

## **Urban Affairs Coalition**

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**Building:** 1207 Chestnut Street, Philadelphia, PA

**Service:** Tenant Representation

**Transaction Size:** 46,901 SF

**Transaction Type:** Lease Renegotiation

**Client:** The Urban Affairs Coalition

**Industry:** Non-profit

**Transaction Value:** \$5,500,000

**Transacted By:** Brian K. Edmonds, Managing Director  
Tim Roseboro, Senior Advisor

### **Description:**

The Urban Affairs Coalition (UAC) a Philadelphia based, nationally recognized non-profit was coming to the end of a ten (10) year lease commitment for 46,000 square feet in their Headquarters CBD building. After ten (10) years, in addition to desiring to upgrade their finishes, UAC desired to potentially own the Building, given their long term tenancy and occupancy of the entire building.

The Advisors at SVN | The Concordis Group was engaged and charged with the challenge of assisting the Organization in negotiating a long term lease commitment that included the option for UAC to purchase the property at an established price during the lease term.

Using the leverage of a potential relocation, the Advisors of SVN | The Concordis Group were successful in negotiating a favorable lease with the tenant desired improvements and a purchase option at the terms and timing benefiting the client.