

Rightsize Bank Branch and Establish Efficient & Effective Property Management

A two-story BMO-Harris bank branch in Chippewa Falls, WI, was acquired during a portfolio sale-leaseback. This bank branch had already begun leasing out a portion of its vacant 2nd floor space.

However, the bank was not an expert in property management, had not established clear tenant expectations, and did not want to continue managing the property and its tenants after the sale-leaseback transaction. The partially-vacant, second-floor space and the reduction of the bank's first floor footprint presented the opportunity to create additional leasable space.

Brookline's team successfully demised the first floor branch space with cooperation from and minimal impact on the branch employees. We established new leases and clear protocol for existing 2nd floor tenants with the help of our property management team. The enhanced and expanded available space enabled the sale of the branch to the adjacent church to use as additional office and meeting space.

The bank's goals included:



Demise the branch's large open retail/teller area to create a first floor co-tenant space.



Relieve the bank of managing the building/property and 2nd floor pre-existing tenants.



Establish a more efficient and effective property management team.



Contact Brookline to learn more
www.brooklinebranch.com