

## 12 Reasons to use ESG Realty Advisors for your next lease transaction:

- ESG Realty Advisors works with a range of business owners. Whether you are looking for your very first space or are an established retailer opening multiple locations or have an office renewal, expansion or relocation, no assignment is too small or too large.
- ESG Realty Advisors uses Xceligent to quickly research available space in a given area based on specific search criteria - saving you the time and inconvenience of driving around, leaving messages and waiting for a phone call that may never come.
- ESG Realty Advisors speaks "their" language because we are licensed brokers and agents working specifically on commercial leasing and purchase transactions.
- ESG Realty Advisors knows current trends in the local market - you benefit from our years of experience in negotiating deal points.
- ESG Realty Advisors believes in NO CONFLICTS OF INTEREST - we will not show you "our" buildings because we do not represent Landlords or property management companies. You see everything matching your search criteria.
- ESG Realty Advisors provides continuous, dedicated representation through the leasing process - we don't get paid until YOU are satisfied with the deal and sign a lease.
- ESG Realty Advisors continues the relationship after you commit to a space - providing ongoing support and advice to get your new office, retail or industrial space up and running.
- ESG Realty Advisors keeps your likes, dislikes and other concerns confidential - unlike a leasing agent or property manager who will relay your comments back to the Landlord to be used in the negotiation.
- ESG Realty Advisors works hard to earn your trust. Our business depends on referrals as we do not have signs on buildings like landlord representatives and property managers.
- ESG Realty Advisors presents honest, unbiased feedback on all spaces and buildings then assists with comparing and contrasting the options prior to scheduling a tour.
- ESG Realty Advisors provides assistance with your Letter of Intent, creates leverage in negotiating deal points and follows through on matching the lease to your expectations.
- ESG Realty Advisors suggests alternative business points as most leases are written to favor the Landlord. Ultimately, you should have a competent real estate attorney review it before you sign. Our review ultimately saves you billable time at their office, too.

Why wouldn't you want no-cost representation on your side?