

Martenson, Hasbrouck & Simon LLP Brookhaven, GA

Kevin Creel & Jim Bob Taylor (TM), Sam Peng (PM)
Purchase Acquisition/ Build-to-Suit



2573 Apple Valley Road.



Client Objectives

Martenson, Hasbrouck & Simon LLP is a law firm focused on labor and employment defense and business litigation. Cresa was hired to evaluate Martenson, Hasbrouck & Simon LLP's space needs while the fast-growing firm was outgrowing its space at 3379 Peachtree Road (Peachtree Lenox Building).



Space
17,200 SF

Results

After Cresa's TM team prepared a sale vs. lease analysis, the law firm decided to purchase instead of continuing to lease. The Buckhead area was the focus of the search and there were very few free-standing office buildings in the needed size range for sale. Cresa recommended to begin the process early and in 2017, began contacting all the owners of buildings in the area that were close to the size needed. Cresa ultimately convinced a developer to expand a planned 14,000 SF multi-tenant building, already approved in size, to a 17,000 SF three-story build-to-suit in the rapidly growing area of Brookhaven in a time frame that matched the firm's lease expiration. Construction of the building began in earnest in February of 2019.



Industry
Law

Cresa's Project Management team was hired to represent Martenson, Hasbrouck & Simon LLP at all meetings with the Owner, Architect, and Contractor. The Project Management scope included review of the construction schedule, weekly updates to the client on the construction progress, and quality assurance activities. Cresa's PM team also coordinated and managed interior design, low voltage, access control, video surveillance, intrusion detection, and audio-visual requirements.

"When our Firm first considered the prospects of constructing, owning and ultimately managing a building, those tasks seemed difficult and unappealing. Our team at Cresa changed that mindset and created a sense of confidence with regard to each step in the process. We now have a tremendous workplace and asset for our employees. Seldom in the business world can one say that a transaction worked out exactly as planned. In the case of our new building, we can say that without equivocation. Thank you Cresa for your leadership, counsel and friendship."

- Marty Martenson, Managing Partner at Martenson, Hasbrouck & Simon LLP