

The service we provide
will result in a lease with
the most favorable terms
in the area in which your
firm wishes to relocate.

A lease specialist will save
you TIME and MONEY!

Place your rental
Assignment with us now.

Method **K** Partners
INC.

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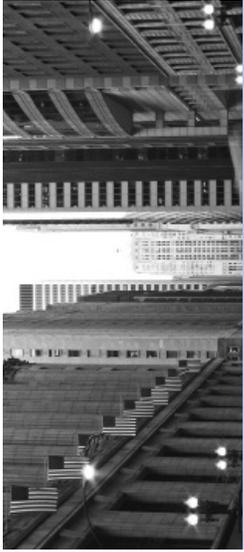
Method **K** Partners
INC.

1204 East Central Road
Arlington Heights, IL 60005



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Leasing Specialists



Method K Partners Inc. as leasing specialists has developed a system of information and negotiation on behalf of our tenant clients achieves results. Our information system covers areas such as:

- Rental Rates
- Lease Forms and Terms
- Landlord Services
- Buildout and Decoration Allowances
- Business Competition in the Area
- Future Space Options
- Free Rent
- Building and Area Amenities
- All Available Space by Size

Leasing Specialists Tenant Representation

Method K Partners, Inc. offers a tenant representation service geared toward small and medium sized companies that need assistance in finding facilities for lease. This service specializes in obtaining the most economical lease package in the marketplace on behalf of the tenant. There are many facets to such a service. These include but are not limited to:

- Study of existing space and confirmation of future needs.
- Market Study in the area of relocation to determine availability, economic conditions and amenities in the area.
- Preparation of demographic data (especially important for retail tenants).
- Negotiation with building owner or manager on all provisions of lease documents as well as other provisions added to the lease.
- Project management on preparation of leased facilities before occupancy.
- Determination of any unusual requirements of municipally or other government unites in which the business venture is to be located.

As Leasing Specialists, Method K Partners, Inc. are experts in these areas because we have daily contact with the leasing market throughout the region. We maintain information about current market conditions as well as the type of space available and general trends in the market. This kind of information is especially important to firms that do not often find themselves in the market to lease space or are unfamiliar with the area.

The Lease Assignment

There are several very important parts to a tenant representation leasing assignment. Negotiations with building owners or managers on the major business issues are certainly important; however, we feel the type of lease, general provisions and the drafting of the agreement are equally important. Method K is familiar with all types of leases and is prepared to negotiate the proper lease format for your firm.

Another area of concern to many tenants is preparation of the leased space for occupancy which involves space layout and construction. Since many companies have little or no construction expertise, Method K is prepared to assist its clients in this area. A thorough knowledge of construction costs and techniques is also invaluable while negotiating with landlords.