



# TEXAS PROTOTYPES

1299 Commerce Drive, Richardson, TX

## SUCCESS STORY



### Product Type

Industrial

### Assignment Size

47,271 SF

### Service Offerings

Tenant Representation

Consulting on Architectural Design Processes

Construction Management

Renegotiation & Extension of Existing Lease

### Client Feedback

“We are a fast growing company, with no room for error, needing the help of professionals to help us with our real estate needs. They enabled us to structure a deal which exceeded our expectations.”

Michael Shores  
President & CEO  
Texas Prototypes

### Overview

Texas Prototypes wanted to expand their offices, R&D, and manufacturing facilities. At the same time, they were establishing new corporate standards, while enhancing morale and productivity of employees.

### Strategy

Citadel Partners was engaged to:

- ✓ Expand operation within the same building, in two phases, with minimal downtime for business
- ✓ Efficiently economize methods to improve the image and appearance of facilities significantly
- ✓ Identify all Lease opportunities meeting the parameters of Client
- ✓ Study the existing operation to identify inefficiencies in work flow
- ✓ Quantify functional obsolescence of facilities and related costs
- ✓ Study and bid alternatives to improve interior image

### Results

The desired image was achieved with minimal cost and downtime. Texas Prototype’s capacity was doubled, while decreasing the rental expense by 50%. Subsequent expansion opportunity was provided for up to an additional 50%, allowing the client to add services lines to their business. The new environment enhanced employee morale and productivity.

