CITADEL PARTNERS
Real Estate Advisors

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Success Story
Diversegy, LLC.

5080 Spectrum Center
Addison, TX 75001

ASSIGNMENT SIZE
7,454 SF

OCCUPIER SERVICES PROVIDED

- Sublease Marketing
- Financial Modeling
- Lease & Sublease Negotiations
- Termination Negotiations
- Project Coordination & Oversight

The Challenge

Diversegy, LLC. determined that their regional headquarters in Spectrum Center in Addison, Texas had become surplus with personnel being relocated to New Jersey. Citadel Partners, LLC. was hired to sublease the entire 7,454 square foot Addison facility to alleviate the contingent liability of the existing lease and lower occupancy costs.

Our Strategic Approach

- Market the existing facility to a wide variety of prospective subtenants to sublease the current facility or to negotiate a termination of the existing lease with the Landlord by securing a new deal directly with the Landlord.
- Negotiate the preferred option to terminate the existing lease with the Landlord.

The Outcome

By aggressively marketing the sublease space, we located a creditworthy Subtenant and negotiated sublease terms while simultaneously coordinating a termination option with the Landlord. The end result fully removed the client of their contingent liability, achieving a 58% savings to Diversegy's bottom line.

DIVERSEGY™
Energy for the next 100 years.