



# Success Story



## Southern Enterprises, Inc.



### The Client


Southern Enterprises, Inc. (SEI) is a wholesale furniture accessory import company based in Dallas, Texas. They offer innovative designs, exceptional customer service, and fast shipping. Product categories range from dinettes to home office and more. If you are looking for occasional tables or solutions for media storage, they have them.

### The Challenge

Southern Enterprises, Inc. was in a 63,792 square foot space and had a year left on their lease. They knew they didn't want to move when their lease expired.



### The Solution



NAI Robert Lynn approached their landlord with a proposal to sign a new long term lease. The landlord agreed to cancel their existing lease, and immediately gave them seven months free rent, gave them finish out money to upgrade their offices, we reduced their rent rate effectively saving them \$286,222.00!



### Transaction Summary

- **Address**  
1970 Crown Drive, Dallas, TX
- **Size**  
63,792 SF
- **Submarket**  
Walnut Hill/Stemmons
- **Transaction Type**  
Lease
- **Industry**  
Furniture Importer
- **Property Owner**  
TIAA