



TURNAGE & COMPANY, P.C.

5949 Sherry Lane, Dallas, TX

SUCCESS STORY



Product Type

Office

Assignment Size

7,154 SF

Service Offerings

Market Research

Financial Analysis

Renegotiation & Renewal of the Existing Lease

Client Feedback

Thanks for working so hard for us!"

Janet L. Turnage
CPA, Turnage & Company, P.C

Overview

Turnage & Company, P.C. is a Dallas based company that has been delivering accounting and consulting services since 1984. Their premier office location in Preston Center attracts and retains their devoted clientele. The Colliers Corporate Solutions Group advised Turnage & Company, P.C., under their original lease structure. When it came time to examine the upcoming lease structure, our team was their first and only phone call for an option assessment.

The current lease was expiring in the height of the market in one of the top three markets in the Dallas/Fort Worth Metroplex. The client's employee and client audits reflected that the current location was the best location for their headquarters.

Strategy

Citadel Partners was aware that the landlord knew how viable their property was and how tight the submarket was so they needed to:

- ✓ Create a sense of competition so that a long-term lease could be negotiated with favorable economic parameters

Results

We were able to fix our client's long-term facility expenses for the next five years while providing for exterior monument signage and saving in excess of 24% off their initially proposed lease renewal.

**Turnage &
Company, PC**