



EXTRAORDINARY DELIVERED

## 1301 PENNSYLVANIA AVENUE NW

Washington, D.C.  
Occupier Solutions

### OPPORTUNITY

Transwestern was hired by University of Arizona to find and facilitate the search for a new location in Washington, D.C. The University sought a location for their Center for Outreach & Collaboration that would place them strategically between Capitol Hill and the White House. The center provides a place for elected officials, policymakers and university stakeholders to collaborate and share ideas on federal and global issues that are vital to the university's educational mission while enhancing its brand, visibility and reputation in the nation's capital.

### SOLUTION

Understanding the university's budget parameters, and undertaking an early, deep dive on the programmatic requirements set out by them, Transwestern secured well below market financial terms for the university, which allowed them to achieve their institutional vision and objectives for their new D.C. center, while having the project come in under budget.

### RESULTS

Transwestern Executive Vice Presidents John Lugar and John Schlegel represented the University of Arizona in this 15,000 SF, 11-year lease with an aggregate value of \$12.4 million, located at 1301 Pennsylvania Avenue NW. As the newest trophy, LEED-Certified Gold building in the East End submarket, the building boasts a state-of-the-art rooftop conferencing facility with spectacular panoramic views of the Washington, D.C. skyline that include the Capitol Dome and major monuments. Additionally, it boasts unparalleled access to the Metro subway system as well as Ronald Reagan National Airport and Union Station. Transwestern's Construction Management team, led by Rich Whitney, will oversee the complete build-out and move management for the University.