



• 1717 N. Naper Blvd, Suite 305, Naperville, IL 60563

YOU NEED AN ADVOCATE

Suburban Real Estate Services' brokerage professionals provide tenant representation services to office, medical office, industrial, and retail tenants throughout Illinois, Indiana, Michigan, Wisconsin, and nationally.

Acting as your fiduciary and advocate, we define and hand-craft solutions that align with corporate goals.



OVER THE HORIZON

We help you plan ahead by tailoring strategies to your occupancy needs and simplifying lease negotiations, securing favorable terms while protecting your interests.



LOCAL MARKET EXPERTISE

Our strategic partnerships and market expertise keep us informed on trends and regulations, enabling us to deliver personalized real estate solutions tailored to your goals.



TAYLORED SOLUTIONS

Let us be your partner from strategy to implementation, saving you time, money, and stress. Beyond finding space, we offer strategic, creative solutions in a dynamic market.



CORPORATE REAL ESTATE SERVICES

Managing multiple sites is complex, but Suburban simplifies it. We handle your entire portfolio, from new locations to lease expirations, renewals, terminations, and critical date management.

TENANT RELOCATION PROCESS



ENGAGEMENT, GOALS, & OBJECTIVES

- Business Assessment
 - Management interviews
 - Current lease review
 - Financial objectives
 - Risk analysis
- Needs Analysis
 - Programming
 - Physical
 - Employee Survey
 - Economical
 - Geographical
 - Market
- Exclusive Right to Represent Agreement
- Confidentiality Agreement



PROPERTY SELECTIONS

- Initial Market Survey
- Refined Market Survey
- Initial Market Tour
- Needs Analysis Confirmation
- Subsequent Market Tour(s)
- "Short-list"



NEGOTIATIONS

III.

- Request for Proposal(s) ("RFP")
 - Initial Space Planning
- Landlord(s) presents Proposal(s)
- Evaluate Proposal(s)
- Identify Preferred Option(s)
 - Finalist & Back-up
- Negotiate Business Terms
- Review, Negotiate, and Execute
 Lease Agreement



IV.

CONSTRUCTION

- Documentation
 - Confirm Space Plans
 - Construction Drawings
 - Permits
- Bid & Selection
 - o Acquire Bids
 - Review Bids
 - o Selection/Award
- Construction



RELOCATION

- Vendor Selection
 - Furniture
 - Relocation
 - Technology
 - Telephone/data services
- Relocation
 - Beneficial Occupancy
 - FF&E Relocation
 - Technology
- Occupancy



POST-OCCUPANCY

- Construction Punch-list
- Lease Abstract
- Critical dates
- Budgets
- Reconciliations
- Lease Audits

LET US BE YOUR PARTNER!

FOR MORE INFORMATION CONTACT:

Bryan Barus, CCIM/CPM

Designated Managing Broker



630-487-2111



bbarus@suburbanrealestate.com



630-778-1800 | www.suburbanrealestate.com 1717 N. Naper Blvd, Suite 305, Naperville, IL 60563 We have worked with Suburban Real Estate Services for 20+ years.

Suburban handles all of our domestic real estate on a national level.

Suburban is truly our partner.
They help us shape strategies and navigate geographical, physical, economic, and legal complexities.

They put us first and always engineer objective, data-driven, outcomes.

Mike Mierwinski, CFO Mid-America Overseas, Inc.