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SUCCESS STORY

Soaring Chefs, Inc.

Relocation & Consolidation into a Right-
Sized 20,253 SF Flex Facility

DECEMBER 2025

 DEERFIELD BEACH, FL





- **Deal type:** Relocation
- **Sector:** Industrial / Flex
- **Size:** 20,253 SF total (**1,014 SF office + 19,239 SF warehouse**)
- **Market:** Deerfield Beach, FL
- **Term:** 5 years
- **Completion:** December 15, 2025
- **Timeline (kickoff → LOI → executed):** Mar 2025 → Nov 2025 → Dec 2025
- **Key facility specs:** 30' clear height, 3 dock doors, 1 grade door

The challenge

Events on the Loose (Soaring Chefs, Inc.) needed to **consolidate and right-size** its footprint to reduce occupancy costs ahead of a lease expiration—without risking operational disruption or getting stuck paying **double rent** during a move.

The top constraints were **timeline** and **budget**, and the primary risk was failing to secure a new facility before the existing lease ended.

Our approach

- **Defined the requirements around operations and timing.** We confirmed the ideal total footprint, office/warehouse split, dock-door needs, and the move timeline to support a storage-heavy event inventory operation.
- **Tested the market and built negotiation leverage.** We evaluated four viable alternatives and used competing LOIs to strengthen negotiating position.
- **Executed a low-friction relocation plan.** We secured a building directly across the street, enabling a smoother transition and minimizing operational disruption while improving the overall lease package.



Results



RENT
RELIEF

**60 + 90
DAYS**



TI
ALLOWANCE

\$1/SF



FLEXIBILITY

**5 YEAR
RENEWAL**



RISK
REDUCTION

**AUDIT
RIGHTS**

- **Rent relief:** 60 days full rent abatement plus 90 days base rent abatement
- **TI allowance:** \$1/SF improvement allowance
- **Flexibility gained:** one 5-year renewal option
- **Risk reduction:** audit rights tied to operating expense increases

“Relocating across the street minimized disruption and eliminated double-rent exposure.” — **Broker Team**



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