



TRANSWESTERN

REAL ESTATE
SERVICES



Chicago, IL

BMO Tower Sublease

Tenant Advisory

Transwestern's Executive Vice President Kyle Robbins and Senior Vice President Boris Yelyashov represented law firm von Briesen & Roper, s.c. in a new sublease in downtown Chicago.

Originally located at One North Franklin, the firm made the decision to look for new space options in 2023. While the Chicago market was experiencing historic vacancy rates, there were not many high-quality, ready-to-occupy law firm spaces available.

Robbins and Yelyashov identified a potential opportunity at BMO Tower, 320 South Canal St., in the West Loop and worked creatively with the sublandlord to secure the exceptional space. Signing the sublease at BMO Tower meant the client had access to the strong amenity package the Class A trophy office had to offer, including a hotel-quality conferencing facility, 1.5-acre park, and a state-of-the-art fitness center. Additionally, the space was already built out for a law firm, so von Briesen was able to move in quickly and with minimal out-of-pocket costs.

"Our new Chicago office at the amenity-rich, Class A BMO Tower is a key element in our growth and client-focused strategy," said von Briesen's CIO and Director of Operations Bill Caraher.

"Despite limited inventory of quality existing law firm space, we were able to uncover a trophy quality space and negotiate tenant favored economics and lease flexibility that exceeded all our client's expectations."

Kyle Robbins
Executive Vice President