



OPPORTUNITY/CHALLENGE

Chubb & Sons occupied 60,000 SF, but needed to expand to 80,000 SF, with space for future growth. Their existing building had no space available, and the design made reconfiguration an expensive option. In addition, Chubb still had five years remaining on their lease, and the company was paying a rental rate above that of the current market.

SOLUTION

Chubb & Sons chose to sublease their current space and seek new space elsewhere. Marketing was done for the sublease space, and market surveys were completed for the new search.

VALUE ADDED BY TRANSWESTERN

Transwestern subleased Chubb's existing space and structured a lease transaction which accommodated Chubb's other needs. Additionally, Chubb was able to secure building signage, a significant amenity in Dallas' Central Business District. The transaction saved Chubb & Sons \$8,000,000.

- Leased 81,000 SF for 12 years
- Two years free rent included
- \$35.00 PSF tenant improvement allowance
- Rental savings over \$8 million over the term

