

# PRESS RELEASE

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## SCHENK ANNES TEPPER CAMPBELL LTD. RELOCATES TO THE 25<sup>TH</sup> FLOOR AND RENEWS AT 311 S. WACKER DR.

Chicago, IL – November 16, 2012 – Chicago-based law firm [Schenk Annes Tepper Campbell Ltd.](#) recently renewed their lease and will be moving to new space of approximately 9,000 rsf of space at 311 S. Wacker Dr.

Schenk Annes Tepper Campbell Ltd. (SATC) has been a tenant at 311 S. Wacker Dr. since 1997. As the firm grew and took additional adjacent space, however, its office configuration became awkward and inefficient. “In a market like the current one, a tenant like SATC is pure gold: they’ve been a reliable tenant for 15 years and are actually growing when other firms are shrinking,” said Rhea Campbell of Bella Terra Partners, who represented SATC in its lease negotiations. “This is why I was not surprised that several other West Loop buildings negotiated hard for their tenancy.” Only when the firm committed to an exhaustive full-market search and decided they were fully prepared to leave the building did 311 S. Wacker offer a compelling deal structure, making a renewal not the path of least resistance, but rather a perfect fit. “SATC was able to grow by the amount needed to accommodate its new partners and associates as well as to create efficiencies that were unachievable without a complete demolition of its existing space,” said Ms. Campbell. “In a market like the one we have today, it is inconceivable a Landlord would allow a tenant like SATC to leave their building without pulling out all the stops,” she reiterated. 311 S. Wacker was represented by Mark Baby of JF McKinney.

Schenk Annes Tepper Campbell Ltd. has been practicing law since 1992. Its areas of practice include: commercial real estate, corporate planning, estate planning, insurance counseling, business and commercial litigation, and general civil litigation.

### About Bella Terra Partners LLC

Bella Terra Partners LLC is a privately held tenant representation real estate firm headquartered in Chicago. Please visit our Web site at [www.bellaterrapartners.com](http://www.bellaterrapartners.com).

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