

DOWNTOWN LAFAYETTE LONG TERM LEASE



Lafayette, LA

FOR MORE INFORMATION:

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CHALLENGE

A long-term tenant vacated a large 12,000 SF first floor space in the 700 Saint John Street Office Building after deciding to consolidate their operations into fewer locations. Because the space was configured for specialized use it would be difficult to divide. As a result, the challenge was finding a new tenant for TWG of Lafayette who would take the space in its current size and configuration.

ACTION

In order to get the property leased as quickly as possible, Flo Meadows & Team took the following steps:

- Producing high quality brochure including professional photographs
- Identifying top prospective Tenants through extensive research and networking
- Direct mail and email marketing to identified target prospects
- Email marketing to area Commercial agents
- Working closely with the new tenant's agent to expedite the leasing process

RESULTS

A new long-term lease began within a month of the prior tenant vacating space. Because of the targeted approach, the tenant did not require significant renovations and was able to open doors for business sooner than expected. In addition, because of the quick turnaround, the landlord's rental income was not disrupted during the transition.

“ We chose Flo Meadows based on her reputation for excellent client service, knowledge & expertise, and achieving phenomenal results. After working with her and her team, we saw this reputation was well deserved. She and her team not only got our property leased quickly but made the process as smooth as possible. Because of their level of service, leasing our property did not take focus away from running our other businesses. As a result of our experience with Flo and her team, we have listed another property with Flo and her team. We strongly recommend Flo Meadows and her team to anyone needed great insight, strong negotiators, and extraordinary service for the commercial real estate needs.”

- Wayne Elmore, Managing Partner, TGW Lafayette, LLC