

RECENT SOUTH ORANGE COUNTY LEE & ASSOCIATES' TRANSACTION

FARMERS INSURANCE

TRANSACTION SUMMARY

- **Location:**
Laguna Hills, California
- **Total Consideration:**
\$1,150,000.00
- **Transaction Size:**
Approx. 8,500 SF
- **Lease Term:**
Five (5) Years
- **Assignment:**
Renewal & Expansion
- **T.I. Allowance:**
\$10.00 PSF
- **Landlord:**
The Colton Company



LEE & ASSOCIATES' ACHIEVEMENTS

Challenges:

- Client occupied an extremely inefficient suite.
- Client was paying an above market lease rate and still had time on their lease

Solutions:

- Convinced their ownership to restructure their existing lease.
- Space planned the suite to increase efficiency.
- Landlord absorbed the costs for the new tenant improvements for the suite.
- Locked in a below market lease rate for five (5) years with favorable terms.
- Negotiated a Termination Right within the Lease.

Exclusively Represented By:

ADAM J. WICKER
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