



OPPORTUNITY/CHALLENGE

Frontsight Productions needed space to accommodate its business and production requirements for studio recording of motion picture soundtracks, post production recording and dubbing, video editing and office facilities.

The recording requirements created the need for a studio that could accommodate a full 80 piece orchestra, the only one of its kind in the Midwest.

The features Transwestern focused on were 20 foot clear ceiling heights, on-site parking, ample electricity, the ability to insulate from vibration and few existing conditions.

SOLUTION

Transwestern helped create the space program to develop the rentable square feet need, developed a project budget and searched all Chicago submarkets for appropriate options. Transwestern identified suitable alternatives and negotiated aggressive lease terms at 1212 N. LaSalle.

VALUE ADDED BY TRANSWESTERN

- Streamlined the search and negotiation process.
- Coordinated architectural, engineering and legal vendors.
- Developed a profile for interaction with World Business Chicago for any city and state incentives available.
- Finalized lease terms and option as Frontsight's fiduciary.