



CITADEL PARTNERS

A REAL ESTATE ADVISORY FIRM

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CITADEL PARTNERS, LLC, ACQUIRES NEW CLIENT, NATIONAL CENTER FOR POLICY ANALYSIS, AND ASSISTS WITH OFFICE LEASE IN PARKWAY OFFICE CENTER

DALLAS – August 28, 2014 – Advisor Taylor Dickerson and Managing Partner Scott Morse, SIOR, CCIM, of Dallas-based real estate advisory firm Citadel Partners, LLC, recently represented National Center for Policy Analysis (NCPA) in the lease of approximately 8,907 square feet of office space. NCPA, a new client of Citadel Partners, is a nonprofit, nonpartisan public policy research organization with the goal of developing and promoting private, free-market alternatives to government regulation and control. The company chose Citadel Partners in its search for new office space in the Far North Dallas submarket because of its ability to listen and provide workable solutions for NCPA's organization.

Morse and Dickerson were able to locate a prime property at 14180 Dallas Parkway in the Parkway Office Center for NCPA's new office and worked alongside Cassidy Turley, the representative for the landlord, KBS. The center has excellent visibility from both the northbound and southbound lanes of the Dallas North Tollway.

"The Parkway Office Center offers increased visibility for NCPA due to its proximity to the Dallas North Tollway, and it offers the possibility of building signage alongside the Tollway. The new office space is a dramatic upgrade for NCPA and provides them with a much more efficient layout," said Taylor Dickerson.

In searching for new office spaces, NCPA wished to reduce the up-front moving expenses by negotiating for landlord to pay the costs. Citadel Partners helped in this process by negotiating with the landlord to cover all costs associated with furniture, cabling and moving in exchange for a long-term lease. This provided a turnkey office environment that NCPA will be able to grow and prosper in for years to come.

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“We moved into our new space in March 2014, and we could not be happier. Our old office was very linear with offices situated along a single hallway, which limited the feeling of a team environment. The new space was designed with a collaborative team in mind with a more circular layout. This has help encourage more teamwork and with a slightly bigger, more efficient floor plan, it gave us room to grow our team,” said Chris McGregor, director of IT for NCPA.

About National Center for Policy Analysis (NCPA)

The National Center for Policy Analysis (NCPA) is a nonprofit, nonpartisan public policy research organization, established in 1983. Its goal is to develop and promote private, free-market alternatives to government regulation and control, solving problems by relying on the strength of the competitive, entrepreneurial private sector. The company brings together the best and brightest minds to tackle the country's most difficult public policy problems – health care, taxes, retirement, education, energy and the environment. In doing so, NCPA proposes reforms that liberate consumers, workers, entrepreneurs and the power of the marketplace.

The Dallas headquarters is located at 14180 Dallas Parkway, Suite 350, Dallas, Texas 75254. To learn more, visit <http://www.ncpa.org> or call 972.386.6272.

About Citadel Partners, LLC

Founded in 2012 by Scott Jessen, SIOR, CCIM, and Scott Morse, SIOR, CCIM, Citadel Partners is an innovative, strategy-based real estate advisory firm based in Dallas, specializing in corporate tenant and investment advisory services. Its precise expertise allows the company to drive business value for clients within the technology, financial, oil and gas and public sector services industries. Citadel Partners offers a strategic and collaborative platform based upon a foundation of unrelenting commitment to its clients.

Citadel Partners, formally known as The Morse Company, has been recognized through the years by the Texas Association of Realtors with the William C. Jennings Award as the Best Real Estate Assignment in the state of Texas and the *Dallas Business Journal* with the Best Office Development Award and perennial Heavy Hitter distinctions, as well as the Best Office Retention Award by the City of Plano for work on behalf of The North Texas Tollway Association. Most recently, in 2014, Scott Morse and Scott Jessen were named Power Brokers by *D CEO Magazine*.

Citadel Partners, LLC, is located at 15660 North Dallas Parkway, Suite 905, Dallas, Texas 75248. For additional information, please visit <http://citadelpartnersus.com> or call 972.980.2800.

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