

# Shintoa International, Inc.

135 N. Pennsylvania Street  
Indianapolis, IN 46204

## The Challenge

- Shintoa International needed to reduce cost of leased premises
- Shintoa needed to determine if remaining in CBD or relocating to suburbs would meet employee expectations and/or reduce costs.

## The Cassidy Turley Solution

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

## Results Achieved

After completing due diligence on CBD and suburban alternatives, it was determined that renewing in place met budgeting and employee satisfaction needs the best.

## Benefits

- Rental rate was reduced by \$2.27/sf from existing rate.
- Operating expense base and real estate tax base was reset.
- Additional parking rights were guaranteed.

## Client

Shintoa International, Inc.

## Location

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

## Building Size

- 1,712 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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