

TRA

Tenant Realty Advisors

50 years of combined experience serving the real estate needs of Boise businesses.

Your office space problems, solved.

Tenant Realty Advisors is a strategic consulting agency that will help your company renew its lease, find new office space, or expand or consolidate office spaces, all while providing knowledgeable, unbiased advice. We will support you through the process of securing your ideal office space by:

- » Consulting with you to understand your business goals and objectives
- » Uncovering available properties that meet your space and amenities requirements
- » Negotiating the most favorable lease or sale terms
- » Ensuring your best interests are always top priority
- » Working exclusively on your behalf, *without fees!*

We're different from other commercial real estate firms.

Unlike most commercial real estate firms, we don't represent landlords or building owners. We work exclusively on behalf of tenants and buyers in search of office space. We help you avoid pitfalls, uncover economic opportunities, save time and money, and help your office space become your greatest asset. We also invest in long-term relationships; we are not here just to lease you space.

Our experience is unmatched.

With a combined 50+ years of experience in corporate real estate negotiations, we have the market knowledge and expertise to deliver results to our clients. Plus, we're the only real estate firm in Boise that is 100% dedicated to serving tenants and buyers only.

Quality real estate advising at no cost to you.

Our services are provided at no cost to tenants and buyers. Our fees are paid by the building owner or landlord who include a brokerage fee in every transaction. Not only can we save you money, but our services will not cost you a dime.

OUR CLIENTS

Alliance Title
Alzheimers Association
Better Business Bureau
Cisco Systems
D. B. Fitzpatrick
Eberlestock USA
Guild Mortgage
Idaho Urologic Institute
Liberty Healthcare
Microsoft
Perkins Coie
Power Engineers
Powers-Tolman Farley
Progressive Insurance
Regence Blue Shield of Idaho
Stoel Rives
Sun Microsystems
Tates Rents
UpCycle
Wedbush
Wevorce



Powers-Tolman Farley



Tree City Advisors



Helmstar Group



Boise Skin Clinic

You need representation. Here's why.

It's not possible to fully serve two parties with opposing interests. Landlords want the highest rent possible for the longest amount of time, while tenants want the lowest possible rent with the most lease term flexibility.

Unlike traditional brokerage firms that represent both landlords/building owners AND tenants, Tenant Realty Advisors avoids conflicts of interest by only working with tenants. This ensures that your best interests are always top priority in every transaction.



Happy clients make us happy.

Here's what a few of our Treasure Valley clients had to say about their experience with Tenant Realty Advisors:

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Bill's deep understanding of the local office building market allows him to know how hard to push for a realistic agreement.

- Moffatt Thomas
Attorneys at Law

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“

It didn't cost my firm a single dollar to have the benefit of 40-plus years of experience helping me. I could relax knowing I was seeing all the options and was coached on what questions to ask and where we should push back.

- Generations Law Group

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“

We appreciated Greg's attention to detail, patience and professionalism. He acted as a trusted advisor, negotiating on our behalf and educating us on the process and responsibilities of commercial ownership.

- Better Business Bureau

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Contact a TRA advisor today!



BILL BECK, Founder
(208) 333-7050 • beck@tenantrealtyadvisors.com

BILL BECK has over 40 years of experience in the commercial real estate industry, including in lease, purchase, and sale negotiations. Additionally, he specializes in meeting the unique real estate needs of law firms and has advised more Boise law firms than any other local commercial real estate broker. An experienced, trusted and respected advisor, Bill has served Fortune 500 companies to mid-sized local companies, and has successfully represented thousands of clients. Whether large or small, Bill tackles each deal with integrity and grit, ensuring his clients best interests are at heart.

Bill is the second eldest of eleven children and grew up on a family farm in Michigan. He is proud of his time in the U.S. Marine Corps where he served as Platoon Commander and Company Commander. He's been married to his wife, Sue, for over 40 years, and together they've raised two children - a twin boy and girl. Bill resides in Boise.



GREG GADDIS, Principal
(208) 333-7052 • greg@tenantrealtyadvisors.com

GREG GADDIS has over 14 years of experience in the commercial real estate industry. After 10 years at the largest landlord brokerage in town, Greg joined Bill Beck to focus on his passion - assisting tenants and buyers with their real estate needs. Greg consistently delivers service above and beyond his client's expectations. His attention to communication, detail and follow through has saved his corporate and local clients significant time and money when working through a facility solution. This approach has led to many long-term relationships and most of his work is repeat business or referral.

Greg spent five years as a fly fishing guide on Utah's Green River and still enjoys getting on the river whenever possible. He also enjoys fishing, hunting, trail running, mountain biking and skiing. Greg is married to Mindy and together they have two teenage daughters and two energetic Labrador retrievers.