

Cleverley + Associates



MATT GREGORY, SIOR, CCIM



PHILIP BIRD, SIOR



MITCHELL MOORE



SUMMARY

Relationships are at the core of healthcare data analytics and consulting company, Cleverley + Associates' identity. The team not only has vast experience understanding complex relationships within healthcare data, but also values its authentic relationships between each other and their clients. When it began its search, Cleverley sought a space that supported a family-owned company atmosphere and encouraged and facilitated the growth of these relationships. For Cleverley + Associates, that included having kitchen and living spaces that felt like home to complement its professional spaces, as well as quiet areas for focus and dynamic areas for collaboration. It also meant access to a vibrant mixed-use environment with access to restaurants, shopping, healthcare and fitness facilities.

Cleverley began working with Matt Gregory, SIOR, CCIM and the Office Brokerage Group prior to the pandemic, when it was fully in-office five days per week. However, it had shifted to a hybrid environment following the pandemic which impacted its space needs and underscored the importance of creating a new space that could rival "home" while also remaining in Worthington. Gregory, understanding the nuances of the Worthington submarket, led the search. Staying in Worthington presented its own set of challenges, however, due to the limited amount of available Class A space. Though the team expanded the search beyond the submarket in hopes of finding something that would meet Cleverley's needs, the desire to stay in Worthington was a priority and so the search took longer to evolve.

When construction began on Worthington Gateway, the Office Brokerage Group presented the opportunity to Cleverley leadership. Cleverley carefully considered the cost of the space against the value they believed it would deliver to the organization. Its considerations included the ability to maximize the space to accommodate the needs of its staff, its Worthington location and proximity to nearby amenities, and the ability to build the space out with the desired aesthetic. It determined that the return on its investment in premium space justified the cost and decided to move forward with negotiations and moved into the space in August, 2024.

"We're excited about collaborating in the new space and view this as an investment to ensure the relationships that are the lifeblood of our organization have the opportunity to continue to grow well into the future," said president Jamie Cleverley.

TRANSACTION PROFILE

Transaction Type: Lease

Building Type: Class A Office

Size: 12,601 SF

Profile: Cleverley + Associates is a privately owned, professional service organization offering healthcare data analytics and consulting with approximately 45 employees.

CLIENT OBJECTIVES

- Worthington Submarket
- Access to a vibrant mixed-use development
- Flexible space to adjust to changing needs and offered collaborative and private spaces