



**CITADEL
PARTNERS**

Real Estate Advisors

15770 North Dallas Parkway, Suite 950
Dallas, Texas 75248
(972) 980-2800

1300 Summit Avenue, Suite 428
Fort Worth, Texas 76102
(817) 840-7200

CitadelPartnersUS.com



Ask the Right Questions, Get Great Results

ACRE

Plano Commerce Center II
3700 E. Plano Parkway
Plano, TX 75074

OCCUPIER SERVICES PROVIDED

- Financial analysis
- Transaction services
- Construction management
- Site selection and identification
- Brand management and identity

ASSIGNMENT SIZE

23,217 SF Direct Lease

ADVISORS

Paul Clarkson

Advisor

(972) 980-2869 o | (972) 369-6893 c
PClarkson@CitadelPartnersUS.com

Scott Morse, SIOR, CCIM

Managing Partner

(972) 980-2802 o | (214) 215-3174 c
SMorse@CitadelPartnersUS.com



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The Challenge

After years of growth, ACRE decided to co-locate certain facilities to improve operations and speed customer response times and accommodate robust workforce growth. ACRE chose to consolidate its northeastern U.S. business operations in Dallas-Fort Worth. Company leaders wanted a large existing office/flex industrial space. Most industrial properties are warehouse-intensive, which made it difficult to find an available facility that would permit the heavy office component while staying within zoning regulations and remaining a reasonable commute for employees. Relocation efforts were further challenged by seeking space in a submarket with a 5.2% vacancy and in an accelerated time frame, as ACRE's existing lease was set to expire in six months. While navigating these and other hurdles, it was imperative to find solutions that were also within the client's budget.

Our Strategic Approach

- Develop a clear understanding of ACRE's main priorities with the relocation/expansion
- Determine how to demonstrate brand messaging for customers
- Study daily workflows between office and warehouse employees
- Examine workplace models (e.g., in-person, remote, or a mix of the two) used by ACRE
- Canvas the major submarkets east of Interstate 35 for a site meeting all of the client's criteria

The Outcome

We identified Plano Commerce Center II as a suitable site in a prime location that met ACRE's needs. This new development (owned by Dallas-based Provident Realty Advisors) allows for heavy office use under the city's Research/Technology zoning. The site also met the fast-tracked relocation timeline. Citadel Partners achieved an 82% savings to the client in total occupancy costs over the life of the lease in comparison to the next best alternative. Citadel Partners' comprehensive real estate strategy improved the client's bottom line and maximize long-term investment value.

"Citadel Partners' attention to our needs, their deep understanding of the Metroplex commercial market gave us great comfort every step of the way to our new office."



"Our experience with Citadel Partners has been exceptional. Their attention to our needs, and their deep understanding of

the Metroplex commercial market gave us great comfort every step of the way to our new office. Their unwavering focus on our build-out in the face of supply chain issues never left us wondering where we stood on the project schedule. ACRE is happy to have Citadel Partners working on our behalf and highly recommend them to anyone seeking new commercial space in Dallas and beyond."

STEVE WAGNER

President
ACRE