



## Relocation/Lease Consolidation

### Client:

U.S. Bancorp

### Location:

The Rookery Building  
209 South LaSalle Street  
Chicago, Illinois

### Size:

73,338 square feet

### Overview:

U.S. Bancorp hired MB Real Estate to evaluate the costs and benefits of consolidating their three Chicago operations to one facility or renewing the current leases at all three locations.

### Approach:

As a part of the assignment, MB Real Estate developed a comprehensive strategic plan, which including economic modeling of several scenarios. The team then identified U.S. Bancorp's options and applied an expert understanding of the impact to the bottom-line created by generally accepted accounting principles. After a thorough review, U.S. Bancorp decided to consolidate to the Rookery Building.

### Results:

- Consolidated U.S. Bancorp into one facility at a savings of over \$800,000
- Negotiated a substantial concession package, which included an above-standard tenant improvement allowance, a lease assumption of the existing leases, and significant free rent
- Received prominent exterior signage on historically-significant property within the heart of the financial district
- Secured favorable expansion and cancellation options for improved flexibility



For more information,  
please contact:

Andrew J. Davidson

Executive Vice President

Managing Director

Corporate Services



MB Real Estate  
181 W Madison, Suite 4700  
Chicago, IL 60602

ADavidson@mbres.com

p: (312) 558-3888