

RECENT SOUTH ORANGE COUNTY LEE & ASSOCIATES' TRANSACTION

BALBOA CAPITAL

TRANSACTION SUMMARY

- **Location:**
Irvine, California
- **Total Consideration:**
\$3,500,000.00
- **Transaction Size:**
Approx. 25,000 SF
- **Lease Term:**
Seven (7) Years
- **Assignment:**
Renewal
- **T.I. Allowance:**
\$12.50 PSF
- **Landlord:**
Equity Office



Exclusively Represented By:

ADAM J. WICKER **DAVE M. SMITH**
Senior Vice President Senior Vice President

MATTHEW P. FRYER **ROBERT P. RADER**
Vice President Senior Associate



OCofficespace.com

LEE & ASSOCIATES' ACHIEVEMENTS

Challenges:

- Office market was in a state of transition as some of the owners were reducing lease rates.
- Client wanted to remain in a Class "A" facility with building signage.

Solutions:

- Identified the most aggressively priced alternatives.
- Approached the existing landlord with a compelling cost analysis which justified a renewal.
- Reduced our client's operating costs by twenty-eight percent (28%).
- Increased the efficiency of their suite with limited disruption to the office.
- Maintained the premier building top signage on the building.