

## Alixpartners' 10-year lease marks Rosewood milestone



With the high-profile lease talks now history, construction will start in 30 days on a high-end finish-out for Rosewood Court's newest tenant, AlixPartners LLP. The 40,000-sf lease takes Uptown's 400,000-sf trophy to 90 percent occupancy within 13 months of its completion.

The Southfield, Mich.-based international business advisory firm has signed a 10-year lease for the 11th floor and part of the 10th in the 19-story building at 2101 Cedar Springs Rd., with plans in the works to add a staircase to connect the class AA office space. "They go for trophy assets in every city they're in so I'm expecting it (the finish-out) will be spectacular," said Tim O. Terrell, executive vice president and partner of Stream Realty Partners L.P. in Dallas. He and Stream vice president Rebecca Rambie lease the building for its Dallas-based developer, Rosewood Corp.

AlixPartners, now located at 2100 McKinney Ave., will light its new office in January 2010. It will be the third-largest tenant, outsized only by the headquarters offices of the owner and HBK Investments LP.

The win didn't come easily, with talks lasting about one year and embedded with "a number of twists and turns," Terrell said. "Certainly there was a beauty contest. It came down to the high-profile location and the sponsorship, which in this day and time is very important to tenants." Randy Cooper and Jeff Eiting of Cushman & Wakefield of Texas Inc. represented the tenant.

AlixPartners has regional offices in 14 cities in North America, Europe and Asia. The 900 professionals have a platform with four main disciplines: operational performance improvement, financial restructuring and bankruptcy reorganization,

litigation consulting and financial advisory services."The building's high-profile location in the heart of Uptown, surrounded by outstanding amenities, made Rosewood Court the ideal location for AlixPartners' Dallas office," said Mel Christiansen, the firm's managing director and chief administrative officer. The relocation sets up an expansion, adding roughly 14,100 sf to AlixPartners' office size, according to Internet research.

Terrell said Rosewood Court, completed in June 2008, is down to a few small pockets of available space and one full floor – 30,000 sf on the ninth. The quoted rate is \$37 per sf plus electric.

**Connie Gore**