

# Background

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- Current lease ends July 31, 2026.
- Toured eight other available sites in downtown loop.
  - Location
  - Size
  - Parking
  - Safety and security
  - Visitor accessibility
  - Meeting spaces
  - 911 secured space and delivery/storage options


# Analysis

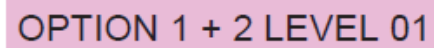
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- Best fits were: current space and 801 Pennsylvania.
- Test fit and construction estimates of new space.

# Building comparison

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- Location
  - Size
  - Parking
  - Safety and security
  - Visitor accessibility
  - Meeting spaces
  - 911 secured space and delivery/storage options
  - Cost
- 





25 offices potentially provided in reduced sizes.

Would need to validate / update conference room calcs + office size/layouts if a preferred option.

801 PENNSYLVANIA AVE — 4TH FLOOR

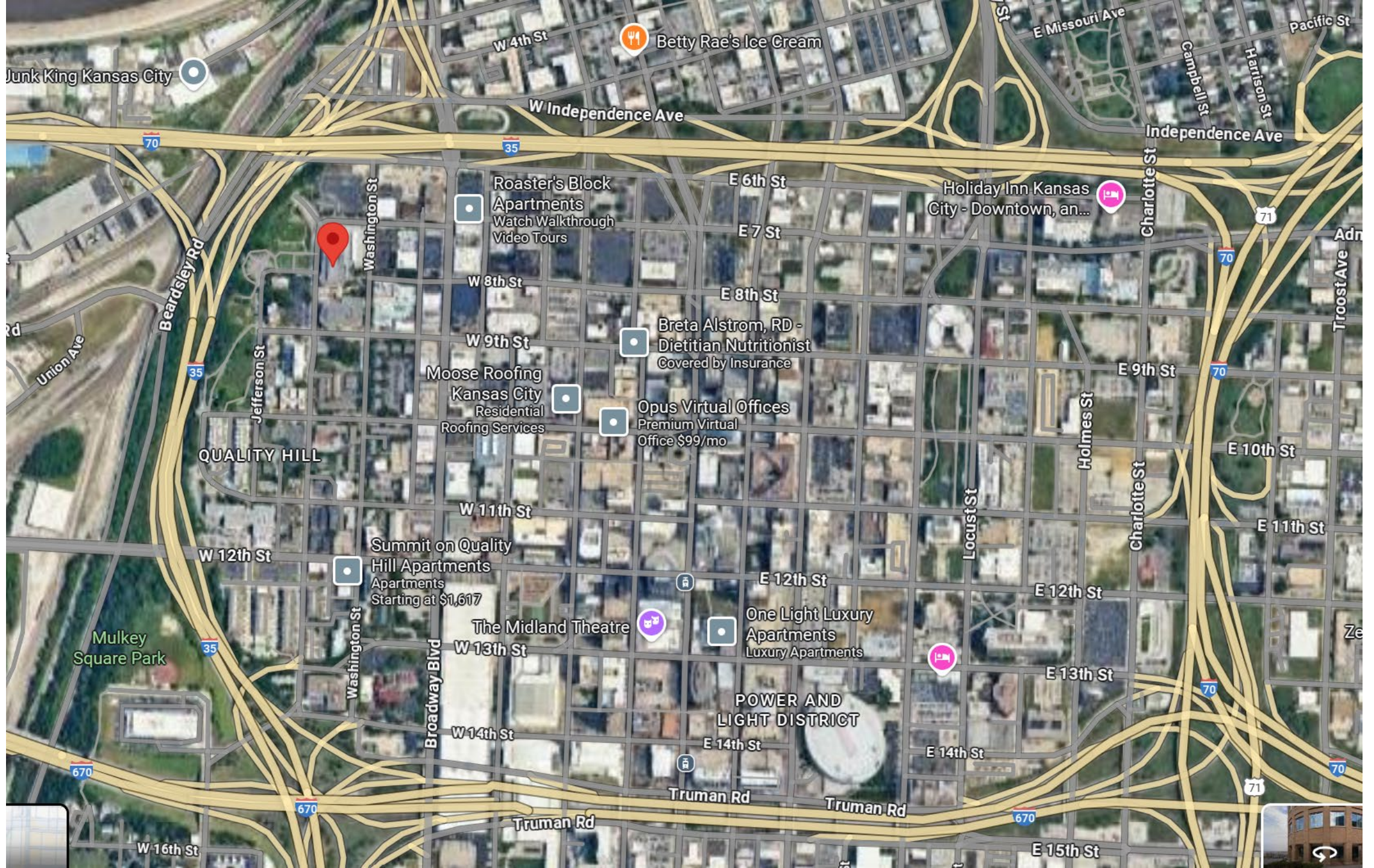
AS-BUILTS OPTION 2 LEVEL 04

JANUARY 11, 2022

AJS rough sketch  
6/26/2025

**SLATTERY**









**MARC**  
MID-AMERICA REGIONAL COUNCIL

W 6th St

W 6th St

601-699 Washington  
St Garage

OGGI Lofts

West 7th Lofts

Pennsylvania Ave

W 7th St

W 7th St

Roaster's Block  
Apartments  
Watch Walkthrough  
Video Tours

W 7th St

ChargePoint  
Charging Station

Coffee Lofts

Swofford

The Popham Law Firm

Historic Button  
W 8th St

W 8th St

River Club

Kimley-Horn

Washington St

Bank St

Broadway Blvd

May St

Central St

Central St









Private Parking Only

Do Not  
Enter

Do Not  
Enter

Monthly  
Parkers

Visitor  
Entrance

SPEED  
LIMIT  
5

Guests &  
Vendors  
Enter  
Here  
→







# 801 Penn Terms

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- Square Foot Rate (48,623 sq. ft.)
- Parking fees
- Storage fees
- Tenant improvement allowance \$50 / sq. ft.
- Term of lease
- Escalation fee

# Questions?



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