



LHB, INC.

Corporate Client

www.lhbcorp.com

PROJECT OVERVIEW: TENANT REPRESENTATION

In January 2012, the Advisory Services Group was engaged to represent LHB in its consideration for renewing or relocating their office space.

BUILDING

701 Washington Avenue North
Suite 200
Minneapolis, MN 55401

SQUARE FOOTAGE

18,246 SF

SERVICES

- Site Selection
- Lease Negotiations

APPROACH

- The client needed a location near mass transit, bike routes, and parking, so the space search was focused on the Warehouse District and North Loop.
- The client anticipated a significant increase in employees and needed flexibility and room to grow.
- As an architecture and design firm, the client had specific aesthetic preferences including ample natural light, open layout, and vaulted ceilings in a brick and timber building.
- The project team considered 40 options and toured 15 options across 10 buildings.
- RFPs were issued to 8 buildings, including their current building.

RESULTS

- A 10-year lease for a new office space at the Loose-Wiles Building was executed on March 22, 2013.
- The Loose-Wiles Building was selected as the preferred option due to negotiated economics, flexibility (growth over time in the space, termination and renewal options), lease term, tenant improvements paid by landlord and the ability to design the space from shell condition