

Our Difference Is *Your Advantage.* Our Focus Is *Your Results.*

Commercial Real Estate Group of Tucson, LLC — a client-focused tenant representative that ensures your real estate decisions always support your organization's mission.

25%

AVERAGE SAVINGS
ON TOTAL RE COSTS

100%

TENANT & BUYER
ADVOCACY ONLY

\$0

COST TO YOU —
PAID BY LANDLORD

OUR PHILOSOPHY

A Client-Focused Partnership

The most important service we provide is ensuring your organization's real estate plan **fully supports your operating strategy**. We exclusively represent tenants and buyers — never landlords or sellers — so our loyalty is always, completely yours.

"Real estate is a long-term commitment. We treat it that way — and we stay with you long after the lease is signed."

STRATEGIC INSIGHT

We Start by Understanding You

We begin every engagement by deeply understanding your business strategy, your people, and your culture. Only then do we build a real estate strategy that moves your mission forward. **We don't just find space — we find the right space.**

THE CREG ADVANTAGE

Why Organizations Choose Us

- ◆ **Objectivity** — Unbiased guidance, zero conflicts of interest
- ◆ **Client Advocacy** — Aggressive negotiation on rent, TI allowances & all lease terms
- ◆ **No Direct Cost to You** — Our fee is paid by the landlord or seller
- ◆ **Integrated Solutions** — Strategic planning through post-occupancy support
- ◆ **Minimized Risk** — Proven process, on time and on budget
- ◆ **Long-Term Partnership** — Annual reviews, expansions & future growth planning



TENANT REP

100% focused on your side of the deal



FULL PROCESS

From search through post-occupancy



PARTNERSHIP

Long-term advisor, not just a transaction

A Process Built on *Efficiency.* Results Built on *Partnership.*

TENANT & BUYER
REPRESENTATION ONLY

OUR INTEGRATED MODEL

Strategic Planning · Real Estate · Post-Occupancy

Our proven approach uses an **integrated team** to guide you through every phase of your real estate lifecycle — minimizing risk, leveraging negotiation at every turn, and delivering on time and on budget.

- 01 **Strategic Planning** — Identify objectives, geographic requirements, space program, budget & develop your strategic real estate plan

- 02 **Team Development & Space Program** — Assemble the right advisors; define space needs, freight, logistics & schedule

- 03 **Market Survey & Site Tours** — Comprehensive market research, Requests for Proposals (RFPs), building evaluations & guided tours

- 04 **Financial Analysis & Negotiation** — Test-fit plans, cost estimates, LOI & lease negotiations to secure the best terms

- 05 **Implementation** — Design management, bid process, cost controls, change orders — delivered on time & on budget

- 06 **Post-Occupancy** — Warranty follow-through, annual expense reviews, alterations, consolidations & future expansion planning

TELL US ABOUT YOUR ORGANIZATION

Key Questions We Explore Together

Before we show you a single space, we invest time understanding what will truly work — today and for years to come.

DISCOVERY PROCESS

What We Need to Know

› Business strategy & mission	› Preferred locations / freeway access
› Key personnel & where located	› Lease term requirements
› Open plan vs. private offices	› Buy or lease preference
› Training & meeting room needs	› Space size now vs. in 3–5 years
› Company culture & workflow	› Budget & move-in timeline
› Real estate concerns & priorities	› Operating cost requirements

OUR RESULTS

Measurable Value for Every Client

- ◆ **Up to 25% savings** on overall real estate costs