



WELLSTEAD MANAGEMENT LLC

REAL ESTATE, ASSET & PROPERTY MANAGEMENT

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wellsteadmgt.com

CAPABILITY STATEMENT

FACILITIES & PROPERTY MANAGEMENT

SERVICE OVERVIEW

Wellstead's Facilities & Property Management services deliver comprehensive, performance-driven operations for complex multi-tenant and single-occupant environments. We engage early—typically during the conceptual or schematic stage—to ensure alignment between design intent and operational reality. Our approach integrates preventive maintenance, vendor management, regulatory compliance, and financial oversight into a single accountable platform.

OUR APPROACH

We act as ownership's operating representative—providing unified oversight that separates strategic direction from tactical execution. Our governance model ensures leadership gains transparency and control without operational drag. We integrate facility-level data into a single operating view, identifying underutilized space, cost leakage, capital priorities, and operational risk that directly impact performance.

KEY SERVICE AREAS

- Day-to-day facilities operations & maintenance
- Preventive & predictive maintenance programs
- Janitorial services & custodial management
- Vendor procurement, contracting & oversight
- Property inspections & condition assessments
- Tenant relations & occupant experience
- Utility management & cost optimization
- Emergency preparedness & response
- Regulatory compliance (OSHA, HIPAA, ADA, TJC)

ENVIRONMENTS WE MANAGE

- Medical centers & hospital campuses
- Rehabilitation & behavioral health facilities
- University & research campuses
- Corporate headquarters & office portfolios
- Industrial & logistics facilities
- Mixed-use & retail environments

PROVEN OUTCOMES

100%

Regulatory Compliance

1M+ SF

Managed Portfolio

56 ACRES

Multi-Building Campus

PAST PERFORMANCE

Crozer Chester Medical Center, Chester PA
56-acre, 1M+ SF multi-building campus
Facilities, security, janitorial & admin support
Owner's rep for acquisition & transition

NAICS CODES

- 561210: Facilities Support Services
- 561720: Janitorial Services
- 531312: Nonresidential Property Managers
- 531390: Other Real Estate Activities
- 561730: Landscaping Services
- 561790: Other Services to Buildings
- 238220: Plumbing, Heating & AC Contractors
- 541618: Other Management Consulting



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DUNS Number
13-679-8219

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