

LEGS TRANSPORT

THE PERFECT FIT GOALS

Sale vs. Lease Analysis

Increase space by 3x

Proximity to expressways for transportation access

More upmarket office space to enhance corporate image

CLIENT PROFILE

Transportation company with expansion and loading needs

Wanted a location with a higher-end image for employee hiring and retention

THE CHALLENGE

Legs Transport had a precise set of prerequisites in its search for a new office space. The company needed to triple its previous space to accommodate expansion, while also meeting zoning requirements and supplying specific features such as loading docks and 30' warehouse clearance. Finding a location close to major highways was a priority, but so was acquiring a more polished space to elevate the brand's public-facing image.

THE SOLUTION

Bespoke conducted a sale vs. lease analysis and concluded that leasing was a more advantageous option. Leveraging local market knowledge, Bespoke's team researched the desired area – in the I-55 corridor – to identify a short list of three options compatible with the company's parameters. Bespoke negotiated a lease on a space in a new construction building in Bolingbrook that was easily accessible from the interstate.

“This new location is exactly what we were looking for,” said Emily Vingily. “It gives us room to grow our staff and day-to-day operations, and it matches the corporate image we are trying to build. Bespoke was a valued partner throughout this process. We relied on their expertise to find the best property and arrange the best possible deal for us.”

Edwin Vingily | President of Legs Transport

THE RESULTS

The Bespoke team brokered a deal with favorable terms, which helped the company expedite its growth and minimize expenses. Within the first 12 months of their lease, Leg Transport only had to pay rent at 50%. Then during the second year, the rental rates remain 15% below market value with the construction of a 4,000 square-foot custom office space available to them. Their new space includes six docks, a drive-in door, and a 30-foot clearance height ideal for a transportation company.

Matt Kelly | *Tenant Advisor*

Direct: 312.635.1210 **Cell:** 847.910.0336 **Email:** m.kelly@bespokecre.com

Bill Lussow | *Principal*

Direct: 312.635.0124 **Cell:** 847.668.2022 **Email:** bill@bespokecre.com