



Renewal / Re-Negotiation Services Case Study

Krieg DeVault Alexander & Capehart, LLP

Challenge

Krieg DeVault Alexander & Capehart (KDAC) was at the end of a long-term lease commitment and was currently paying well above market rental rates. Meridian Real Estate's challenge was to renegotiate KDAC's existing lease and to expand KDAC space to accommodate its growing law practice.

Solution

Meridian Real Estate Tenant Advisor, Jeff Harris, recognizing a deteriorating downtown office market coupled with a large upcoming vacancy in KDAC's current building leveraged these factors to get KDAC's current landlord to rewrite a new lease early with current market rents and an above market tenant improvement allowances, in addition to favorable expansion rights. This resulted in significant savings to the firm which also allowed KDAC to reconfigure and redecorate their interior design to become more efficient for their operation.

"During a four year process, Meridian proved to be a significant asset to our firm through learning our organization, its future needs, and understanding what existing and build-to-suit opportunities would be available. I highly recommend the services of Meridian to you as you are contemplating office lease alternatives."

Michael E. Williams
Managing Partner



ONE INDIANA SQUARE
43,000 SF LEASE RENEWAL