

CASE STUDY



Challenge

- ✓ Reduce rental obligation twelve (12) months prior to lease expiration
- ✓ Downsize existing footprint.



Action

- ✓ Initiated workplace study to more efficiently the premises
- ✓ Evaluated alternatives in the market to create leverage.



Result

- ✓ Received a 22% effective rent reduction twelve (12) months early
- ✓ Reduced footprint by 25% while being able to expand firms growth

Renovated premises at Landlords cost

ORBACH HUFF + HENDERSON LLP

7,995 SF

Century City – Lease Restructure

Testimonial

I have worked with Michael in my last three (3) lease transactions over the last twenty (20) years.

His attention to detail, tenacious & strategic approach to understand my needs allowed him to best represent my firm.

This lease restructure was unique & difficult. I was looking to reduce my real estate expenses & able to do so by approx. 22% **today** with a lease that didn't expire until 2024.

Furthermore, I was able to reconfigure my workspace to utilize it most efficiently at the Landlords cost! Michael makes the process so seamless and simple. He represented me like it was his own firm! I wholeheartedly recommend his services!"

David M. Huff
Managing Partner
Orbach Huff and
Henderson, LLP