

Fredrikson & Byron, P.A.

attorneys at law

With Fredrikson's lease expiration looming, and without acceptable alternatives for office space, Keewaydin was called in to find a real estate solution for Fredrikson & Byron that fit Fredrikson's image, financial goals and expansion requirements.

Fredrikson & Byron had determined that, aside from cost, the most important real estate factor was future expansion space. Keewaydin was tasked with finding space in the downtown market that provided both the economic feasibility that Fredrikson wanted, as well as expansion space for the future.

Keewaydin met with representatives from Pillsbury and General Mills and recommended a sublease of a portion of Pillsbury's space. This offer was contingent on the Federal Trade Commission approving the merger between the two companies. A deal was consummated that gave Fredrikson & Byron the top floors of a Class A building, ample regular expansion options, a "super expansion" option which would permit a doubling of their space in the event of a merger with another firm, and very favorable economic terms. Keewaydin also helped hire an architect to design Fredrikson's new space.

Due to timing difficulties caused by the lengthy FTC deliberations, an extension to Fredrikson's current lease was required. Keewaydin negotiated the lease extension and facilitated the successful disposition of a condominium unit that Fredrikson owned.

Throughout the entire process, Keewaydin continued to search the market for other lease opportunities in the event that the General Mills/Pillsbury merger could not be completed.

Keewaydin Services:

- Ongoing Real Estate Advice
- Strategic Real Estate Planning
- Site Selection
- Real Estate Negotiation

