



# Framestore Studios Expands its Space Through an Ingenious Real Estate Solution



## Company

Framestore Studios is known across the globe for its visual effects in Hollywood's biggest pictures. Its pool of 3,000 talented artists and producers in the areas of film, advertising, television, and immersive is overseen by offices in London, Montreal, Chicago, Los Angeles, and Mumbai.

## Challenge

Since 2013, Jeremy and his team have helped Framestore seize real estate opportunities and quadruple in size to over 80,000 square feet through multiple carefully orchestrated renewals/expansions in the Mile End's Complexe de Gaspé.

In the most recent transaction, Jeremy's team had to secure the last large block of space under severe time constraints to meet a series of mission-critical client deliverables while several tenants vied for the same space.

## Solution

Using its contacts and market intelligence, CBRE devised a complex and creative space swap mechanism which would see another tenant release space, making it available for contiguous expansion by Framestore.

In addition, with the advice from CBRE's Project Management Team, modifications were made to the building entrances and exits to allow for a larger number of employees to occupy the expansion space safely and productively.

## Results

With CBRE's guidance, contacts, strategy and quick action under time constraints, Framestore was able to secure the additional space it needed to meet its business objectives at below-market rents.

The company also saved thousands of dollars on tenant improvements and created a work environment that continues to attract the best and brightest employees.