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## BMC moves to San Jose space

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Toeniskoetter & Breeding Inc. Development has leased 65,000 square feet of office space for BMC Software Inc.'s new San Jose regional headquarters.

BMC is moving to the newly renovated office building at 91 E. Tasman Ave. from its current 120,000-square-foot headquarters on West Maude Avenue in Sunnyvale.

Toeniskoetter & Breeding said in a press release that it often takes months for plans to be reviewed and permits issued, but this application was expedited through cooperation with the city of San Jose and the mayor's office.

The development firm credited San Jose's streamlined permitting process with putting together a team that consisted of a representative from every department involved in the permit review process including planning, building, fire, redevelopment and economic development. The effort allowed Toeniskoetter Construction to meet BMC's move-in deadline.

Mayor Chuck Reed, who has publicly touted San Jose's quick turnaround on the permitting process, said the city strives to work "at the speed of business."

CPS CORFAC International represented the landlord, Toeniskoetter & Breeding, in the deal and Cushman & Wakefield represented BMC.

While financial terms of the deal were not disclosed, Cushman & Wakefield broker Michael McMillan said the lease term is 10 years. The company is moving into a facility that is not quite as large.

"It's good to see deals getting done other than short-term renewals," McMillan said.

BMC is a Texas-based company that focuses on business service management. Its new building on Tasman Avenue has been a part of the Toeniskoetter Development Property Management portfolio for several years.

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