

FAST · EASY · SMART

Pivot Parking

Modernizing the
Parking Experience

A partnership conversation for owners, developers,
and municipalities.

200+

Years Combined
Experience

100+

Client
Locations

50K+

Cars Parked
Per Day

19M+

Transactions
Per Year

In the next 10 minutes you will know:

01

Why parking is now a strategic asset

How parking shapes NOI, tenant experience, and asset value — not just an operating line item.

02

How Pivot modernizes parking

A repeatable model built on technology, streamlined operations, and unmatched customer service.

03

What changes for your portfolio

A clear, tailored path to faster turnover, smarter pricing, and a better visitor experience.

Pivot is not just a parking operator.

We modernize the parking experience with technology, operations, and service.



Technology

Technology-agnostic and best-in-class: frictionless operations, real-time analytics, EV infrastructure, and modern equipment.



Operations

Enforcement, pricing, signage, and process improvements that move cars faster and maximize uptime.



Service

Ambassadors, maintenance, on-street, off-street, event parking, and a customer experience worth returning to — 100% client retention.

FAST. EASY. SMART.

Three lenses on the same idea — the way Pivot modernizes parking.

FAST

Operations

Enforcement, pricing, and system improvements move cars through faster — proven across 100+ Sunbelt locations.

EASY

Customer Experience

Event parking, EV charging, mobility services, shuttle, and clear signage reduce friction for every visitor, every time.

SMART

Technology

License Plate Recognition and real-time analytics drive availability and turnover — technology-agnostic, best-in-class.

A SURPRISE WORTH PAUSING ON

Parking is rarely the line item leadership watches —

and that is exactly why it moves the numbers.



NOI

Pricing, enforcement, and process directly affect parking revenue and asset value.



Turnover

Smarter availability and signage convert congestion into capacity.



Experience

The first and last impression of every visit happens in the garage.

PART TWO

Vision, Proof, and What You Gain.

Vision · Scale · Stories · Services · Close

THE PROBLEM

One-size-fits-all parking fails.

Generic playbooks ignore the unique mix of tenants, visitors, geography, and equipment that make every site different.

The result: leakage, friction, and missed revenue.

THE PIVOT APPROACH

A proposal built for your site.

On-site visits, situational analysis, and the right plan — not the same plan.

Top-tier services that increase the bottom line, backed by a team with 200+ combined years in parking.

Every engagement begins with an on-site visit and ends with measurable results.

The work is already in the ground.

50K+

Cars Parked Per Day

19M+

Transactions Per Year

100+

Locations Managed

200+

Years Team Experience

100%

Client Retention Rate

8

Sunbelt States Served

What the Pivot model looks like in practice.

Uptown District · Atlanta

BEFORE Underperforming garage, weak enforcement, dated pricing.

AFTER Operational reset, enforcement, pricing adjustments, system improvements.

City of Woodstock · Georgia

BEFORE Public parking strained — nearly 1,700 spaces under pressure.

AFTER Data-driven approach improving availability and turnover.

Levine Portfolio · Charlotte

BEFORE 12 locations in need of unified visibility and tooling.

AFTER LPR cameras and real-time analytics across the portfolio.

Emory Saint Joseph's Hospital Campus · Atlanta

BEFORE 2,300+ spaces, 5 valet stations, 750,000 visitors per year.

AFTER Modernization driving improved revenue and patient experience.

A complete operating partner across every site type.



Comprehensive Operations

Day-to-day management with precision — smooth traffic flow, maintenance, and customer satisfaction.



Asset Optimization

Analyzing usage and implementing smart strategies to boost revenue and real estate value.



Technology-Agnostic Solutions

Best-in-class tools from trusted partners — LPR, mobile apps, data analytics — fit to your needs.



Hands-On Partnership

From problem-solving to proactive support — we work side-by-side, aligned with your goals.



Specialty Services

Valet, shuttle, event parking, EV charging, signage design, enforcement, and new development advisory.



Project Consulting

Equipment procurement, customer service assessments, and strategic consulting for new sites.

From commercial buildings to municipalities — proposals built on your site, not a template.



Property Management

Residential, office & mixed use operators across the Sunbelt.



Government & Municipal

On/off-street systems for cities: modernized operations and analytics.



Hotels & Hospitality

Guest-first valet, self-park, and event parking programs.



Healthcare Campuses

High-volume, multi-station operations: 750K+ visitors per year managed.



Event Venues

Large-capacity events with precision staffing, flow management, and tech.



Developers

New development advisory, equipment procurement, and ramp-up support.

WHAT YOU WILL HAVE - THAT YOU DO NOT

Let us help you make the Pivot.

A Fence

A clear definition of what a modern parking partner actually does — and how Pivot is different from every other operator.

A Model

Fast, Easy, Smart — operations, customer experience, and technology in one integrated playbook.

A Plan

A tailored proposal for your portfolio, backed by 200+ years of combined experience across 100+ Sunbelt locations.

MAKE THE PIVOT TODAY!

Thank You

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