



STOEL RIVES, LLP

Legal Sector

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PROJECT OVERVIEW: TENANT REPRESENTATION

In August 2015, the Advisory Services Group was engaged to represent the law firm of Stoel Rives in its consideration for renewing or relocating their office space.

BUILDING

33 South Sixth Street
Suite 4200
Minneapolis, MN 55402

SQUARE FOOTAGE

24,777 SF

SERVICES

- Lease Extension
- Lease Negotiations

APPROACH

- The client's space needed updates and the client had interest to explore an early renewal or relocation.
- A change in 33 South 6th Street's ownership was on the horizon, and it was going to benefit the client to complete a transaction with the current owner versus new.
- The project team leveraged market alternatives as well as the tenant's credit and lease term.

RESULTS

- Executed a lease extension through July 31, 2028, with a surrender of 2,489 SF on the 41st floor, effective January 1, 2018.
- A meaningful tenant improvement allowance was secured to update the firm's space.
- While the firm gave back space, the project team enhanced the firm's expansion rights in the lease to effectively implement growth opportunities in the future.