



# EQUITYMETRIX, LLC.

13727 Noel Rd, Dallas, TX 75240

## SUCCESS STORY



### Product Type

Office

### Assignment Size

15,072 SF

### Service Offerings

Market Research

Strategic Planning

Site Selection

Lease Negotiation

### Client Feedback

"Taylor Dickerson and the Citadel Partners team did an excellent job keeping me focused to think before I jumped into action.

Despite the obstacles in negotiating our deal, they never lost interest and continued to work in our best interest."

Gayle Agnew

Director of Recruiting and Staff Development

EquityMetrix

### Overview

Equity Metrix, LLC. are specialists in oil & gas revenue recovery and records management. They needed to increase their office size significantly from the 5,600 SF space they were in. Along with the wish to relocate to a different building, they needed to continue business without any interruption.

### Strategy

- ✓ Relocate office to a premier building
- ✓ Significantly increase size of office square footage
- ✓ Create modern office environment
- ✓ Ensure smooth transaction without any business interruption

### Results

After researching 31 properties in 2 different submarkets, Citadel Partners, LLC. was successful in securing a prime location at Galleria North Tower II. This move provided them with a modern space on a high floor that has premier elevator exposure. We completed the assignment without any business interruption to Equity Metrix.

With this new space, they immediately reduced their lease rate by 16%. After one year of occupancy, Equity Metrix will be paying 36% below market rate.

Citadel Partners assisted them in expanding their premises by 167% with the ability to continue to grow in the future. More than \$500,000 were provided by the Landlord in their Tenant Improvement Allowance.

