



CHICAGO TITLE

1400 Preston Road, Plano, TX

SUCCESS STORY



Product Type

Office

Assignment Size

6,116 SF

Service Offerings

Tenant Representation

Site Selection

Lease Negotiations

Overview

Chicago Title desired a new office location to create a more efficient use of space to retain and recruit employees. This new space must also have easy access and good visibility for their clients. Citadel Partners was hired by Chicago Title to locate the ideal property and negotiate lease terms under the client's desire to be located in a higher profile building and location.

Strategy

- ✓ Identify optimal space requirement with a 1st floor suite in a high traffic area that has signage opportunity
- ✓ Locate client a desirable space within a specific boundary
- ✓ Evaluate space for high visibility for clients and efficiency of space for employees

Desires

- ✓ High profile / high traffic location
- ✓ Good visibility
- ✓ 1st floor space required
- ✓ No direct competitors in building
- ✓ Below market lease rate
- ✓ Considerable Tenant Improvement Allowance

Results

Citadel Partners was able to secure a prime location on a major thoroughfare in the desired city of Plano, TX. This high end, lobby exposure space exceeded the client's expectations, creating an attractive as well as an efficient office for employees and clients alike. We were successful in negotiating top of building signage typically reserved for larger tenants.

