

Case Study

McGinnis, Lochridge & Kilgore, L.L.P.

The Challenge

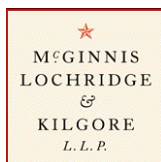
McGinnis, Lochridge & Kilgore (“MLK”) occupied 58,212 sf of office space on floors 2, 11, 12, 13 & 14 at Capitol Center. Their space was 20+ years old, the floors were small and narrow, the layout was inefficient, and the building had poor parking. MLK wanted to consider a renewal, but doing so would require major construction and phasing while MLK occupied the space.

Our Strategy

We evaluated four scenarios:

1. Renew, expand with minor modifications
2. Renew, expand with major renovations
3. Relocate to CBD class A
4. Relocate to suburban class A

In doing so, we took into consideration efficiencies of floors, cost and availability of parking, after-hours HVAC charges, cost of disruption for attorneys, and availability of “back office space”.



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Results

MLK decided to relocate into One America Center and take advantage of the Garden Level to reduce costs. They utilized the upper floors for attorney offices and created a centralized conference center on the 12th floor. They placed their mock court room, supply room, IT and library (high density filing) on the Garden Level.



**This transaction was completed by the contact shown above while at a previous employer.*