



# SECURADYNE SYSTEMS

# SUCCESS STORY



### Product Type

Office

### Assignment Size

3,030 - 29,127 SF

Austin, TX

Carrollton, TX

Houston, TX

Oklahoma City, OK

### Service Offerings

Tenant Representation

Consultation on Architectural  
Standards & Design

Market Analysis

Financial Modeling

## Overview

Securadyne Systems, previously known as SecureNet, Inc., had expanded over the years to various markets throughout the region, and the market dynamics had changed. Additionally, with SecureNet's success, they were being approached by alternative purchasers to sell or merge their business. While a great opportunity existed to sell their business, their corporate headquarters lease was expiring, with leases soon to expire in Austin, Houston and Oklahoma City. The facilities decision could have an adverse impact to the potential sale.

## Strategy

Citadel Partners strategy was to:

- ✓ Create a market awareness of the assignments to leverage the competitive marketplace
- ✓ Identify alternative short term and long term facility options
- ✓ Identify opportunities with the current landlords' to position the renewed leases such that it created flexibility, fixed costs moving forward, and right sized the facility footprint in Austin, Houston, and Oklahoma City

## Results

Alternative properties were identified in all locations for relocation and renewal respectively. The business was sold and the facilities were positioned to create flexibility for the new ownership, branded for the future while saving up to 45% to the bottom line.

