



Dallas – Fort Worth

One company faced a significant rent escalation. It did not pay that.

Real Estate Services - Tenant Advisory & Workplace Solutions



Risk Theory is a growing family of companies that span every aspect of the insurance industry. Throughout the years, Transwestern carefully managed the ever-changing real estate needs of its client through a variety of lease transaction in the Dallas Galleria submarket. We ensured that all of these leases expired on the same date to “re- envision” the need going forward.

In 2020, we consolidated, renewed and relocated each business into the perfect go-forward solution taking careful consideration of employee drive-times, brand and image, work from home, part-time employees and other COVID-19 pandemic considerations.

“For Risk Theory, the perfect solution was found in a sublease. The space contained high-end tenant finishes that could accommodate everyone with the appropriate physical distancing.”

Michael Griffin, CPA, MBA, SIOR  
Principal/Tenant Advisory &  
Workplace Solutions