



Your Commercial Real Estate *Partner*

Dallas | Fort Worth | Houston

WHITEBOX
REAL ESTATE



Complimentary Service

Our professional services are done at no charge to you. One of the many upsides to signing an exclusive tenant rep agreement with Whitebox is that you will have someone on your side negotiating the best deal in your favor – at no cost. Without Whitebox in your corner, you only have the listing agent who will do what they can to get you to sign the first deal placed in front of you – at a huge cost to you and your bottom line.

Renewal

\$0

You have a business to run, and our business is to advocate for you to ensure you receive the most favorable renewal possible.

Relocation

\$0

We do the research on workforce and labor pool in any market, help you right-size your location, and find you a cost-effective space

Expansion

\$0

We negotiate lease terms with business growth in mind. If your current building can't accommodate growth, we will find one that can.

Global Reach

With Whitebox, you will have a single point of contact with access to a global network of highly distinguished commercial real estate professionals through membership in the Society of Industrial and Office Realtors (SIOR).

36 Countries | 685 Markets | 3,000+ Professionals | 75 Year Standard



Tenant Rep-Only

Whitebox is focused exclusively on tenants. We do not lease office buildings, warehouses, or data centers. Our fiduciary responsibility is solely to you – the client.

No Conflict of Interest

You stay top priority, and have fair and adequate representation in every interaction with leasing agents and landlords.

Strategic Partner

Our passion is your solution, and we will work diligently for the best terms in new leases, lease renewals, or expansions. Our professional reps will create customized solutions for your workspace needs.

- ▣ Tenant-Focused
- ▣ Founder-Led
- ▣ Project Management
- ▣ Turnkey Solutions
- ▣ Nimbleness
- ▣ Detailed Negotiation
- ▣ Complete Transparency



www.whiteboxrealestate.com

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Scope of Services

Whitebox Real Estate provides a turnkey solution to your commercial real estate needs, and these are just a few key services we offer:

Portfolio Management

Multi-Market
Transaction Management

Critical "Trigger" Date
Management

Notices

Operating Expense Reviews

Lease Administration

Manage Lease Payments

Document Management

Facility Management

Budgeting & Forecasting

Location Leveraging

Positive & Negatives of Moving
Headquarters or Distribution Center

YOY Savings

Market Analysis

Building Analysis

Lease Analysis

Geographic &
Competitive Set

Calculation Analysis

Legal Review & Negotiation

Detailed Negotiation of
Letter of Intent

Business Point Lease Review

Risk Mitigation

Legal Counsel Selection Assistance

Site Selection & Mapping

Desired Location
& Market

Employee
Commute Times

Surrounding Amenities

Municipal Incentives

Job Creation

Capital Investment

Increase to City Tax-Base

Global Expertise

Build to Suit

Right-Sizing
Office Space

Company Culture
Design

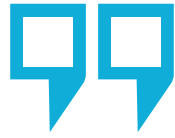
Project Management

Design Planning

Bidding & Negotiating
Contracts

Construction Implementation

IT & Furniture Implementation



Client Reviews

We wouldn't use anyone other than Grant
and Brendan for our needs!

- Chris B., Lamb-Star Engineering

Whitebox provided a great and seamless experience while
saving me time that I used to focus on my business.

Their negotiations saved us big dollars at the end.

- Stephen H., Holden Brands

Very hands-on. Much more than just an agent.

Attentative and they got the job done!

- Alex T., Prudential Energy

Whitebox was an excellent partner through the whole
process of exploring, evaluating, selecting, and negotiating
a new lease. I highly recommend Whitebox services.

- Joe F., CMP