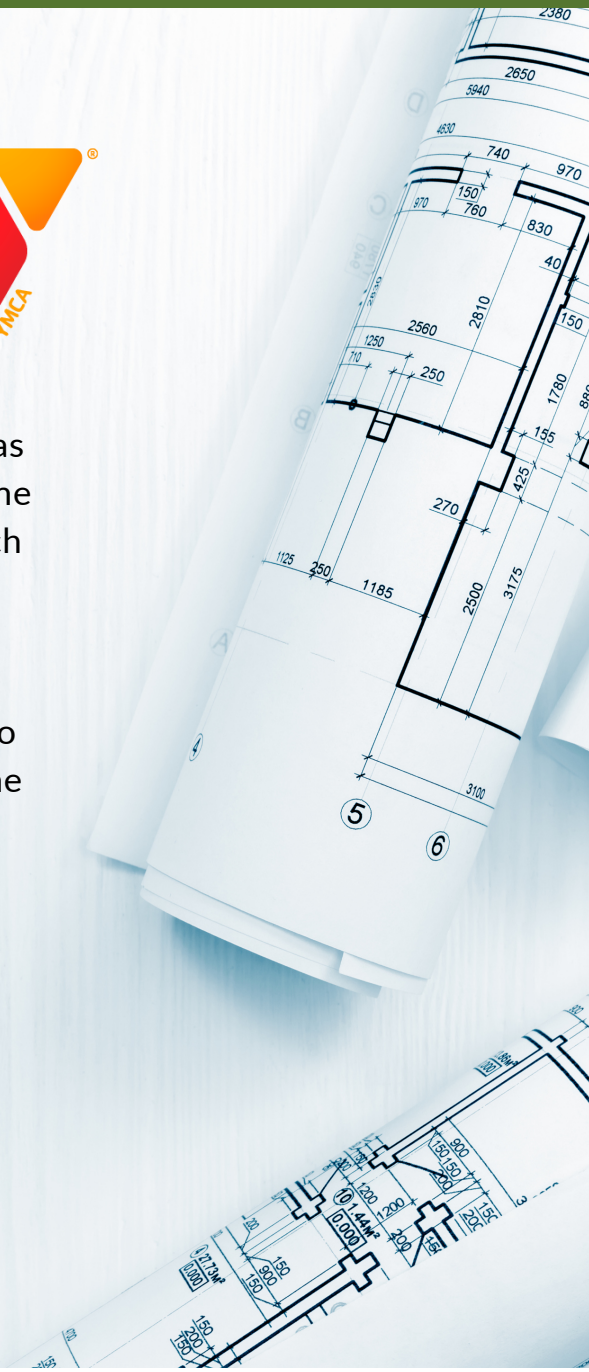
Rightsize Branch, Reduce Operating Expenses & Lease Vacant Space to Community Partner

BMO Bank of Montreal

the YMCA

After purchasing the West Bend, Wisconsin BMO Branch as part of a multi-branch sales-leaseback transaction, Brookline Branch successfully rightsized this BMO Harris Bank branch to approximately 57% of the total building leasable space, **which reduced the branches' operating costs**.

The vacant 8,000 SF space on the lower level was leased to the Kettle Moraine YMCA as a result of BMO and Brookline Branch's commitment to community development.



Accommodating Community Partners

The YMCA is an important community hub in the region. Their nearby community facility is a massive center, containing day care services, educational class rooms, a work out center, numerous indoor sport facilities, and even an indoor water park.

BROOKLINE BRANCH SERVICES

Contact Brookline to learn more

www.brooklinebranch.com

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The YMCA's back-office team had grown to over 30 employees and their existing office space had become cramped and dated. They needed a larger, newer space nearby their community facility. The YMCA was also a close banking partner of our BMO branch.

At the suggestion of the branch manager, Brookline Branch reached out to the YMCA and together, determined a **competitive market rate for the nonprofit** to accommodate the upgraded office space.

For the YMCA, Brookline Branch renovated and upgraded the office space, built 5 new offices, finished 3 other offices, demo-ed a significant amount of unused bank equipment, and added a new kitchenette break area. In turn, the YMCA's relocation to the branch for a 10-year lease term has brought new foot traffic and positive attention to the downtown branch.

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