

## RECENT CLIENT SUCCESS

# BURSTING AT THE SEAMS - EMERGE JIU JITSU LLC RELOCATES

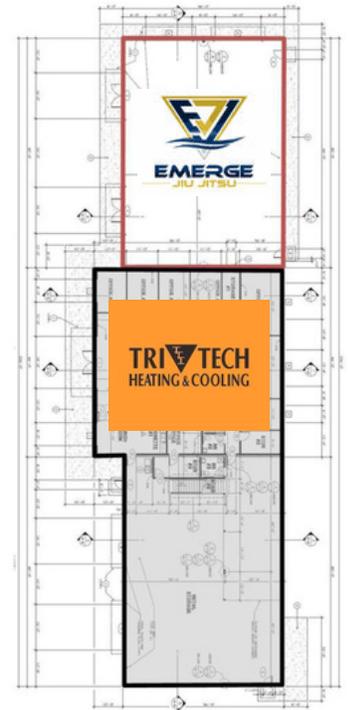
### THE CHALLENGE

Emerge Jiu Jitsu has experienced such tremendous growth over the past couple years, quickly outgrowing their existing space in an Orchards industrial park. They began the search for a gym and training space with offices for its ever growing following. Their challenge was that light industrial and business park vacancies in Clark County were very low. They sought out locations with easy access, plenty of parking and a newer building with upscale finishings being important to reinforce the quality of their programs.



### THE ACTION

In Orchards, our location for Tri-Tech Heating and Cooling at 6406 NE 116th Avenue is a newly constructed 16,300 square foot building on a 40,511 square foot lot. As a result of their due diligence, EmERGE Jiu Jitsu in collaboration with the Landlord created a 5,147 square feet of very functional lease space and the perfect location to allow EmERGE to achieve further growth well into the future.



### THE RESULT

- Tri-Tech Heating and Cooling's Owners, Jeremy & Brenda Harmon, in collaboration with EmERGE Jiu Jitsu, created a customized 5,147 SF of usable space offering an extensive build-out of infrastructure and finishes meeting their needs and providing maximum flexibility for future growth.

## Testimonial

"Our search for a quality Tenant to occupy the vacant lease space was made so easy by our working with Jim West Commercial Real Estate. The complexity and negotiations for this lease were many. We had high standards for the type of tenant who would bring a quality operation as our partner. Jim kept

communication lines open and stayed vigilant in negotiating best terms and outcomes, all the way through to transaction completion and beyond."

*Jeremy Harmon*  
Owner, Tri-Tech Heating and Cooling