

# Theory House Office HQ

4806 Park Road # 200 | Charlotte, NC 28209



**Challenge.** In late 2012, Theory House, a newly formed marketing firm that provides expertise in strategy, design and retail, engaged Childress Klein to find and secure a new office space for lease. As a creative agency, they had specific aesthetic requirements, as well as a short time frame that demanded an expedited search and negotiation process.

**Impact.** The CK Brokerage team of Scott and Henri presented multiple recommendations from a variety of locations, and ultimately found an ideal space that was outside the original geographic parameters, but worked perfectly. Our brokerage team negotiated an economically aggressive lease in a +/- 3,505 RSF space that allowed Theory House room for future expansion and met their tight deadline.

**Challenge.** Fast forward to 2015, Theory House was approaching their lease expiration and had a desire to take advantage of the attractive lending market. Due to their previous experience, they sought out Childress Klein to identify a suitable office building for purchase.

**Impact.** After a thorough search, the CK brokerage team found a property that fit Theory's needs, and provided them room to expand their brand, and build their Charlotte presence. The two story, +/- 4,800 SF office building, located in the up-and-coming Park Road sub-market, allowed Theory House to lease out the first floor to an existing tenant — providing an attractive and stable income stream while they occupied the 2<sup>nd</sup> floor — with plans to eventually grow into the entire building. Our team guided Theory House through the due diligence and finance stage, and worked collaboratively with them to find architects and general contractors that best fit their vision and style. The property an ideal solution and fit for Theory House's business; and the low basis that our team secured will provide long-term investment gains for the client.

## SERVICES

Tenant / Buyer Representation

## CLIENT

Theory House

## SIZE

+/- 3,505 SF (2012)

+/- 4,800 SF (2015)

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***This partnership, beginning in 2012 and extending beyond 2016, demonstrates the level of trust and success that Theory House has had working with Childress Klein.***