

Lease Negotiations

A Suggested Timeline

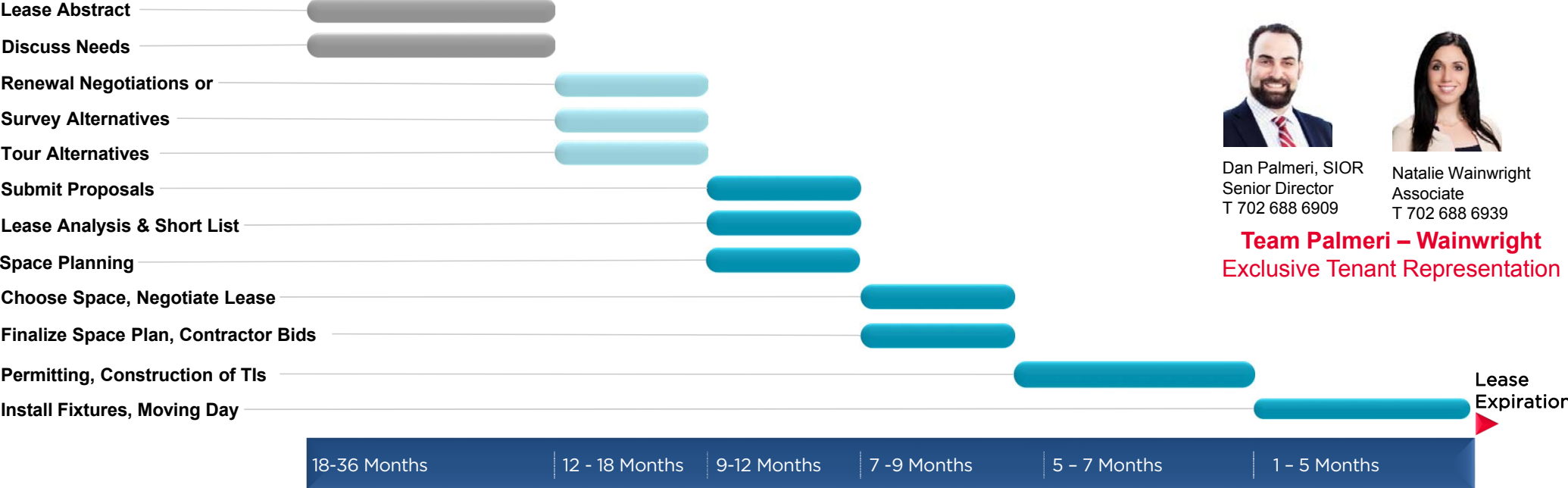


Dan Palmeri, SIOR
Senior Director
T 702 688 6909



Natalie Wainwright
Associate
T 702 688 6939

Team Palmeri – Wainwright
Exclusive Tenant Representation



- | 18 - 36 Months before Lease Expiration | 12 - 18 Months before Lease Expiration | 9 - 12 Months before Lease Expiration | 7 - 9 Months before Lease Expiration | 5 - 7 Months before Lease Expiration | 1 - 5 Months before Lease Expiration |
|---|---|--|---|--|---|
| <ul style="list-style-type: none"> Engage a local Tenant Rep Broker to provide you with a lease abstract to understand your current rental obligations in relation to the market conditions Begin to discuss current and future facility needs (Location, layout, amenities, parking, etc.) | <ul style="list-style-type: none"> If intent is to renew, engage your existing Landlord to begin early renewal negotiations Review a survey of alternative options that meet your facility requirements Tour the alternative options and select a short-list of buildings to engage for negotiations | <ul style="list-style-type: none"> Submit Proposals to existing and alternative short-listed buildings for negotiations Provide on-going Lease Analysis of competing buildings during negotiations Have short-listed buildings provide a test-fit of the space based off your requirements Engage furniture vendor and IT department to work with architect on test-fits | <ul style="list-style-type: none"> Select a facility to proceed with and request lease drafts Review and negotiate lease documents Finalize space plan and interior finishes Contractor bidding and selection process Execute Lease Document | <ul style="list-style-type: none"> Apply for Permitting Construction of tenant improvements begins | <ul style="list-style-type: none"> Construction and completion of tenant improvements Installation of Furniture, Fixtures & Equipment Move-In and Commence Lease |