



# WELLSTEAD MANAGEMENT LLC

## REAL ESTATE, ASSET & PROPERTY MANAGEMENT

+1-215-948-8188  
info@wellsteadmgt.com  
wellsteadmgt.com

# CAPABILITY STATEMENT

## CORE SERVICES OVERVIEW

### ABOUT WELLSTEAD

Wellstead Management LLC is an integrated owner's representative and asset management firm providing unified oversight across operations, leasing, capital, and development. We replace fragmented vendor models with institution-grade management—connecting strategy to execution across the full asset lifecycle. From real estate development to construction management and asset performance, we help leaders operate efficiently, compliantly, and sustainably.

### MISSION

To empower organizations with integrated real estate, construction, and facility solutions that enable better and smarter outcomes—setting the benchmark for sustainable facilities management where innovation, compliance, and possibilities intersect.

### INDUSTRIES SERVED

- ▶ Healthcare Systems & Medical Centers
- ▶ Higher Education & Research Campuses
- ▶ Government & Public Sector
- ▶ Pharmaceutical & Life Sciences
- ▶ Corporate Office & Industrial
- ▶ Hospitality, Retail & Entertainment

### CORE CAPABILITIES

- ▶ **Facilities & Property Management**  
Operations & Maintenance | Janitorial | Vendor Mgmt | Regulatory Compliance | Energy & Sustainability
- ▶ **Real Estate Portfolio Asset Management**  
Lease Admin | Transaction Mgmt | Due Diligence & Advisory | Portfolio Strategy
- ▶ **Construction Management**  
Capital Planning | Project Oversight | Design-to-Operations
- ▶ **IT & Security**  
Infrastructure | Cybersecurity | Physical Security | Access Control

### VALUE PROPOSITION

Single point of accountability. Unified real estate strategy. A governance model that aligns oversight and execution—ensuring facilities consistently perform as investment-grade assets, not cost centers.

### DIFFERENTIATORS

- ▶ Institution-grade owner's rep model
- ▶ Integrated lease, asset & occupant data
- ▶ ISO-driven management standards
- ▶ 100% regulatory compliance track record
- ▶ Nationwide service delivery

### PAST PERFORMANCE

Chariot Allaire Partners – Facilities & Asset Mgmt Program  
Crozer Chester Medical Center – IM+ SF, 56-Acre Campus  
Multi-site healthcare portfolio management

### NAICS CODES

531390: Other Real Estate Activities  
541611: Admin & General Management Consulting  
541618: Other Management Consulting  
236220: Commercial Building Construction  
561210: Facilities Support Services



DUNS Number  
13-679-8219



UEI Number  
-pending-

