

**PROPERTY MANAGEMENT**

**FACILITIES ADVISORY**

**SPACE PLANNING**

**IWMS TECHNOLOGY**

**SECURE IT SERVICES**

**ABOUT ALETO**

Aleto, Inc. is a workplace strategy, space planning, and facilities advisory firm based in Arlington, Virginia. We help public and private sector organizations optimize real estate portfolios and align workplaces with mission and business needs.

As a trusted mission partner, Aleto delivers integrated, data-driven solutions across the property and facilities lifecycle – combining planning, design, operations, IWMS-enabled technology, and secure IT services. From strategy through implementation, we deliver high-performing workplaces that reduce costs, improve operational outcomes, and support mission-critical environments.

**CORE COMPETENCIES**

- Construction & Post-Award Project Management
- Facilities Data Analytics, Business Intelligence & Enterprise Reporting
- Facilities Operations & Management
- Furniture & Asset Lifecycle Management
- IWMS Platforms, Applications & Secure Facilities Technology (e.g., ARCHIBUS®)
- Leasing Lifecycle Support & Lease Administration
- Real Estate & Tenant Representation Services
- Space Planning, FF&E, DID Packages & Occupancy Optimization
- Strategic Facilities & Program Management (PMO)

**DIFFERENTIATORS**

- ✓ Integrated, end-to-end property and facilities lifecycle delivery
- ✓ Trusted mission partner across public and private sector programs
- ✓ Deep IWMS & facilities technology expertise (Agile & client-preferred methods)
- ✓ Data-driven analytics supporting informed decision-making
- ✓ Built-in quality & security: ISO 9001:2015 and ISO 27001:2022 certified
- ✓ Cleared, PIV-ready personnel for mission-critical environments
- ✓ Streamlined procurement via GSA Multiple Award Schedule (MAS)

**CERTIFICATIONS & STANDARDS**

ISO 9001:2015 ISO 27001:2022

**OUR SERVICES**

**LEASED PROPERTY SUPPORT**

- Lease administration and value analysis
- Market surveys & real property procurement
- Portfolio management & capital planning
- Location evaluation aligned to budget & operational needs
- Asset disposal and relocation management
- IWMS-enabled real estate systems & enterprise reporting (ARCHIBUS®)

**FACILITIES MANAGEMENT**

- Facilities management & operational support
- Construction & post-award project management
- Program management (Waterfall, Hybrid, Agile)
- Budget development, estimating & acquisition
- Furniture planning, acquisition, installation & reconfig
- IT O&M (Tier 2/3), cybersecurity & compliance
- Risk, cost, and schedule control

**OCCUPANCY PLANNING**

- Business case analysis & POR development
- Large- and small-scale space planning
- Blocking, stacking & adjacency analysis
- Personnel & equipment relocation management
- Space-saving & consolidation strategies
- Data analytics, GIS & IWMS-driven occupancy optimization

**PAST PERFORMANCE – KEY CLIENTS**

**DEFENSE & INFRASTRUCTURE**



Defense Health Agency



Army Corps of Engineers



Federal Aviation Administration

**REAL ESTATE, FACILITIES & OVERSIGHT**



General Services Administration



Public Buildings Reform Board



Dept. of Housing & Urban Dev.

**HEALTH, SCIENCE & RESEARCH**



National Institutes of Health



Food & Drug Administration



Nat'l Oceanic & Atmospheric Admin.

**CIVILIAN & REGULATORY AGENCIES**



Securities & Exchange Commission



Internal Revenue Service



Social Security Administration



U.S. Citizenship & Immigration



Dept. of Agriculture



Dept. of Education

**NAICS CODES**

- |  |   |
|--|---|
| <b>541611</b> <b>PRIMARY</b> Administrative Management & General Management Consulting | <b>541511</b> Custom Computer Programming Services    |
| <b>561210</b> Facilities Support Services  | <b>541410</b> Interior Design Services                |
| <b>541512</b> Computer Systems Design Services   | <b>531390</b> Other Activities Related to Real Estate |
| <b>531312</b> Nonresidential Property Managers   |   |
| <b>493110</b> General Warehousing and Storage  |   |