Businesses change faster than leases do. A company that signed for a large office five years ago may now run a hybrid team that uses half the space. Another may have doubled its headcount and be working out of conference rooms. When your space no longer fits, a tenant rep broker Los Angeles companies trust can help you sort through the options before you commit to anything.

The right answer depends on your lease terms, your growth plans and the state of the local market. Working with experienced tenant rep brokers lets you compare subleasing, relocating, restructuring or staying put using real numbers rather than assumptions.

Start With What Your Lease Allows

Before thinking about strategy, read the lease closely. A commercial lease creates a leasehold estate with specific rights and obligations, and the clauses that matter most here include:

- Assignment and subletting provisions, including whether landlord consent is required and on what standard
- Profit-sharing terms if you sublease for more than you pay
- Early termination options and the fees attached to them
- Expansion, contraction or right of first offer rights
- Renewal options and notice deadlines
- Restoration obligations at the end of the term

Knowing these terms tells you which options are realistic and where you have leverage with the landlord.

Option One: Sublease the Excess Space

Subleasing lets you stay in your premises while recovering some of your rent from another company. It works best when you have excess space that can be separated, a meaningful amount of term remaining, and a building that appeals to smaller users.

Keep in mind that you remain responsible to the landlord even if your subtenant stops paying. Sublease space also competes with direct space from landlords, so pricing usually needs to be below direct asking rents, and you may need to offer furniture, flexible terms or modest improvements to attract interest.

Option Two: Relocate to a Better-Fitting Space

Relocation makes sense when the gap between what you have and what you need is large, or when your current building no longer supports how your team works. Moving can also reset your rent to current market conditions and let you design around today's workflows.

The costs, however, are real. Plan for:

1. Overlapping rent if you cannot exit your current lease cleanly
2. Build-out costs beyond what the new landlord contributes
3. Furniture, cabling, security and technology expenses
4. Moving costs and lost productivity during the transition
5. Restoration of your current premises if the lease requires it

A careful financial comparison over the full term often shows that a well-negotiated relocation pays for itself, but only if the incentives and timing line up.

Option Three: Restructure With Your Current Landlord

Many tenants overlook the simplest path: talking to the landlord. Owners often prefer keeping a reliable tenant over facing vacancy, especially in softer markets. Possible outcomes include giving back a portion of the space in exchange for a term extension, relocating within the same building or portfolio, adding expansion space on favorable terms, or a blend-and-extend that lowers current rent in return for a longer commitment.

These conversations go better when you know your alternatives. A landlord who sees that you have credible relocation options is more likely to offer meaningful concessions.

How a Tenant Rep Broker Los Angeles Firms Use Helps You Decide

A tenant representative works for the occupier, not the building owner. In a decision like this, that advocacy shows up in several ways:

- Surveying available direct and sublease space that matches your requirements
- Estimating realistic sublease income and timelines in your submarket
- Modeling total occupancy cost for each scenario over the full term
- Running parallel negotiations with your landlord and alternative buildings
- Coordinating with attorneys, architects and project managers

Los Angeles covers a wide range of submarkets, each with its own vacancy picture and sublease inventory, so local market knowledge matters. If you want background on the firm's history and approach, you can read about DAUM Commercial, which has been helping companies in the Los Angeles market for more than a century.

Frequently Asked Questions

How early should I start planning?

For most office tenants, starting 12 to 18 months before a lease decision point gives enough time to evaluate options, negotiate and build out new space. Larger or more specialized users may need longer.

Can my landlord refuse a sublease?

It depends on the lease. Many leases say consent cannot be unreasonably withheld, but https://www.hometalk.com/member/262649962/loretta1775716 some give the landlord broader discretion or a right to recapture the space instead.

Is subleasing always cheaper than moving?

Not necessarily. If sublease income is low and the remaining term is long, you may end up carrying significant cost. A side-by-side analysis is the only reliable way to know.

When your space no longer fits, there is rarely a single obvious answer. Understanding your lease, pricing each option honestly and negotiating from an informed position will help you land on the choice that supports your business for years to come.