

QUALITY BUILDING MAINTENANCE

Institutional Janitorial Support
for Class A Office Assets

| Capabilities Sheet |

Washington, D.C. | Maryland | Northern Virginia

Institutional Operations Since 1986

qbmcleaning.com | 703-401-7097 | info@qbmcleaning.com



Building Value Through Proven Execution

Quality Building Maintenance (QBM) is an institutionally structured janitorial and operational support partner serving Washington, D.C., Maryland, and Northern Virginia since 1986. We support Class A office environments where execution consistency, accountability, and responsiveness directly influence tenant experience, asset perception, and management efficiency.

Our service model is designed to minimize management oversight while delivering predictable, inspection-backed execution. We do not pursue volume. We pursue fit.

Proven Institutional Experience

QBM has supported some of the most operationally demanding institutional environments in the Washington, D.C. region. All engagements below reflect completed service tenures.

5.7 Million Square Feet Supported | Average Tenure: 15 Years

Crystal City Complex (now National Landing)

Arlington, VA

3.0M SF

10-Year Tenure

U.S. Department of Transportation

Washington, D.C.

1.3M SF

23-Year Tenure

Constitution Center

Washington, D.C.

1.4M SF

12-Year Tenure

Best Aligned For

- Multi-tenant office buildings of 200,000 SF or greater
- Properties managed by institutional owners, REITs, or professional asset managers
- Environments where tenant satisfaction and building presentation directly affect retention and asset value
- Properties requiring documented quality assurance, escalation protocols, and consistent account leadership
- Federal or government-adjacent facilities with compliance and security requirements

Institutional Service Model

*Inspection-Backed. Operationally Aligned.
Predictable.*

Asset-Critical Execution

- Lobbies, common areas, and shared environments
- Tenant suites and executive spaces
- Restroom sanitation and disinfection
- Floor care and surface preservation
- Glass, detail, and post-project cleaning
- Green Cleaning Programs - LEED-aligned products and methods throughout
- Day porter and rapid-response support

Operational Infrastructure

- Dedicated account leadership
- Class A standardized workflows
- Routine quality inspections
- Digital task management
- Escalation protocols
- Continuity-focused staffing



Why Institutional Property Teams Partner With QBM

- Nearly four decades supporting operationally demanding assets in the D.C. region
- Service tenures averaging 15 years — sustained performance, not short-term contracts
- Risk-conscious, institutionally structured service delivery
- Professional oversight that reduces vendor management burden
- All field staff are W-2 employees — full control over training, compliance, and accountability
- Positioned as an operational partner — not a commodity vendor

Our Objective

Deliver service consistency that protects asset value, supports tenant satisfaction, and reduces management lift.

Connect With Our Institutional Services Team

We engage with property teams, asset managers, and procurement directors evaluating janitorial providers for Class A and institutional environments.

Direct access — no intake forms.

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