

# HEIDOLPH NORTH AMERICA



## THE PERFECT FIT GOALS

Upscale office space to match the company's products

Efficient space to better meet expansion opportunities

Proximity to O'Hare International Airport

Consolidating operations under one roof

## CLIENT PROFILE

German-based company with North American HQ

Produces top-line precision lab equipment

## THE CHALLENGE

Heidolph needed to identify options on a new office space for its North American headquarters. The company had just 65 days in which to locate and execute on a space to meet its desired lease start date. Following a referral from a strategic partner, Heidolph began working with Bespoke on its real estate search.

## THE SOLUTION

Bespoke used its extensive local market knowledge to identify six locations, narrowing the list down to two attractive new construction options within a few miles of O'Hare International Airport. Bespoke found the ideal office for Heidolph – an 8,000 square-foot space with a Class A finish – in a 25,000 square-foot new construction building in the Elk Grove/ Wood Dale area. In addition to site selection services, Bespoke also provided layout expertise and connected Heidolph with office furniture vendors.

"Working with Bespoke was a smart strategic move," said Jim Dawson. "Their team knows the local market inside and out, and they helped us narrow down our options to one perfect space that had everything on our wish list. The deal they brokered will allow us to create a great-looking space that fits our needs now and can grow with us in the future."

**Jim Dawson | President of Heidolph**

## THE RESULTS

The deal Bespoke negotiated included a turnkey office build-out. The above-market construction allowance enabled the company to develop the high-end office space it wanted to complement its corporate image and encourage employee retention. Heidolph's new building now features four docks, a drive-in door, a 30-foot clearance height, and 54 parking spaces.

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