

Nall Corporate Centre I and II

SWC of College Boulevard and Nall Avenue



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EXECUTIVE SUMMARY

Nall Corporate Centre I & II

Executive Summary

General Overview:

Property:	Nall Corporate Centre I and II SWQ of College Boulevard and Nall Avenue Overland Park, KS	
Location:	The Nall Corporate Centre I and II complex is located at the SW corner of College Blvd. & Nall Avenue in Overland Park, KS. Nall Corporate Centre I is a build to suit long term leased facility to TEVA Neuroscience, Inc. totaling 147,463 rsf on Lot 1 with expansion in building on Lot 2 of up to 112,640 sf. Nall Corporate Centre II is a 7-story, 191,349 rsf office facility proposed on the remaining 7.071 acre parcel of the total 18.14 acre parcel at the site. Both College Blvd. and Nall Avenues are divided parkways providing excellent access to the site.	
Building Data:	Gross Rentable:	
	Nall Corporate Centre I (TEVA)	154,268 gsf
	Nall Corporate Centre II	198,495 gsf
	Total	352,763 gsf
	Net Rentable Area:	
	Nall Corporate Centre I (TEVA)	147,463 rsf
	Nall Corporate Centre II	191,349 rsf
	Total	338,812 rsf
	Completion/Occupancy Date:	
	Nall Corporate Centre I (TEVA)	October 2013
	Nall Corporate Centre II	as demand justifies
	Site:	
	Nall Corporate Centre I (TEVA)	
	Nall Corporate Centre II	
	Total	18.14 acres
Height:	Nall Corporate Centre I (TEVA)	5 stories
	Nall Corporate Centre II	7 stories (projected)
Developer:	Block Development Company, Inc.	

Nall Corporate Centre I & II

Description:

The Nall Corporate Centre I building, the proposed headquarters for TEVA Neuroscience, Inc., will be designed by Hoefer Wysocki Architects and developed by Block Development Company, Inc. The new facility will be five (5) stories and will be designed with a campus like setting with a proposed pond. The site will incorporate walking, jogging and bike paths throughout. The building will also be LEED certified making it one of a very few buildings in the Metropolitan area with this certification. The project has been situated on the site to provide excellent visibility to both College Blvd. and Nall Avenue. The parcel has tremendous access to Interstate 435 via a full interchange at Nall Avenue.

Nall Corporate Centre II will also be designed by Hoefer Wysocki Architects and developed by Block Development Company, Inc. This facility will be comprised of precast, brick inlays, and reflective glass in similar colors and styling to the TEVA building. The building will be LEED certified.

This highly visible site is one of the last remaining vacant office development parcels along the entire College Blvd. corridor and due to their excellent visibility and accessibility, are truly the most unique headquarter locations available in all of Metropolitan Kansas City.

Tenancy:

Nall Corporate Centre I will be occupied by TEVA Neuroscience, Inc., a division of TEVA Pharmaceuticals, Inc., which is headquartered in Israel and which has locations in 10 states, Canada, and Puerto Rico and more than 7,500 employees worldwide.

Nall Corporate Centre II is currently planned for multi-tenant occupancy but will be marketed to attract headquarter type companies desiring quality, state of the art suburban office facilities with LEED certification.

Parking:

The entire property will consist of 1,987 stalls of parking with the Nall Corporate Centre I building having up to 1,093 cars including the expansion building, and Nall Corporate Centre II will have approximately 894 cars. Overall parking for each parcel is 4.5 cars per 1,000 sf.

Kansas City Overview:

Located at the confluence of the Kansas and Missouri Rivers on the Midwestern Plains, Kansas City is the only major city located within 250 miles of both the geographic and population centers of the United States. Kansas City is a hub for transportation with its superior national highway access, extensive highway infrastructure, its rank as the nation's second largest rail center, and its barge facilities and air-freight capabilities. Major employers in the metro area are concentrated in Telecommunications (Sprint Nextel Corp, AT&T, Embarq Corp.), Technology (Cerner Corp., DST Systems), Auto manufacturing (Ford Motor Co., General Motors), and Healthcare (HCA Midwest Health System, Saint Luke's Health System, Children's Mercy Hospitals & Clinics).

Nall Corporate Centre I & II

Suburban Office Market:

As of the fourth quarter of 2011, the Kansas City office market inventory consisted of 108.26 million square feet, spread across 3,940 buildings. Occupancy in the Kansas City office market stood at 86.8% as of the end of 2011, while the average quoted rental rate was \$17.25 at the end of the year. Total absorption in 2011 was 618,075 square feet while there were 405,074 square feet delivered year-to-date. The Project will be located within the South Johnson County Submarket, which accounted for 535,681 square-feet, or 86.7% of the total market's absorption during 2011. Additionally, the South Johnson County Submarket ended the year with average quoted rates of \$20.06, which were the highest in the Kansas City Metro area and 16.3% higher than the overall market's average rental rate.

PROPERTY INFORMATION

Nall Corporate Centre I & II

Building Profile

Building Address: College Boulevard and Nall Avenue, Overland Park, KS

Building Description: Nall Corporate Centre I, to be leased long term to TEVA Neuroscience, Inc. has been proposed as a 5-story 147,463 rsf high image corporate office building. The exterior construction will consist of a combination of pre-finished aluminum curtain wall with high performance glazing and pre-cast panels with exposed granite aggregate finish and brick inlays.

Nall Corporate Centre II has been proposed as a 7-story, 191,349 rsf high image corporate office building. The exterior of the building will be composed of precast panels with brick inlays, multiple shades of reflective low E glass, and the building will be surrounded by lush landscaping with underground irrigation. The building will be designed with a steel structural system, a TPO roof system, and will be designed with digital telecommunication features to control all building systems.

Land Area: Nall Corporate Centre I: Approx. 11.0638 acres w/Lot 2
Nall Corporate Centre II: Approx. 7.0787 acres

Area Measurements: Nall Corporate Centre I:

<u>Floor</u>	<u>Gross SF</u>	<u>Rentable Square Feet</u>
1 st Floor	37,101	36,205
2 nd Floor	29,275	26,861
3 rd Floor	29,500	28,330
4 th Floor	29,500	28,330
5 th Floor	<u>28,892</u>	<u>27,737</u>
Total	154,268 gsf	147,463 rsf

Area Measurements: Nall Corporate Centre II:

<u>Floor</u>	<u>Gross SF</u>	<u>Rentable Square Feet</u>
1 st Floor	28,285	27,371
2 nd Floor	28,483	27,443
3 rd Floor	28,483	27,443
4 th Floor	28,483	27,443
5 th Floor	28,483	27,443
6 th Floor	28,483	27,443
7 th Floor	<u>27,795</u>	<u>26,763</u>
Total	198,495 gsf	191,349 rsf

Nall Corporate Centre I & II

On Site Parking:

Nall Corporate Centre I (TEVA)	1,093 (4.5/1,000)
Nall Corporate Centre II	<u>894</u> (4.5/1,000)
	1,987

Elevators:

Nall Corporate Centre I (TEVA) building will feature three (3) high speed MRL traction elevators. Two (2) elevators will have a capacity of 3,500 lbs for passenger use and One (1) elevator will be a “swing” elevator and have a capacity of 4,000 lbs for both passenger and freight usage. All three (3) elevators will be designed to a speed of 350 fpm.

Nall Corporate Centre II will feature four (4) high speed MRL traction elevators. Three (3) elevators will have a capacity of 3,500 lbs for passenger use and One (1) elevator will be a “swing” elevator and have a capacity of 4,000 lbs for both passenger and freight usage. All four (4) elevators will be designed to a speed of 350 fpm.

Roof:

The roofs will be a mechanically fastened 60 mil, white TPO membrane system with an insulating value of R-20.

HVAC:

Nall Corporate Centre I (TEVA) will be climate controlled by 3, 120-ton rooftop mounted Trane Intelipac units distributed by a variable air volume system. The roof top units will include energy recovery wheels for efficiency.

Nall Corporate Centre II will be climate controlled by 4, 120-ton rooftop mounted Trane Intelipac units distributed by a variable air volume system. The roof top units will include energy recovery wheels for efficiency.

A direct digital control (DDC), HVAC system will be installed in the buildings to provide multiple zones per floor. An energy management system will also be installed to insure energy efficiency.

Fire Management:

Each building will be completely sprinklered and monitored off-site 24 hrs. per day.

Telecommunications:

Multiple high-speed voice & data services, as well as choice of fiber optic and wireless communication carriers will be provided.

Hours of Operation:

Monday – Friday 7:00 a.m. – 7:00 p.m.
Saturday: 8:00 a.m. – 1:00 p.m.
Sunday and Holidays Closed

Nall Corporate Centre I & II

Security:	The building entrances will have a computer integrated security system, with 24-hour card access. Video surveillance of building entry/exit, building perimeter, and parking entry/exit are included.
Utilities:	Electricity – KCP&L Water – Johnson County District #1 Gas – Kansas Gas Service Sewer – Johnson County Wastewater
Electrical System:	Nall Corporate Centre I (TEVA) building will provide 480/277 volt, 5,000 amp service. Nall Corporate Centre II building will provide 480/277 volt, 7,500 amp service.
Lobby & Common Area:	Nall Corporate Centre I (TEVA) will have a main entrance on the first level, with 2 side exits. Current improvement plans will include granite floors, wood paneled walls, and a 13½'-15½' clear ceiling height. The building will be served with one revolving door and one vestibule entrance. Nall Corporate Centre II will have a main entrance on the first level and will have a first floor lobby that will traverse the building with entrances on either side. Current lobby improvement plans include granite floors, wood paneled walls, and a minimum 15' clear ceiling height. The building will be served with one revolving door and one vestibule entrance.
Landscaping:	The Nall Corporate Centre I and II complex will be generously landscaped with flowers, shrubs, trees and landscaped sodded areas. The property will have a complete underground irrigation system to serve all landscaped areas. There will be a walking path and pedestrian area around the newly constructed water feature located in front of the Nall Corporate Centre I (TEVA) building at the corner of College & Nall.
Zoning:	CP-O
Amenities:	The Nall Corporate Centre I and II buildings will have a convenient location with access to hotels, restaurants, day care, banking, and retail services nearby.

Nall Corporate Centre I & II

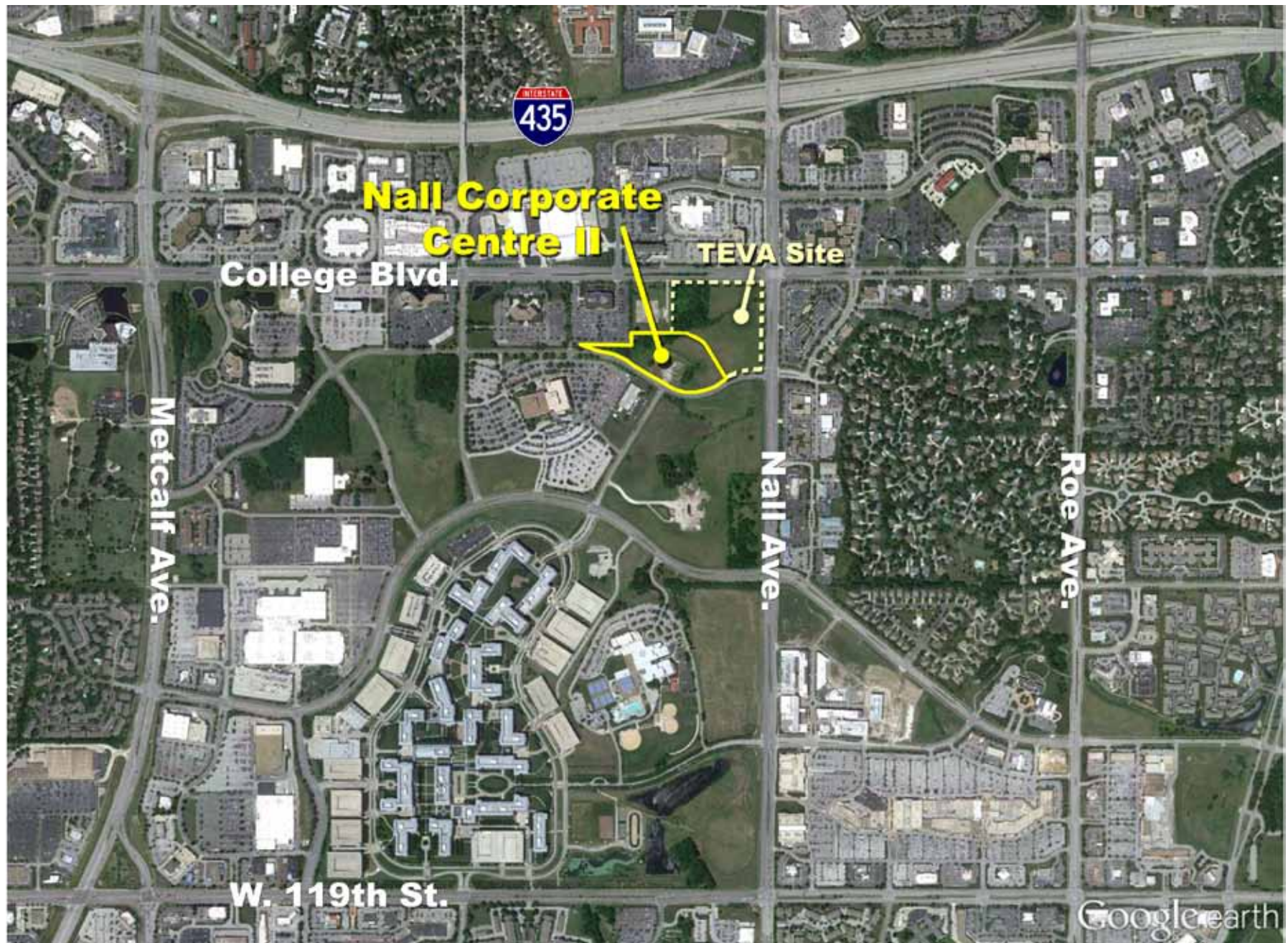
Building Photos



Nall Corporate Centre I & II



Nall Corporate Centre I & II



Nall Corporate Centre I & II



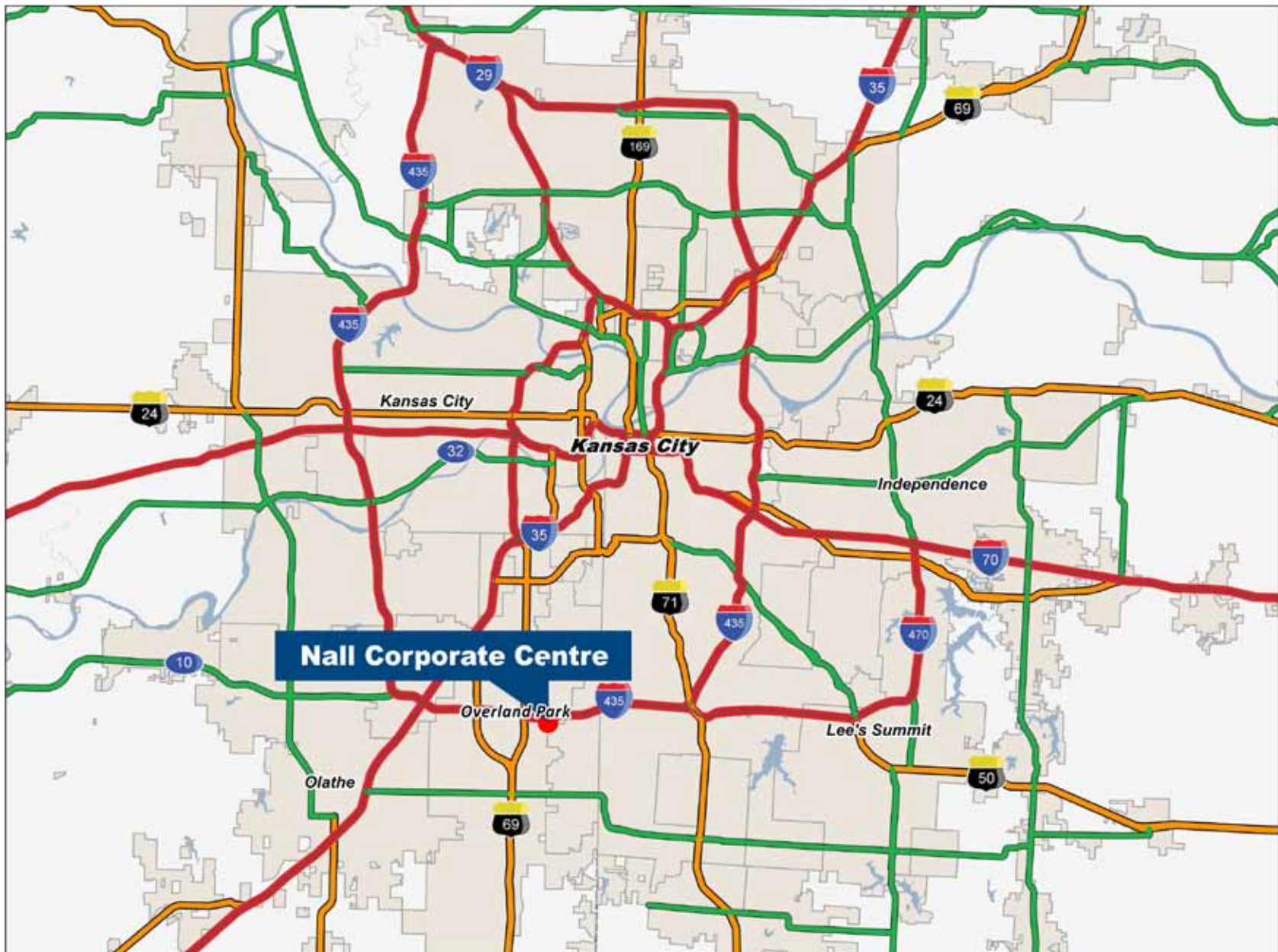
Nall Corporate Centre I & II

Site Plan



Nall Corporate Centre I & II

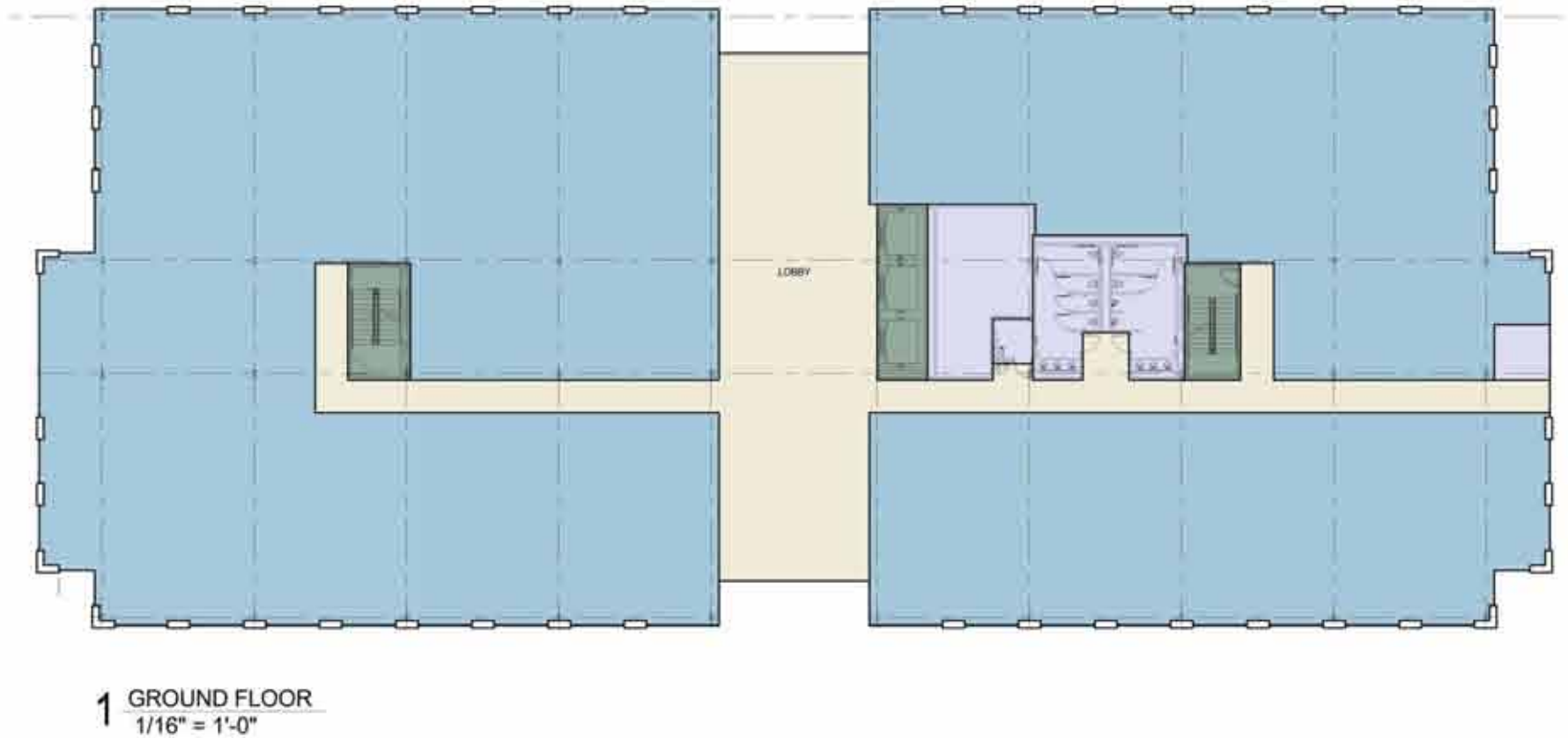
Area Location Map



FLOOR PLANS & BUILDING ELEVATIONS

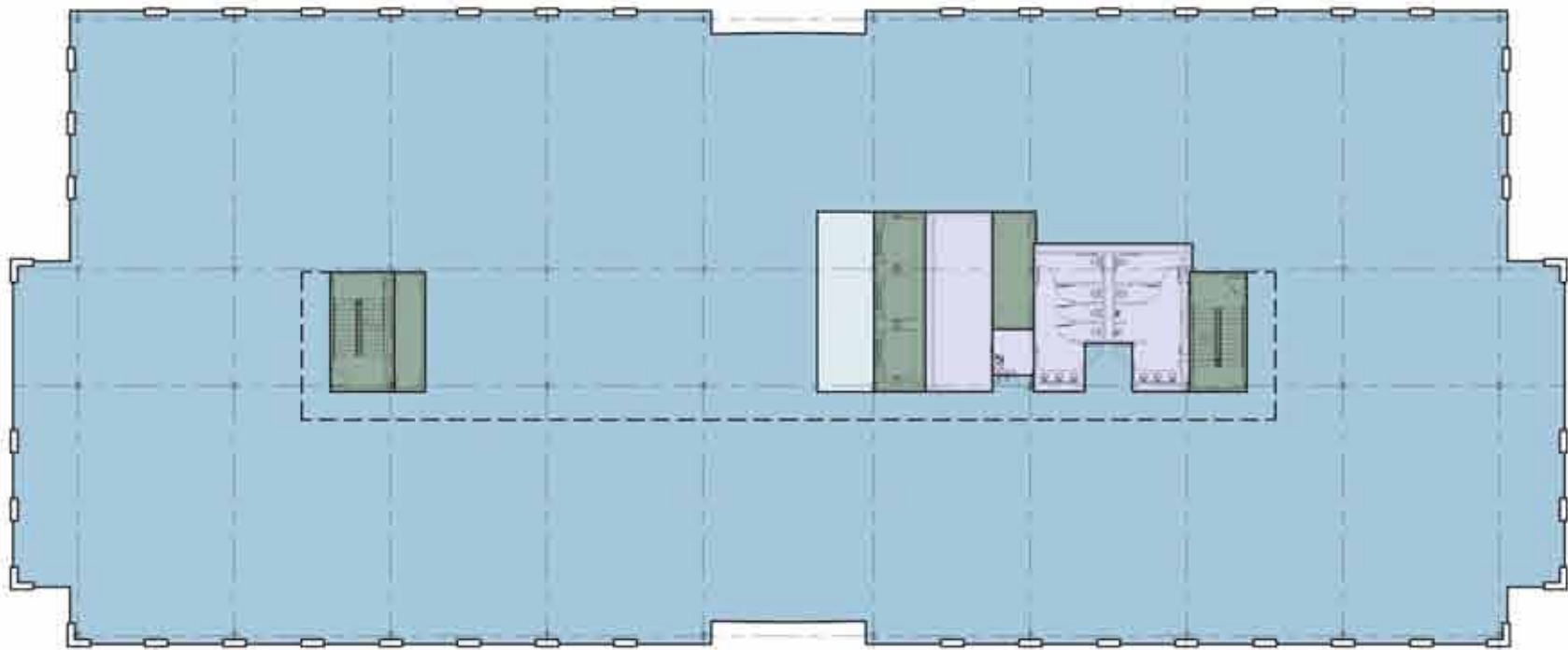
Nall Corporate Centre I & II

First Floor Plan



Nall Corporate Centre I & II

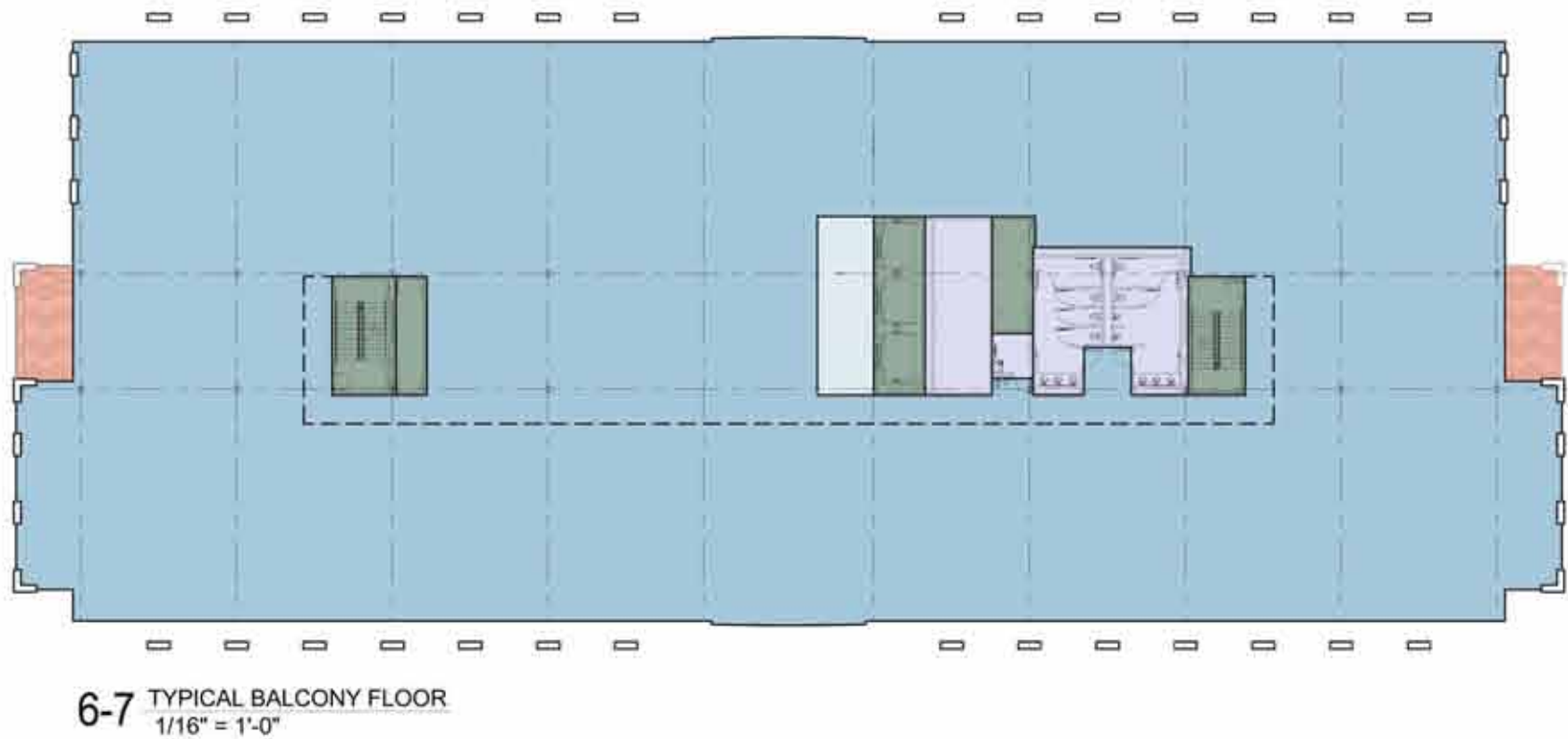
Second - Fifth Floor Plan



2-5 TYPICAL OFFICE FLOOR
1/16" = 1'-0"

Nall Corporate Centre I & II

Sixth and Seventh Floor Plan



Nall Corporate Centre I & II

