



# WEAVER & TIDWELL, LLP

The Union, 2300 Field St, Dallas, TX

## SUCCESS STORY



### Product Type

Office

### Assignment Size

58,612

### Service Offerings

Tenant Representation  
Consulting on Architectural Design  
Processes  
Consulting on Construction  
Management  
Renegotiation & Extension of  
Existing Lease

### Client Feedback

"Citadel has been invaluable to Weaver. Scott has acted as an extension of our team and we are able to send him out to our various locations and we rest easy knowing that he is making decisions with our company's best interest in mind. Not only does Citadel address our leasing needs, but they also conduct all necessary due diligence and they assist with the design and construction from beginning to end and help us reach our goals when it comes to office space."

Kimberly Smith

Director of Firm Services,  
Weaver & Tidwell, LLP

### Overview

Our relationship with Weaver & Tidwell started with one office in Dallas, TX in 1996. Together, we have evolved with a national expansion strategy with Citadel Partners representing Weaver around the country. Our most recent lease assignment is with The Union in Dallas, TX. The number one initiative was to potentially relocate into a facility that would better reflect their brand and significantly improve the hiring and retention of personnel at a reasonable budgetary increase.

### Strategy

Citadel Partners needed to:

- ✓ Create a market competitive environment with various markets and deal with an existing lease balance.
- ✓ Conduct demographics, as well as employee and client audits, to validate a relocation site that would enhance their visibility in Dallas and develop strong personnel constancy.
- ✓ Review alternative officing strategies while maintaining budgetary constraints.

### Results

Citadel Partners achieved a relocation agreement into a "to-be-built" live/work/play office development in Dallas, TX. We were able to validate the cultural enhancements and employee hiring and retention benefits via the relocation. Economically, even with construction costs skyrocketing, we were able to structure a long term lease with unique ownership opportunities and reduced our facility costs by over 11%.

