



Situation

HRC Fertility occupies 4,000 SF of class A office space in Orange, County CA. They were in the middle of a 10 year lease (3 years remaining of term) paying an above market rental rate.

Action Plan

Sidra engaged with the current landlord and discussed current market statistics and the possibility of a rental rate reduction as well as a space improvement allowance for HRC. Sidra handled every facet of this transaction.

Business Impact

HRC was able to decrease their monthly spend on rent by nearly 41%. These cost savings were immediate for HRC and allowed them to redeploy these monies to advancing their business.

41% decrease in rent



Situation

VRL had two leases expiring in two different buildings with the same landlord. Both facilities were in need of a facelift.

Action Plan

Sidra engaged with the current landlord and used leverage based on the amount of square footage the tenant occupied.

Business Impact

Sidra was able to save VRL \$702,096 which was comprised of a Rental Rate reduction, a space improvement allowance, and free rent for each building.

\$702,096 cost savings



Situation

The tenant had two leases expiring. They did not want to relocate either of their facilities as one location was their main corporate clinic/office

Action Plan

Sidra engaged with the current landlords as well as toured other market options with the client to create competition for their tenancy.

Business Impact

Arizona Cardiology saw a significant rental rate reduction for their corporate office. Sidra was also able to sublease an office that was too large.

\$621,206 cost savings



Situation

Boston IVF is headquartered 3,000 miles away from their facility in Scottsdale Arizona. They did not have any resource for renewing their current lease.

Action Plan

Sidra engaged with the current landlord and requested a full facelift of the office space at no cost to the tenant

Business Impact

Boston IVF received a full facelift of the space that included reconfiguring the space's layout.

\$94,433 cost savings