

**Andrew Mircovich**  
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## **Commercial Real Estate Professional**

### **PROFILE**

- Management Professional with proven comprehensive experience in the highly competitive field of commercial real estate property management and leasing for Public and Private Organizations.
  - Outstanding expertise in property management, financial management, leasing, project management, team leadership, and driving results that consistently surpassed annual targets.
  - Extraordinary interpersonal skills with a focus on maintaining outstanding customer relations
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### **PROFESSIONAL EXPERIENCE**

#### **Independent Real Estate Consultant - December 2025 – Present - Self Employed**

Advised owners and investors on office, healthcare, mixed-use and industrial real estate strategy.

- Supported clients with property management, financial analysis, and vendor management.
- Conducted lease analysis, site evaluation and market research for portfolio optimization.
- Developed relationships with institutional landlords, healthcare operators and corporate occupiers.

#### **First American Financial Corporation – March 2021 - November 2025. - Portfolio Manager**

Strategically responsible for leasing transaction management, project management, and property management for 820 sites totaling 3.8 million square feet located nationally and internationally. Directly responsible for the supervision of 12 individuals consisting of an in-house team and Cushman and Wakefield, a third-party outsourced team on all leased and owned sites.

- Worked with the facilities team to implement new property management procedures.
- Developed new furniture standards for field offices which resulted in \$3 million in annual savings.
- Finalized over 280 lease transactions per year at or below market average rates
- Reduced leased site portfolio by 110 offices, resulting in \$12 million in annual rent savings.
- Implemented detailed comprehensive project management procedures and reports.

#### **Providence Health and Services- March 2017- February 2021 – Senior Real Estate Manager**

Responsible for property management, capital deployment and lease transactions for 195 sites totaling 3 million square feet in Southern California. Direct supervision of 14 individuals consisting of in-house employees and CBRE, a third-party outsourced team, on all leased and owned sites.

- Implemented new and improved property management procedures and reporting systems.
- Developed an external lease consolidation program resulting in \$6 million in annual rent savings.
- Installed new HVAC rooftop units on 5 owned buildings reducing annual utility costs by \$1 Million.
- Greatly improved customer service levels on property management and leasing matters by proactive visits.

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### **PMB Real Estate Services – February 2012 – December 2016– Portfolio Manager**

Responsible for the property management and leasing of 12 medical office buildings totaling 1.6 million square feet located throughout Southern California and Texas. Management responsibilities consisted of budget preparation and compliance, preparation and review of monthly financial reports, vendor management and reforecasting. Directly supervised 14 individuals consisting of in-house property management and engineering teams.

- Decreased overall operating expenses by 6% or \$2 million per year through a competitive bidding process.
- Rebid parking service contracts at three sites resulting in an annual \$5 million NOI increase.
- Prepared various leasing and marketing reports to ensure optimal exposure for all vacant spaces.
- Completed all Capital projects at or below budgeted cost.
- Improved customer service levels through proactive tenant visits.

### **PM Realty Group, March 2011- January 2012 – General Manager**

Temporary Receivership position. Responsibilities consisted of the property management, leasing/marketing and disposition of the City Tower office building in Orange, Ca. Coordinated with the Receivership Entity on stabilizing and maximizing all building functions to ensure optimal value at the disposition of this 435,000-sf office building.

- Rebid all service contracts which resulted in annual operating expense savings of \$840K.
- Redeveloped leasing/marketing strategy which has resulted in a significant increase in leasing activity.
- Increased revenues and decreased expenses resulted in a significantly higher sale price for the City Tower Building.

### **PS Business Parks, Inc. January 2005-February 2011-Assistant Vice President/Regional Manager**

Strategically directed the daily operations for the property management and leasing of 25 business parks, consisting of 2.6 million square feet, comprised of office, flex and industrial real estate in Los Angeles and San Diego Counties. Supervised two regional teams of 15 leasing directors and property management professionals to ensure high leasing volume, and compliance with operating and capital budgets.

- Maintained a weighted occupancy of 95% throughout one of the worst economic crises in Southern California.
- Maintained operating expense costs significantly below market levels.
- Responsible for driving results, oversight, and the execution of approximately 500 lease transactions annually.
- Lead person for the acquisition of new business parks, which all surpassed pro-forma projections.

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### **EDUCATION**

Fairfield University, Fairfield, Connecticut – Bachelor of Science in Accounting  
California Real Estate Salesperson License