



CBIZ Gibraltar
Real Estate Services, LLC

Mizkan Americas, Inc.

U.S. HQ Evaluation

Client Success

Negotiated substantial Tenant Improvement package and concessions

Secured below market rent structure and expansion rights



mizkan
Bringing Flavor to Life™

Challenge

Mizkan Americas, Inc. was in the market to evaluate its U.S. headquarters (HQ) location. Mizkan’s current HQ, located in the North suburbs of Chicago, was outdated and had limited options to accommodate growth. If Mizkan was to stay, they wanted to ensure its current space could meet its challenges of ongoing employee recruitment and future expansion.

Solution

Gibraltar cast a wide search in locating alternative building options with large floorplates at a convenient location. If the current building remained the best option, Gibraltar needed to leverage the market to ensure Mizkan would secure an aggressive economic package from its Landlord in order to support its needs going forward, while refreshing its space.

Results

After Gibraltar extensively qualified the market, Mizkan ultimately decided to remain in its current facility. With that direction, Gibraltar negotiated a significant Tenant Improvement package, including substantial free rent, which allowed Mizkan to update and renovate its space. Further, Gibraltar’s Project Management division worked closely with the selected architect to improve Mizkan’s space efficiencies and overall layout for future growth.

Client Profile

Client:
Mizkan Americas, Inc.

Address:
Mount Prospect, IL

Industry:
Food Services

Square Footage:
55,000 SF

Number of Employees:
200-250

Geographic Footprint:
Suburban Chicago

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