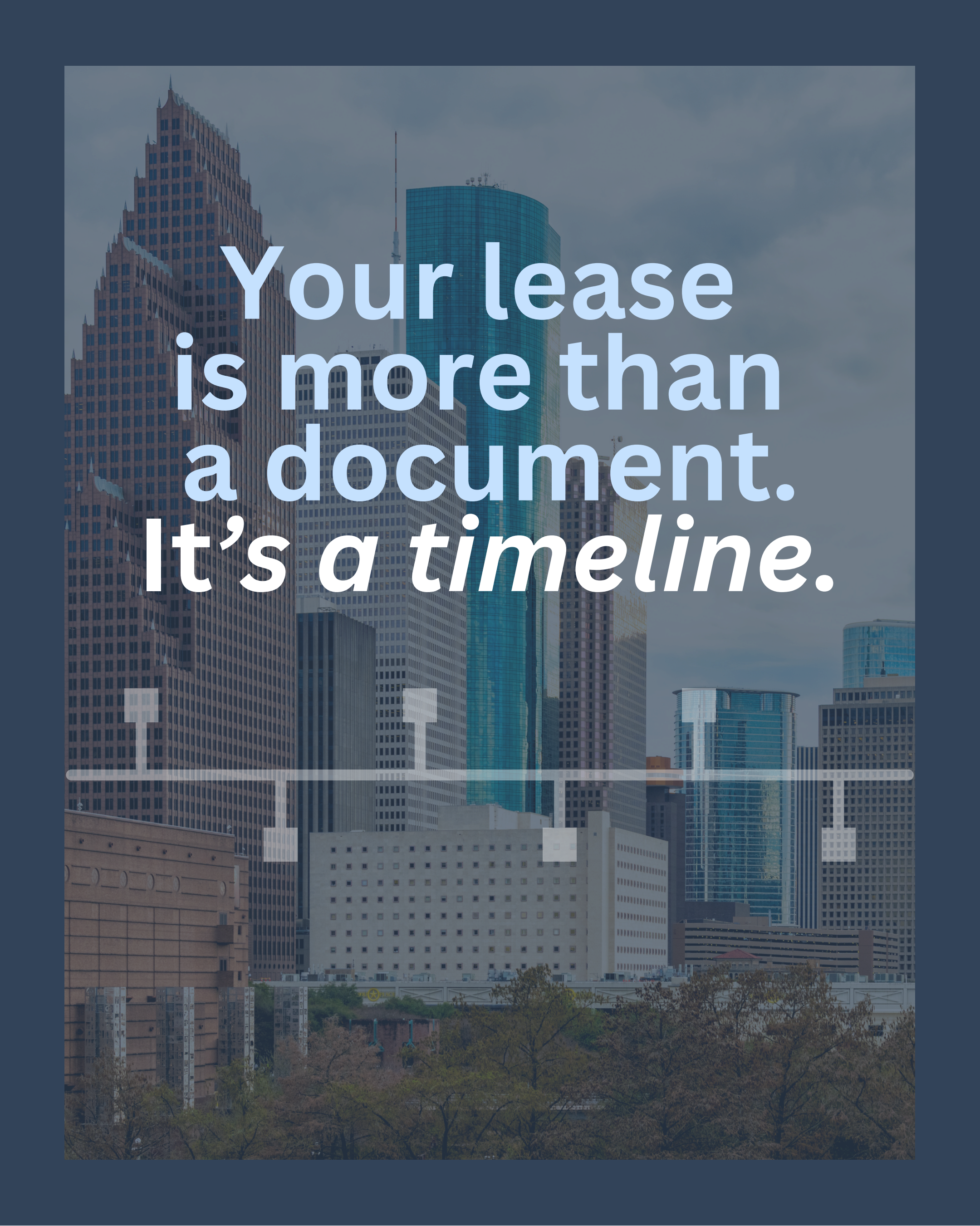




Your lease
is more than
a document.
It's *a timeline.*

Life of a Lease Timeline

Year 1

Review Usage of TI Budgets

Verification of Base Year or First Year OPEX

If you're not reviewing TI and OPEX in Year 1, you're already behind.

Availabilities in Building, Rates & Trends

Review of Estoppels

Review Notice of Lease Options/Notices

Ongoing review throughout the life of the lease



Review of Reconciliations

Lease Renew & Market-to-Market

Space Usage, Assessment & Headcount Evaluation

Begin Renewal or Relocation

Life of a Lease Timeline

	Review Usage of TI Budgets	Ongoing review throughout the life of the lease
	Verification of Base Year or First Year OPEX	
	Availabilities in Building, Rates & Trends	
	Review of Estoppels	
	Review Notice of Lease Options/Notices	
Year 2	Review of Reconciliations	The market shifts fast and often. What you signed two years ago may be overpriced today.
	Lease Renew & Market-to-Market	
	Space Usage, Assessment & Headcount Evaluation	
	Begin Renewal or Relocation	



Life of a Lease Timeline

	Review Usage of TI Budgets Verification of Base Year or First Year OPEX Availabilities in Building, Rates & Trends Review of Estoppels Review Notice of Lease Options/Notices Review of Reconciliations Lease Renew & Market-to-Market	Ongoing review throughout the life of the lease
Y3	Space Usage, Assessment & Headcount Evaluation	More heads does NOT = more SF. Smart planning starts now.
	Begin Renewal or Relocation	

Life of a Lease Timeline

Review Usage of TI
Budgets

Verification of Base
Year or First Year OPEX

Availabilities in
Building, Rates & Trends

Review of Estoppels

Review Notice of Lease
Options/Notices

Review of
Reconciliations

Lease Renew & Market-
to-Market

Space Usage,
Assessment &
Headcount Evaluation

Ongoing review
throughout the life
of the lease



**Begin Renewal or
Relocation**

Because relocation or renewal
isn't a decision, it's a process.
Miss it, and your leverage goes
with it

Life of a Lease Timeline

YEAR 5



Decision Time.

If you're reacting now, *it's already too late.*

We're not a "see you
in 5 years" kind of
brokerage.

Contact us to talk
strategy that works
with your lease.

WHITEBOX
REAL ESTATE

