

NEWHOPE ACADEMY

THE PERFECT FIT GOALS

Safe, therapeutic
& educational
environment

Maintaining current
occupancy costs

Efficient layout

CLIENT PROFILE

Motivates & inspires
students

Therapeutic day
school

Federally funded

THE CHALLENGE

With a mission to provide students with a safe, therapeutic, and educational environment where they develop skills to become effective learners, gain personal insight, and acquire coping strategies, NewHope Academy (NHA) partnered with Bespoke to find a space that could facilitate its mission and accommodate current and future needs. The school had a tight budget due to its federally funded status and needed to keep its occupancy costs at a minimum to ensure the per student daily cap rate would not be diminished. When the village of Niles allowed a zoning variance for a gun range facility 600 yards from the school, we knew it was time to relocate.



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THE SOLUTION

Bespoke underwent an expansive search, scouring markets unfamiliar to NHA. Because of the school's geographically diverse student population, Bespoke determined—through mapping analytics—that NHA could relocate to an area that provided the best product suited for school use at a price consistent with its daily cap rates.

To ensure our client's new space met the overall design aesthetic and efficient layout, including proper student drop-off/pick-up flow, of a therapeutic day school, Bespoke leveraged industry expertise and The Bespoke Way methodology to introduce NHA to an experienced architecture firm that specializes in the design of educational facilities. Partners in Design provided its expertise to achieve NHA's goals, while meeting all code requirements for the new location.

THE RESULTS

Ultimately, Bespoke identified a superior property that provided a safer and more efficient and education-focused environment compared to NHA's former industrial conversion space. From the onset, the Village of Arlington Heights was in full support of providing the required zoning variance. We negotiated with the landlord to cover all tenant improvement costs, which was in excess of \$1M to convert traditional office space to therapy-specific school use. Bespoke also retained Latimer LeVay Fyock LLC to provide all the necessary notice mailing addresses at no expense to NHA.

By delivering strategic and customized real estate solutions, Bespoke was able to help NewHope Academy achieve optimal business results while providing an environment that would foster motivated and inspired students.

NEWHOPE ACADEMY PHOTO GALLERY

Before Photos



After Photos



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