

A single solution for indoors and outdoors.



INDUSTRY BRIEF
CRE Mixed Use

Mixed-use developments are the most complex environments in commercial real estate—retail tenants, office workers, residents and visitors all sharing the same infrastructure, each with different connectivity demands and zero tolerance for downtime. But one solution brings order to it all: reliable mobile connectivity.

Delivering seamless connectivity from apartment to office to restaurant to rooftop isn't simple. But it's what separates the destination properties from the ones that struggle to lease. TDC designs, funds, builds, upgrades and operates **fully managed mobile connectivity solutions and bundled digital infrastructure with no upfront investment** that unify coverage and enable experiences, without disrupting operations.

Our solutions

Managed Services

Mobile Connectivity

- Distributed Antenna Systems (DAS)
- Wi-Fi
- Private Networks

Smart Building Solutions

- Fiber & IoT Networks
- Digital Infrastructure

Public Safety

Benefits

Increased tenant & visitor engagement

- Mobile navigation and event engagement
- Connected parking and property apps
- Always-on cellular connectivity

Tenant safety & building security

- Building controls and secure access
- Connected surveillance in public spaces
- 911 and emergency services

More efficient operations

- Centralized building operations
- IoT-enabled energy management
- Smart parking and traffic flow

New revenue streams

- Mobile promotions and advertising
- Event and visitor experiences
- Data-driven building insights

84%

of shoppers report using mobile devices while physically in store.

3

in 4 tenants would sign a longer lease for superior connectivity.

28%

higher property value for mobile-connected buildings say CRE professionals.

Why TDC for mixed use developments

Custom-fit solutions for mixed use real estate.

Industry-specific solutions from engineering and design experts who specialize in mixed use environments and understand building typologies, tenant density and leasing realities of residential, retail and office together.

A platform for everything digital.

TDC bundles mobile connectivity with digital infrastructure—digital signage across lobbies, retail, shared amenities; surveillance across perimeter, parking, common areas; smart sensors for access control, air quality, building operations—all delivered under a single OpEx model with no upfront capital.

Easy button for mixed use connectivity.

We take a complex process—across Wireless Carriers, design, construction, operations and lifecycle management—and simplify into 3–5 guided decisions without disrupting tenants or daily operations.

No upfront investment. Clear terms.

We meet owners and operators where they are—with commercial models aligned to capital planning and budget cycles, including options to reduce risk and eliminate upfront investment. Clear contracts with no hidden fees. Straightforward guidance and outcomes aligned to your asset and portfolio strategy.

The business case for mobile

	Illustrative Range	Considerations & Assumptions
Core and Ancillary Revenue		
Increase lease premiums	Assume 2-4% increase	Analytics-driven optimization can increase retail revenues by double-digit percentages through better tenant mix, layout and experience improvement
Reduce tenant churn	Assume 1-3% decrease	Commercial properties offering comprehensive digital tenant experiences command rental premiums of 3–7% over comparable traditional spaces
Premium amenities	Assume 2–4% increase	Brands using digital signage report up to a 30%+ increase in additional sales and enhanced engagement
Operational Efficiency		
Smart building automation	Assume 5-20% cost savings	IoT-enabled building systems (HVAC, lighting, occupancy) deliver 10–20% energy savings in commercial buildings
Monitoring and maintenance	Assume 10-15% cost savings	Connected parking boosts efficiency up to 45% with less staff and search time; reduces driver cruising by 30% with less congestion and faster turnover

TDC is your dependable partner for fully managed mobile connectivity solutions, financed, deployed and supported by us. We ensure phones and devices work seamlessly to enable collaboration and experiences—so you can stay focused on your core business. As one of the fastest-growing mobile connectivity companies in the U.S. and a member of the Tillman Global Holdings family, we connect people, places and experiences, enhancing asset value and powering the next generation of buildings, businesses and technologies.

To learn more, visit us at TillmanDC.com