

Herron Associates, Inc.

135 N. Pennsylvania Street
Indianapolis, IN 46204

The Challenge

- Herron Associates had invested significant tenant improvement expense in the leased premises due to the nature of their business.
- The leased premises required some modification and general updating throughout the space.
- Herron required a thorough search of alternative locations in order to ensure its continued high level of client satisfaction.
- High parking demands for visitors was of primary concern in the CBD environment.

The Cassidy Turley Solution

Mary Beth Kohart implemented Cassidy Turley's alphaSure™ Strategy by leveraging the market.

Results Achieved

Resulted in a five-year renewal in place.

Benefits

- \$88,000 of improvements were paid by Landlord.
- Saved client \$1.60/sf over existing lease rate.
- Secured favorable parking arrangement for client's transient parking guests.

Client

Herron Associates, Inc.

Location

First Indiana Plaza
135 N. Pennsylvania Street
Indianapolis, IN 46204

Building Size

- 4,706 SF

Building Type

- Class A

Cassidy Turley Services

- Tenant Representation

Cassidy Turley Representative

- Mary Beth Kohart, SIOR, CCIM

For More Information Contact

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