



ASPIRIA



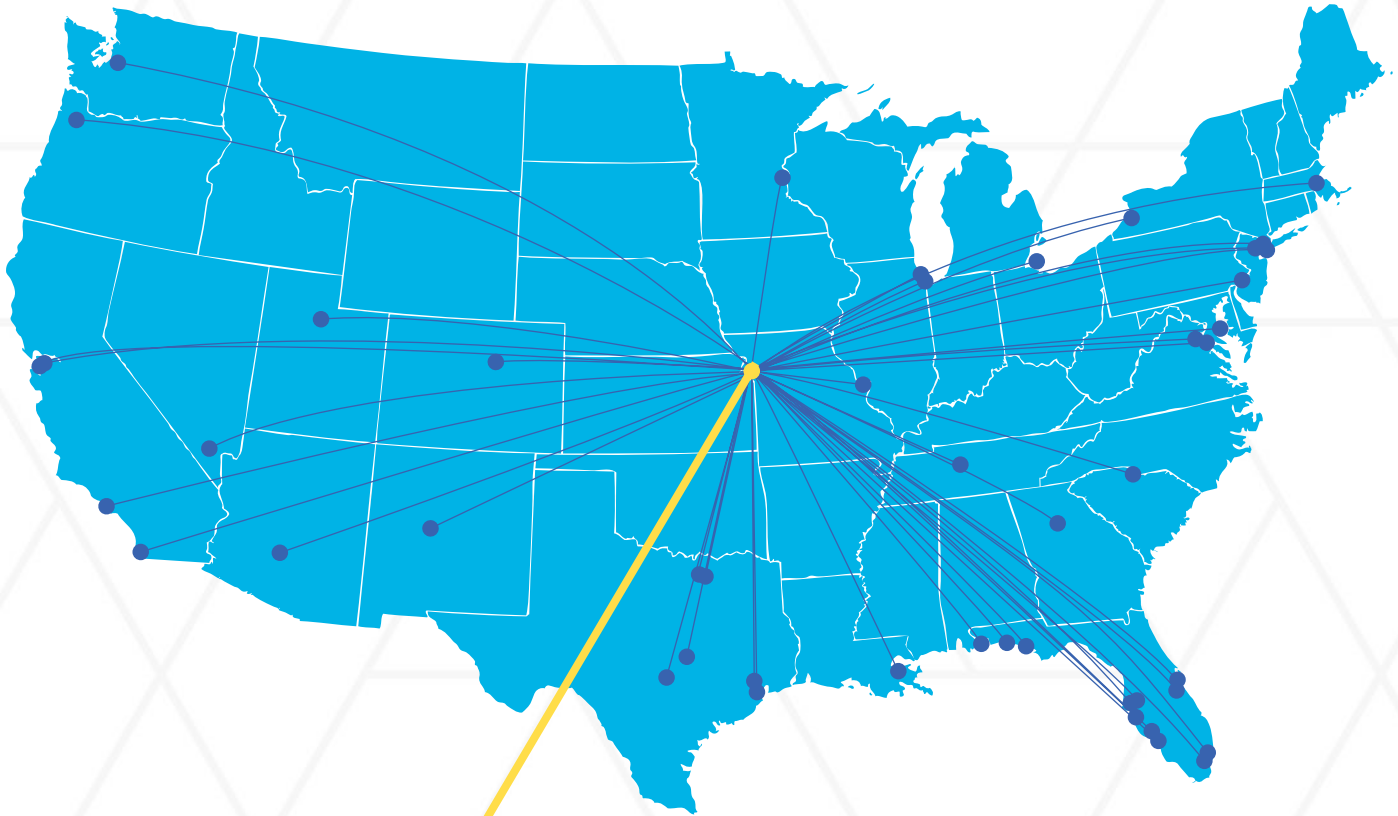


ASPIRIA EMBRACES INDUSTRY

Introducing the on-site “hybrid” office — a customizable workplace solution offering a combination of modern office, premier health and wellness, and a robust data network all surrounded by beautiful green space. Employees will be excited to engage in an environment with a bright, energetic office space, an included fitness center membership and the ability to expand the workplace far beyond office walls with campus-wide, secure Wi-Fi access. Aspiria is where top talent wants to work.

Located at the crossroads of one of America’s best demographic areas, Aspiria presents a unique opportunity to have it all. Access, visibility, education, amenities, technology — all combined into a melting pot of innovation. Aspiria delivers on today’s increased collaboration expectations from growing companies both large and small. The expansive corporate campus provides a best-in-class live-work-play destination in the Midwest.

IN THE HEART OF IT ALL



CENTRAL LOCATION & TIME ZONE

Located just miles away from the geographic center of the country, Kansas City is smack dab in the middle of it all. The metropolis is just a short flight away from other business hubs like Chicago, Denver, Dallas, and Omaha.

GATEWAY TO THE COASTS

At the crossroads of I-35, I-70 and I-49, as well as the Union Pacific, BNSF and Norfolk Southern railways, Kansas City is the main intermodal location between the coasts.

AIRPORTS & FLIGHT TIMES

With services through the Kansas City International Airport, the Charles B. Wheeler Downtown Airport and the nearby Johnson County Executive Airports, Aspiria is just a short flight away.

WHERE LIFE THRIVES

BUSINESS

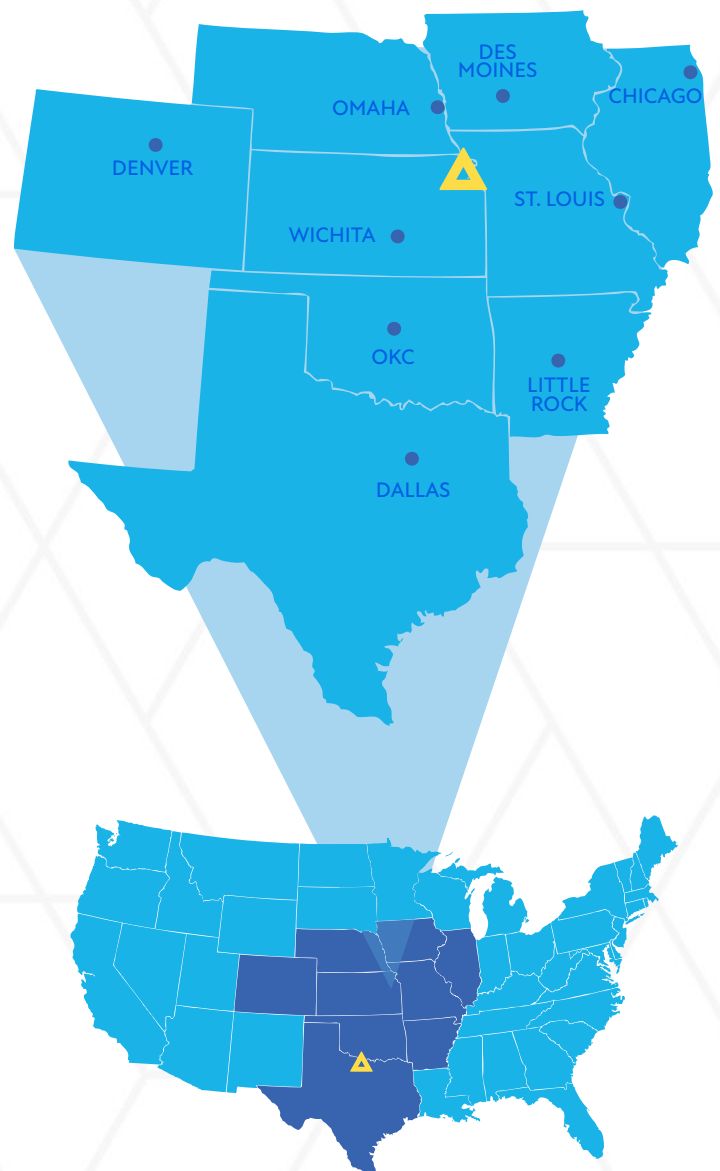
The Midwest is a proven place for companies to thrive. Large organizations like Oracle, Honeywell, Black & Veatch, SelectQuote, Hallmark, Children's Mercy Hospitals, Garmin, and Russel Stover call the Kansas City metro home.

EDUCATION

The Kansas City metro area is surrounded by top-tier universities like the University of Kansas, Kansas State University, the University of Missouri, UMKC, Baker University, Benedictine, Ottawa University, University of Central Missouri, and the Missouri University of Science and Technology.

CULTURE

Kansas City is more than just business. The Midwest culture of the city can be found everywhere from the sporting stadiums to the museums. Kansas City is home to the Kansas City Chiefs, Royals and Sporting KC stadiums as well as vibrant, high-end shopping hubs in downtown and the Country Club Plaza. The city also features the Kansas City Symphony Orchestra (largest in the region), the breathtaking Nelson Atkins Museum of Art, and Kauffman Center for the Performing Arts.



TOP TALENT'S NEW ADDRESS

#1 CITY
TO BUY A HOUSE
IN AMERICA

STATE-OF-THE-ART
HEALTH CENTER

60,000+
BUSINESSES
RESIDE WITHIN
JOHNSON COUNTY

25-MINUTE
DOWNTOWN COMMUTE

#30

HEALTHIEST
PLACES TO LIVE
IN AMERICA

3 OF THE
TOP
PUBLIC
SCHOOL
DISTRICTS
IN THE US

56%

ADULTS HOLD A
BACHELOR'S
DEGREE OR
HIGHER

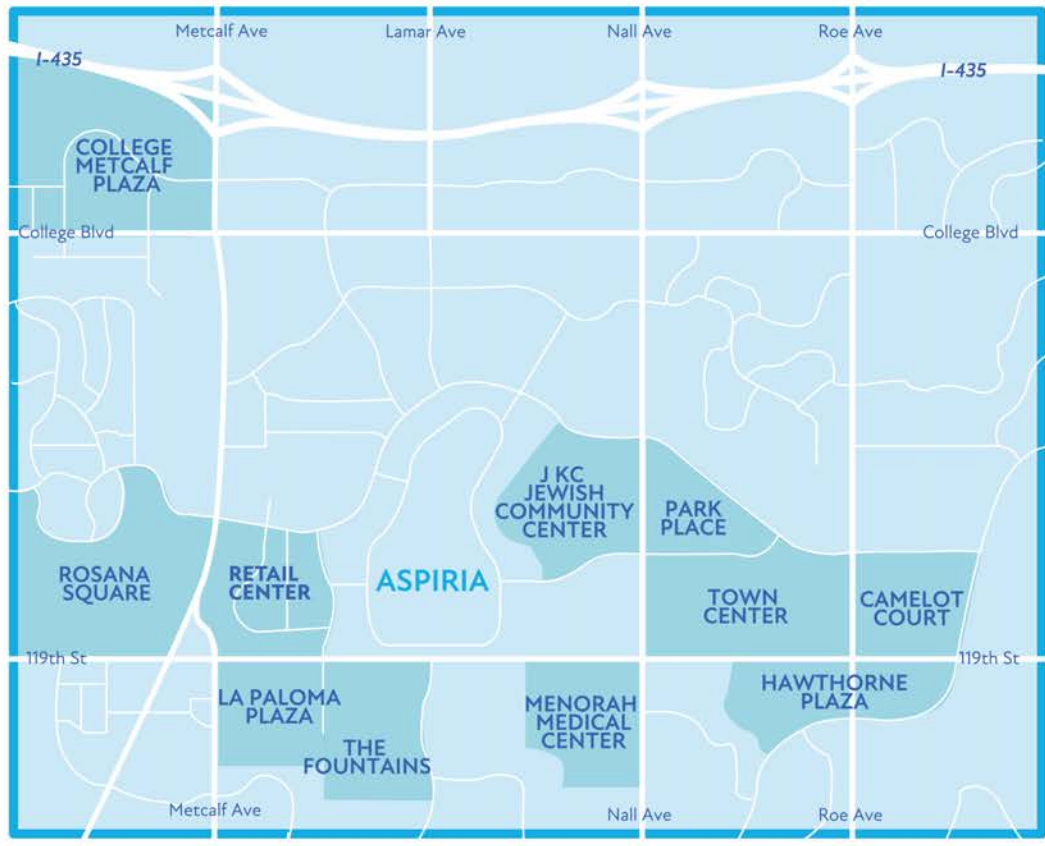
\$86K
MEDIAN HOUSEHOLD
INCOME FOR
OVERLAND PARK

#4 CITY
TO LIVE IN THE US

KC HAS SOMETHING TO OFFER EVERYONE

The Kansas City metro is an area for families to thrive. With bustling, historic neighborhoods like the Country Club Plaza and Brookside Boulevard, as well as the affluent suburbs of Mission Hills, Overland Park and Leawood just moments away, employees enjoy some of the top neighborhoods in the country.

/ AREA NEIGHBORS



- LA PALOMA PLAZA**
- UPS Store
 - Johnny's Tavern
 - Louie's Wine Dive
 - Scholtzsky's Deli
 - Five Guys
 - Fazoli's

- PARK PLACE**
- Ra Sushi bar
 - The Bar Method
 - Mission Taco Joint
 - BurgerFi
 - 801 Chophouse Leawood
 - Tom Tivol Jewels

- COLLEGE METCALF PLAZA**
- Panera Bread
 - Fed Ex
 - Block Advisors
 - Applebee's
 - Massage Heights
 - In the Zone Cryo

- CAMELOT COURT**
- McDonald's
 - Joe's Kansas City BBQ
 - Jimmy John's
 - Starbucks
 - CVS
 - Red Door Wood Fired Grill

- TOWN CENTER**
- William Sonoma
 - AMC Theaters
 - Macy's
 - Anthropologie
 - Madewell
 - Sephora
 - Pottery Barn
 - The Gap
 - AMC Theaters
 - Barnes & Noble
 - Francesca's

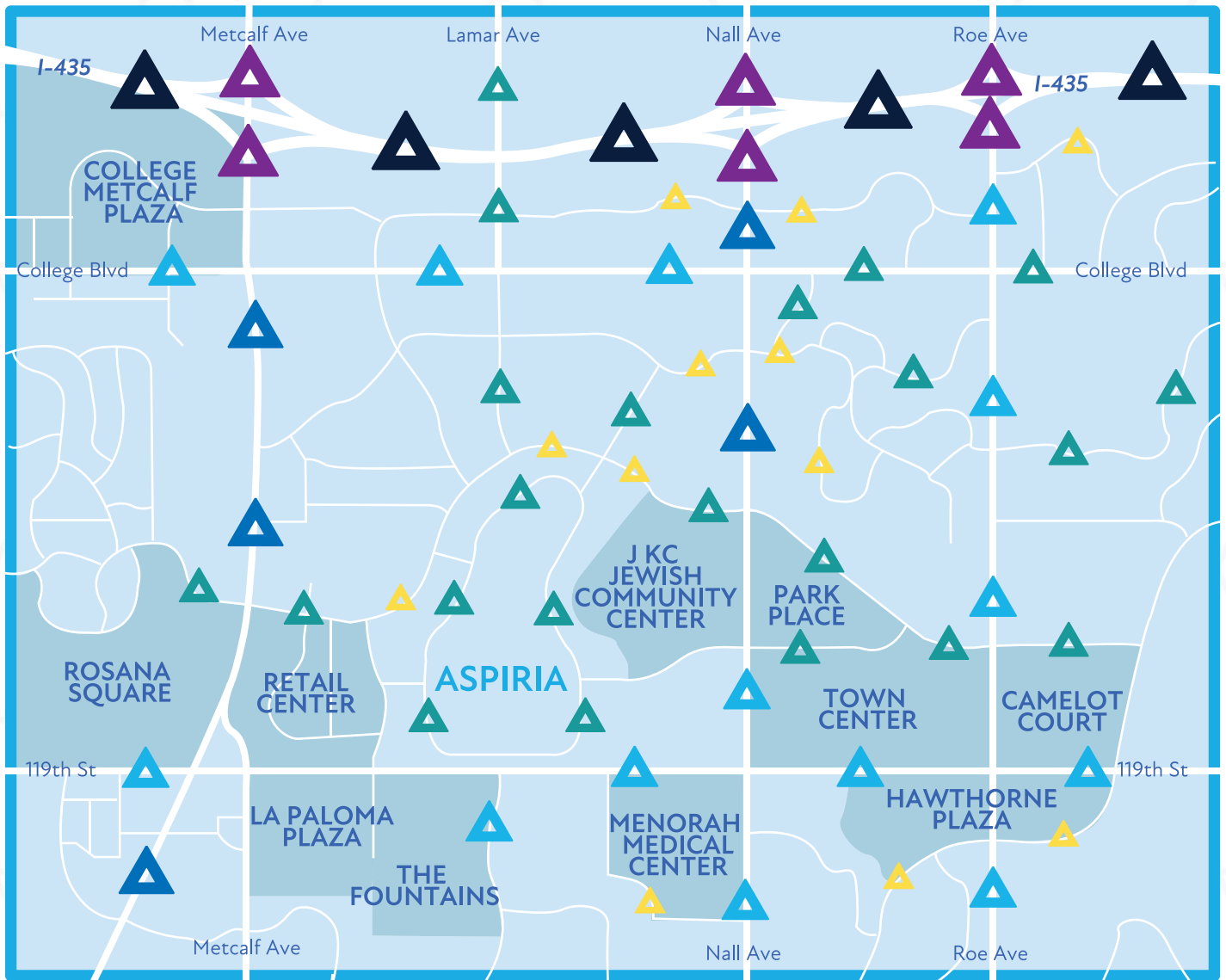
- ROSANA SQUARE**
- Hobby Lobby
 - State Farm
 - Hot Basil Thai Cuisine
 - UMB Bank
 - Discount Tire
 - Tropical Smoothie Cafe

- HAWTHORNE PLAZA**
- Lululemon
 - Apple Store
 - Trader Joe's
 - Crate & Barrel
 - The Container Store
 - Fabletics
 - Sullivan's Steak House
 - Kendra Scott
 - The Mixx
 - The Roasterie Cafe

- THE FOUNTAINS**
- Starbucks
 - The Cheesecake Factory
 - New Balance
 - Club Pilates
 - Nico & Ana's
 - Spice N Rice

- RETAIL CENTER**
- Walmart
 - Best Buy
 - Kohl's
 - PetSmart
 - Hook & Reel Cajun Seafood and Bar
 - Guitar Center
 - Edwin Watts Golf
 - K-Macho's Mexican Grill and Cantina

TRAFFIC COUNT MAP



AVERAGE DAILY TRAFFIC VOLUME BY VEHICLES PER DAY



/ CUSTOMIZE YOUR CULTURE



OPTIONS FOR EVERY BUSINESS

From the 20 existing move-in-ready buildings, to development options in the existing spaces inside and out, and full ground-up developments, the Aspiria campus has a place for all businesses.



EXISTING CAMPUS

DISCOVER ASPIRIA

Aspiria is a **207-acre campus** with **20 buildings**, **14 parking garages**, amenities stretching across the campus, and nearly four million square feet of Class A office space. With in-house management and concierge services, businesses at Aspiria have the unique opportunity to transform their space into a fully customized hub for their employees.

The campus has **multiple conference centers**, **classrooms**, **training rooms**, and **an auditorium** that can accommodate a businesses need for up to 340 people for a few hours or a full day.

Aspiria has space options from 5,000 to 500,000+ square feet, and is connected through unmatched amenities, security, wellness, and technology. With lightning fast **10 Gbps connectivity with two 1 Gbps of backup circuits**, Aspiria brings the opportunity to host and secure its businesses' data networking system.



Explore more of Aspiria



/ A NEW LOOK

THE OFFICE REIMAGINED

Change is coming to Aspiria's existing 20-building campus. The existing brick facade will be replaced with modern, floor-to-ceiling glass to let in natural light and allow for exceptional views of the campus. This presents new opportunities for businesses to enter a contemporary space without the price tag of a newly constructed building and on a much faster timeline.



NEW DEVELOPMENT



A BOLD VISION OF THE FUTURE

Aspira is expanding. The adjacent 60 acres of land is already under development, creating a fully integrated live-work-play destination in the Midwest. The new development at Aspira offers ultimate flexibility of customization opportunities for businesses to attract employees, customers and residents.



Learn more about the new development



800k SF of Class A office space
700k SF of restaurant/retail
600 Apartments
125 Hotel Rooms





ENGAGING AND DEVELOPING AMENITIES

Aspiria is more than just a place to work. With high-end amenities, interactive tenants and management, events and concierge services, and future community developments to come, Aspiria is the premier live-work-play destination in the Midwest.

ENGAGING AMENITIES



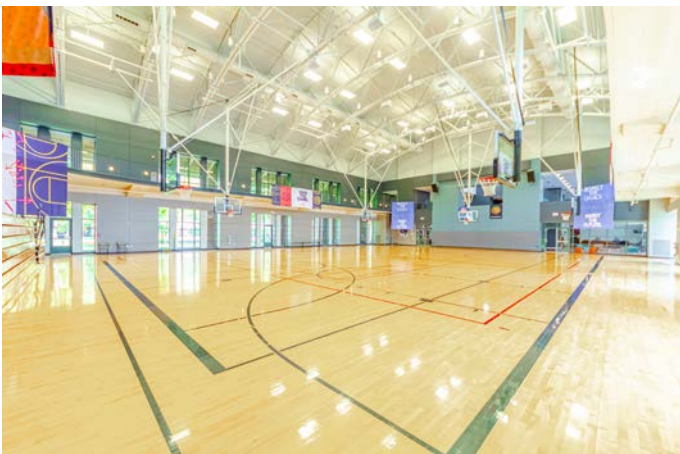
DINING OPTIONS

Aspiria includes dining locations, with grab-and-go cafes for those on a time crunch with the Town Square Café, Aspiria EXPRESS, Aspiria MICRO MARKET, and The Roasterie. In addition, we have on-site catering available. The dining areas offer open seating as well as meeting rooms. Outdoor plazas are also available across campus.



NATURE & RELAXATION

Spanning over 200 acres, Aspiria provides expansive green space to refresh, unwind and reenergize. Beautiful landscaping, water features and covered walkways all add to the welcoming atmosphere. Employees can find everything from lounge seating in the sun to Adirondack chairs in the shade.



HEALTH & FITNESS

An office at Aspiria is an investment in talent and the corporate campus' extensive health and wellness offerings are sure to enhance employee retention efforts. Aspiria offers all-inclusive, no-cost access to its three-story fitness center to all tenant employees. The campus also includes facilities for basketball, pickle ball, volleyball, soccer, tennis, biking, and walking.

ENGAGING AMENITIES



LEADING TECHNOLOGY

Built on a secure, campus-wide network, Aspira's technological infrastructure makes it an unrivaled choice for innovative businesses. Industry-leading companies will attract top talent with campus-wide Wi-Fi and can seamlessly integrate their advanced technology stack into the robust and secure network.



24/7 SECURITY

A variety of security features ensure peace of mind for companies and employees alike. Each building is secured with badge access at both main-level entrances and a staffed security desk. The campus is equipped with security cameras that operate 24/7 and security personnel are available to escort employees and guests.



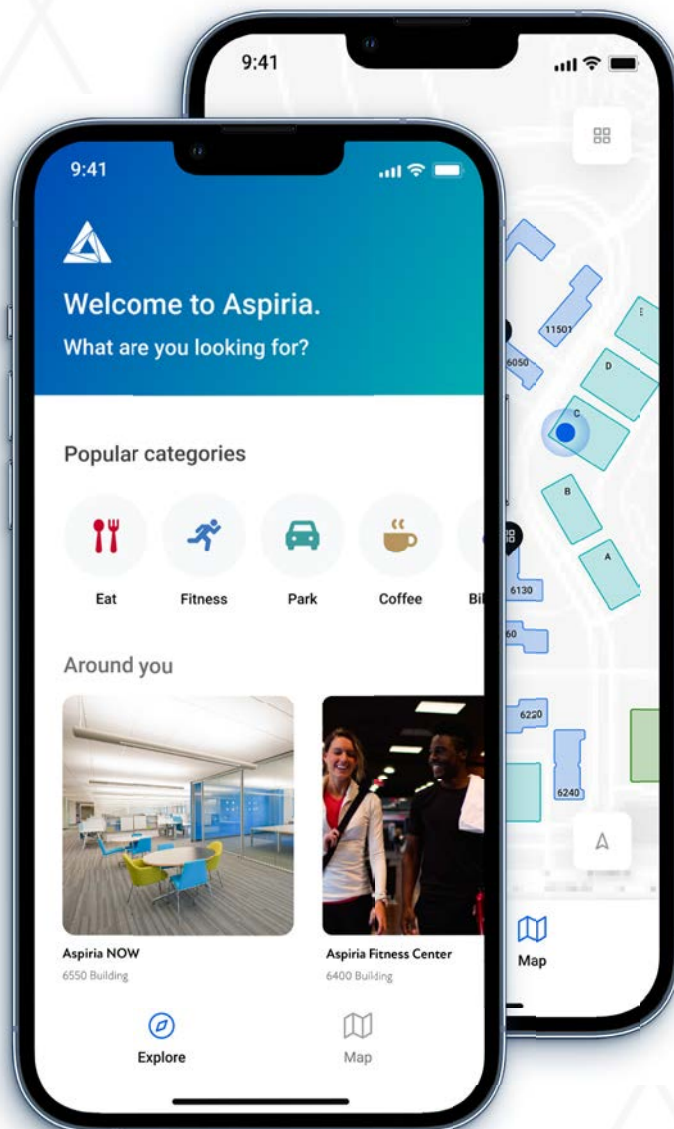
LOCAL PARTNERSHIPS

Aspira is dedicated to supporting the community and offers a variety of partnerships for local businesses including RideKC Shared Bikes and Martinizing Dry Cleaning drop-off and pick-up locations. With the convenience of employees and visitors in mind, the vision is to offer a full-service experience in one location.

CAMPUS IN THE PALM OF YOUR HAND

The Aspiria app is a user-friendly, low-touch wayfinding tool to navigate the sprawling corporate campus. The proprietary application offers a robust navigation experience complete with push notifications and GPS-integrated, point-to-point directions. Use the app to find the closest parking spot, get real-time walking directions, and see nearby amenities on the way from point A to point B.

Available at no cost to all tenant employees, the Aspiria app elevates the already impressive, amenity-rich corporate campus.



Download the Aspiria App



Apple Store



Google Play

ASPIRIA CONNECT

/ SIMPLIFIED ENTERPRISE NETWORK INFRASTRUCTURE

Aspiria Connect is a full-service networking, communication and colocation solution designed to accelerate and streamline your company's move-in and set-up. Take advantage of faster, reduced start-up costs, keep control over your networking services, and serve your talented workforce.



MOVE IN FASTER

Skip the costly build-out time. Aspiria Connect delivers production-ready services on demand so your business can get working, faster.



KEEP CONTROL

Customize your business' network stack in a fully-integrated enterprise network with secure access that keeps you running smoothly.



REDUCE COSTS

Aspiria Wi-Fi eliminates hardware and IT build-out costs. Our selection of services will get your company up and running quickly while keeping you in control of your overhead.



STAY CONNECTED

Top talent expects a connection as reliable and as efficient as them. Aspiria Connect delivers cutting-edge connectivity, expanding your discrete network across the Aspiria campus.

ON-SITE INFRASTRUCTURE



Aspria provides a secure and supported office campus that ensures reliable and efficient facilities, utilities, and connectivity.

With a dedicated power grid, central plant and superior technology offerings, Aspria delivers consistent and reliable performance across its entire 207-acre campus.

1 UNIFIED

central power plant

CHILLED WATER

throughout entire campus

ON-SITE RTSC

regional telecommunications service center

MERV-13

air filtration system

100%

renewable energy

POWER GRID

redundant power feeds





Nall Avenue

119th Street

Facilities & Amenities

- Aspiria Studio
- Coffee Cafes
- Fitness Center
- Parking
- ATMs
- Conference Centers
- Management and Leasing
- Retail & Services
- Bike Sharing
- Dining
- Outdoor Spaces
- Smoking
- Vehicle Charging Stations

DISCOVER ASPIRIA

TALK TO A LEASING AGENT TODAY

Nowhere else in the country can companies discover an atmosphere sure to delight top talent like this technological oasis in the Midwest —shifting Silicon Valley to the heart of the country.

Space is available for immediate lease in existing buildings and the new development.

LEASING INQUIRIES:

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