



WINTHROP & WEINSTINE, P.A.

Legal Sector

www.winthrop.com

PROJECT OVERVIEW: TENANT REPRESENTATION

The Advisory Services Group was engaged in December 2016 to represent the law firm of Winthrop & Weinstine in its consideration for renewing or relocating its satellite office space in downtown St. Paul.

BUILDING

UBS Plaza
444 Cedar Street
St. Paul, MN 55101

SQUARE FOOTAGE

1,644 SF

SERVICES

- Site Selection
- Lease Negotiations

APPROACH

- The firm's lease was set to expire in February 2017 and needed a short-term solution to ensure there would be no business interruptions during Minnesota's state legislative session.
- Conducted a market search and evaluated 8 properties.
- Toured 3 properties, including a co-working solution through Regus.
- Issued a request for proposal to the client's current location.

RESULTS

- An amendment for a short-term lease extension was executed on February 28, 2017, to commence on March 1, 2017.
- Secured a 6-month lease extension, which provided greater flexibility than the landlord's initial proposal of a 3-year lease term.