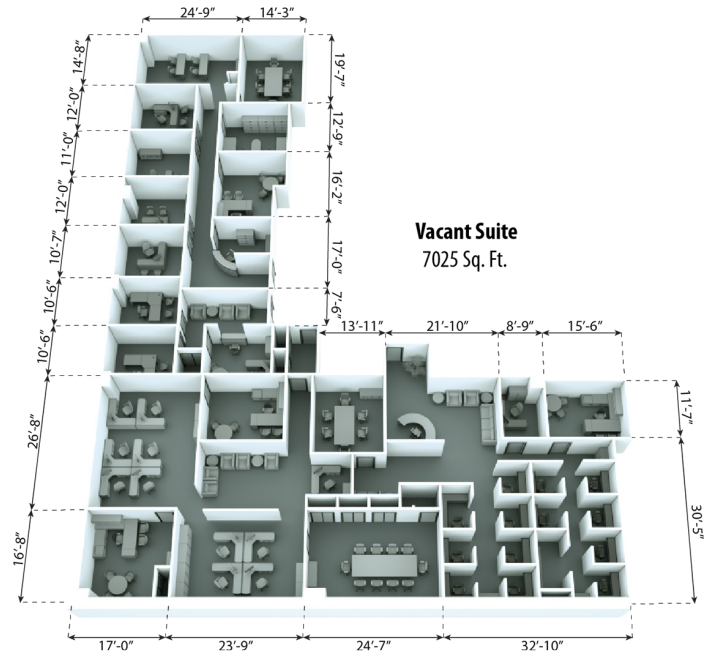
Silver Package Example
Floor plan and ductwork

... Floor Plans Continued

QA Graphics aims to provide floor plans that meet our clients' exact specifications. Some common features include dimensions and information about what suites and spaces are available in a full building floor plan.
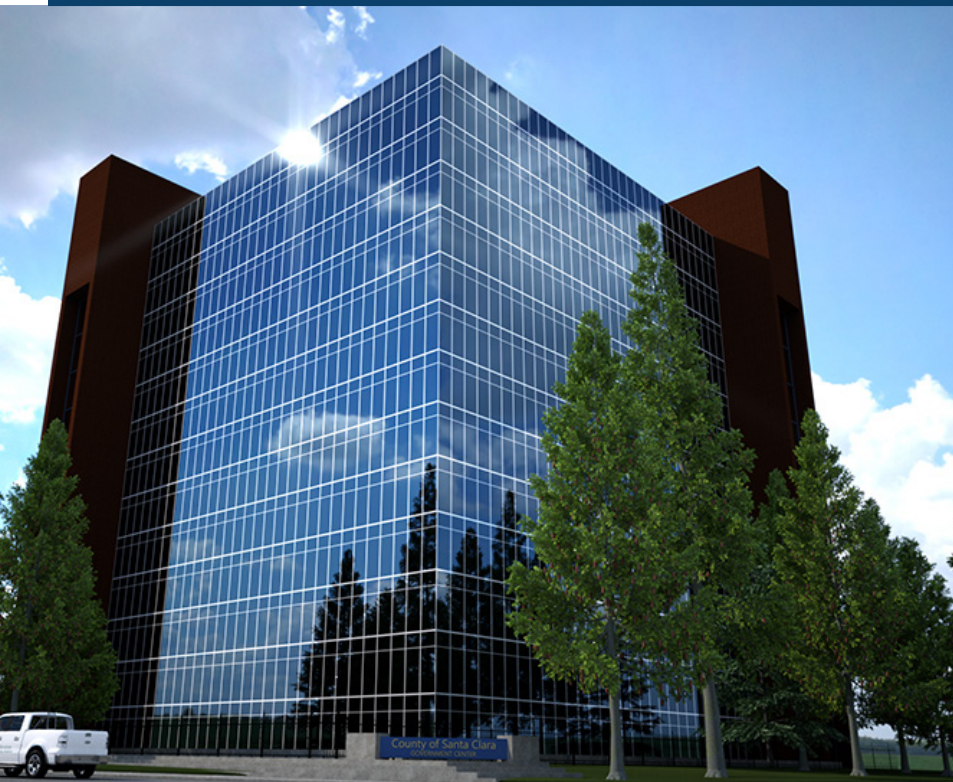
3D floor plan of a building with colored zoning highlighting a vacant suite.

3D floor plan of the vacant suite with dimensions and furniture.

2D floor plan with colored zoning and square footages to highlight which suites are available, and which ones have already been leased.

Building Design

QA Graphics can create interior and exterior renderings of virtually any building or site development. These renderings tend to include fixtures, furniture, material finishes, equipment, and landscaping features.

View our Building Render PDF to see the level of detail we can provide: http://bit.ly/build-design

Popular building exterior finishes and textures:

- Custom brick (to match your building)
- Cement
- Wood
- Stone
- Roofing
- Metal roofing
- Siding
- Glass
- Realistic colors
- Windows

Site Planning

Site maps of developments and 3D renderings of building concepts will bring your project to the next level. QA Graphics can create unique renderings to be used for planning, sales purposes, and graphic navigation at a fraction of the cost of traditional architectural drafts.

View our Site Map PDF to see the level of detail we can provide: http://bit.ly/sitemapdesign

Video & Motion Graphics

Video and motion graphics present a great opportunity to enhance the commercial real estate industry. QA Graphics offers 3D fly-through and walk-through videos of commercial spaces, giving clients accurate visuals as if they were viewing the site in person. These services elevate marketing efforts and bring a space to life. What's better than allowing people around the world to walk through your space—all from the convenience of their mobile device?

For more information about these services, visit: www.qag3d.com/#video-motion-graphics

360° Virtual Reality

QA Graphics can take your site maps and navigation graphics to the next level by creating a 360 Virtual Reality fly-through video. These fully customized videos offer viewers an immersive experience—anyone in the world can experience your development through the convenience of technology.

Landscaping

QA Graphics' 3D renderings and site maps include realistic-looking landscape elements. Seemingly small details have a major impact on how the building or space looks and feels. In order to create a realistic visual, landscaping must be included in a 3D exterior rendering or site map.

Types of Spaces:	Items to Include:
• Gardens	• Trees
• Patios	• Shrubs
• Sidewalks	• Flowers
• Bike paths	• Bushes
• Green space	• Plants
• Parks	• Mulch

Original Space

Concept View

Renovation and Additions

In many cases with commercial properties, there are multiple changes and renovations that are made over time. QA Graphics can assist in the planning phase. Our graphics allow the end result to be visualized before a brick is even laid on the site.

Bank Retrofit

QA Graphics provided custom 3D graphics for a bank that added a drive-through lane to better visualize the end result. This project was brought to life based off images from Google Earth and also included the removal of a building in order to add parking.

Concept View

Original Space

www.qagraphics.com | (515) 965-3403 | sales@qagraphics.com

Outdoor Displays

QA Graphics can help you create an exterior event space to showcase to customers. These graphics can be used in marketing materials, promotional efforts, and client meetings before the space is built.

Fun fact: Clients are more likely to commit to using a space when they have the visualization right in front of them.

Streetscape

Designs include the major building blocks that compose a streetscape. Elements and design vary on the amount of customization. There are limitless potential streetscape concepts. However, it is the client's responsibility to follow federal accessibility requirements, comply with City Landscape Ordinance, and meet the goals of the community.

Designs May Include:

- Planters
- Trees and landscaping
- Crosswalks
- Parking
- Medians
- Benches
- Lights
- Trash receptacles
- Markers
- Sculptures

Signage

QA Graphics can set your space apart exponentially by adding photorealistic signage to your commercial real estate property. Previously, clients have requested that we create custom signage and add it to their 3D renders for prospective buyers. These graphics helped the development owners attract businesses, restaurants, and stores to their space. The prospective tenant's signage on the building showed how their brand would look and feel in that space.

Lighting

QA Graphics can create building renders that reflect any time of day, further intensifying the realistic feel.

Building Renders

Site Maps

Athletic Fields

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Complete Building Design Project

QA Graphics can partner with your company to provide a larger range of services that are best suited for your building design. Our graphics team will turn your abstract concepts into realistic visuals, no matter the size of the project.
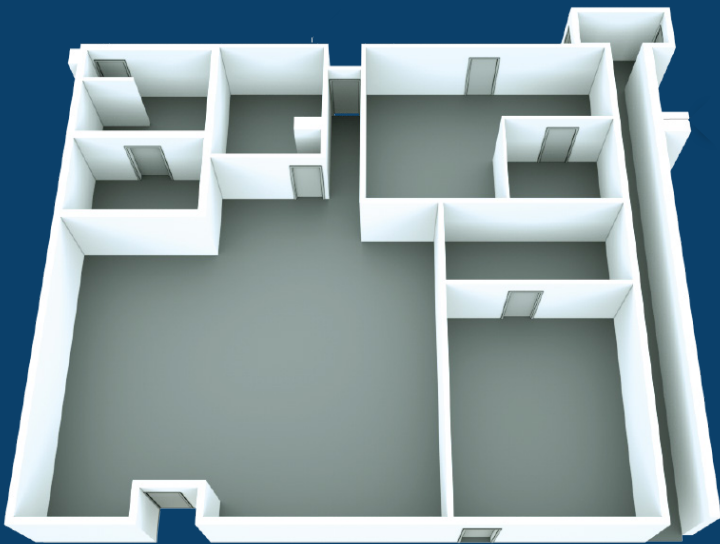
QA Graphics Site Map Render

Google Earth Image Comparison

Floor Plans

For this project, the client wanted each building to have an accurate 3D rendering of every building floor plan, along with detailed information. The floor plans consisted of multiple floors that varied in the scale of size, as well as zoned and unzoned views.
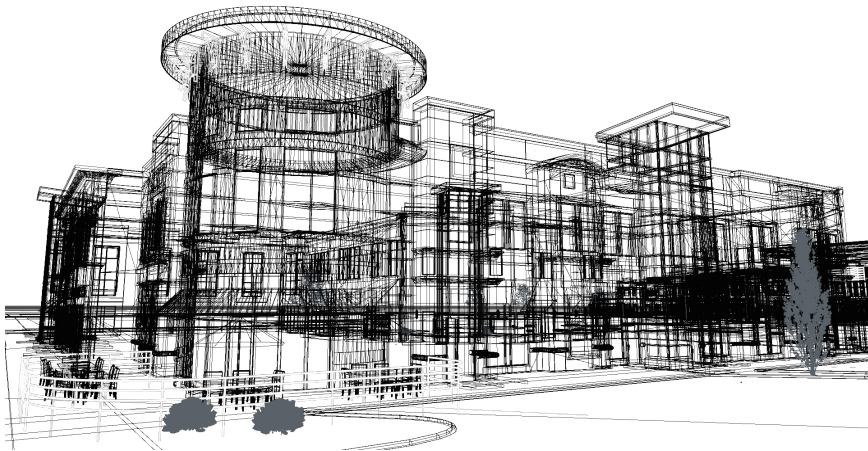

Building Renders

QA Graphics also provided 3D exterior perspectives of the twenty-nine individual buildings (150 different structures total, from sheds, buildings, water towers, etc.) on campus as well.

Final 3D exterior render created by QA Graphics.

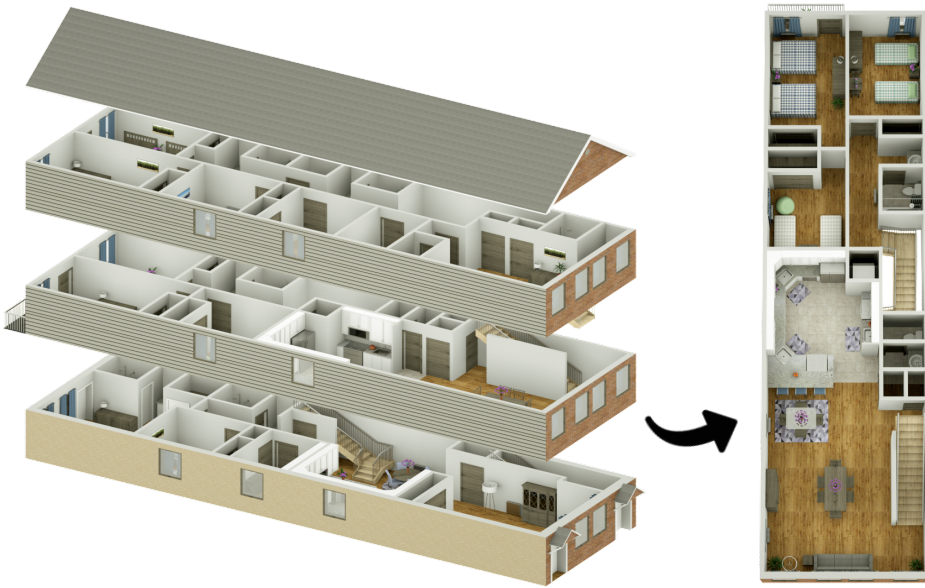Image provided by customer to produce 3D render.

Final Concept

The unique services that QA Graphics specializes in provide many uses in the commercial real estate industry. We bring abstract concepts to life and we continuously impress our clients with the quality and accuracy in our graphics. Let our company assist you with your next project.
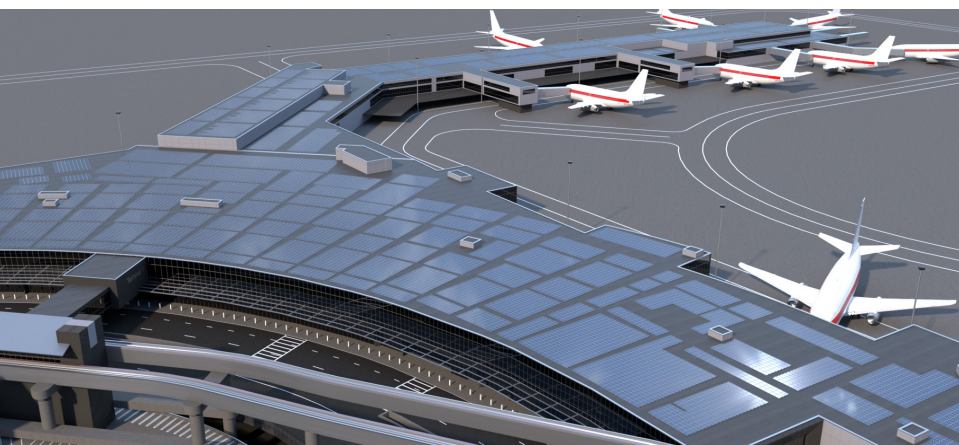
Let's talk: sales@qagraphics.com

Do you have any questions about our services discussed in this document?

Visit our website at www.qagraphics.com to learn more.

Contact our Account Manager at sales@qagraphics.com or by phone at (515) 965-3403 to get the process started today. We can return a quote to you in 24 hours*

*Office hours are 8-5, M-F CST.

Questions

Files to Submit

To expedite the quoting process, please attach the following items:

- CAD
- PDF
- Photos
- SCAN
- Revit files
- Sketches

Let QA Graphics bring your vision to life.