

The office works better when calls don't drop.

INDUSTRY BRIEF
CRE Office

Today's office properties are under pressure from tech-savvy tenants, hybrid work patterns, shrinking margins and heightened expectations for safety and sustainability. But one upgrade helps ease it all: reliable mobile connectivity.

Business tenants rely on an “always on” connection; it's become the fourth utility. That means your building must support hundreds—sometimes thousands—of devices, badges, apps and users without slowing down or dropping calls. At the same time, investors expect you to attract and retain tenants, improve NOI, control OpEx and meet energy standards like LEED. TDC designs, funds, builds, upgrades and operates **fully managed mobile connectivity solutions and bundled digital infrastructure with no upfront investment** that keep properties competitive, future-ready and performing.

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

Competitive leasing & increased occupancy

- Tenant personalization and mobile apps
- Amenities and conference room bookings
- Always-on cellular connectivity

Tenant safety & building security

- Building controls and secure access
- Elevator and life-safety failover
- 911 and emergency services

More efficient operations

- IoT building systems
- Smart access and keyless entry
- Mobile workforce tools

New revenue streams

- Smart parking and mobile payment
- Premium connectivity services
- Short-term or on-demand office suites enabled via mobile app

87%

of tenants rank “connectivity quality” second only to location.

4

in 5 tenants would pay more per square foot for connectivity.

77%

of business leaders say mobile coverage increases workforce productivity.

Why TDC for commercial offices

Custom-fit solutions for real estate.

Industry-specific solutions from engineering and design experts who specialize in office environments and understand building typologies, tenant density and leasing realities.

A platform for everything digital.

TDC bundles mobile connectivity with digital infrastructure—digital signage in lobby and amenities; surveillance across perimeter, parking, and package rooms; smart sensors for access control, air quality and maintenance—all delivered under a single OpEx model with no upfront capital.

Easy button for office 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 strategy.

The business case for mobile

	Illustrative Range	Considerations & Assumptions
Core and Ancillary Revenue		
Increase lease premiums	Assume 2-4% increase	Offices with advanced digital infrastructure command an average 4.1% rental premium, with top buildings achieving ~5% uplift
Reduce tenant churn	Assume 1-3% decrease	Connected buildings receive 40% fewer tenant complaints and 9-month longer average lease terms
Premium amenities	Assume 2–4% increase	Premium building amenities (conference rooms, events, spaces) drive 2-5% uplift compared to peer office buildings
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 5-10% cost savings	Predictive maintenance IoT and analytics programs reduce maintenance costs by 10–40% and equipment downtime by up to 50%

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](https://www.TillmanDC.com)