



ASPIRIA





ASPIRIA: AT THE FOREFRONT OF SUSTAINABLE INNOVATION

A CAMPUS BUILT FOR THE FUTURE

At Aspira, sustainability is at the core of our vision. We are committed to reducing our environmental impact while creating a workplace that supports both businesses and the community. Through energy-efficient design, green spaces, and innovative infrastructure, we are setting a new standard for sustainable office environments.

With a focus on efficiency, renewable energy, and environmental stewardship, Aspira has achieved net-zero energy consumption and continues to invest in greener solutions that benefit both our tenants and the world around us.

/ A COMMITMENT TO SUSTAINABILITY

Sustainability at Aspira is about more than reducing our carbon footprint. It is about creating a workplace that is energy-efficient, environmentally responsible, and built to support long-term business growth.

Key Sustainability Initiatives:

- **Net-Zero Energy Consumption** – Powered by 100% renewable wind energy from Kansas and Oklahoma
- **Energy Efficiency Upgrades** – Optimization of HVAC systems, lighting, and energy monitoring
- **Water Conservation** – Three lakes on campus that reclaim and reuse water for irrigation (saving 30 million gallons per year)
- **Smart Monitoring Systems** – Real-time data tracking through Schneider Electric's EcoStruxure platform, reducing energy consumption by 16%
- **Walkability and Green Spaces** – Walking and biking trails, outdoor seating, and sustainable landscaping

By implementing these strategies, Aspira has reduced its annual energy consumption by 13.5 million kWh, saving over \$1.5 million annually while lowering our carbon footprint by 36%.



/ ACHIEVING NET ZERO

Through a partnership with Evergy's Renewable Energy Program, Aspiria transitioned to 100% renewable energy in 2021, marking a major milestone in sustainability. The campus generates 20 megawatts of electricity from wind farms, producing more power than it consumes.

This commitment to renewable energy allows Aspiria to operate efficiently while contributing to the broader effort of reducing carbon emissions and promoting clean energy solutions.



WHY NET ZERO MATTERS:

- Reduces environmental impact
- Helps tenants lower utility costs
- Supports corporate sustainability goals



REPURPOSING FOR A BETTER CAMPUS

Sustainability at Aspiria goes beyond energy use. We actively repurpose and optimize resources to create an eco-friendly, efficient campus.

- **SMART WATER REUSE:** Our three lakes are more than scenic—they store and recycle 30 million gallons of water per year for irrigation, reducing overall water consumption.
- **EFFICIENT LIGHTING UPGRADES:** A shift to high-efficiency LED lighting has lowered energy use by 30 million kWh per year while creating safer, brighter spaces in parking garages and parkways.
- **ADVANCED MONITORING SYSTEMS:** By leveraging Schneider Electric's EcoStruxure platform, we have automated our campus utilities, detecting inefficiencies before they become problems.



With over 5,100 pieces of equipment operating daily on campus, these systems allow us to track, measure, and optimize everything from power use to security, helping tenants enjoy lower utility costs and a more sustainable workplace.



Explore more
of Aspiria



EcoXpert Danny Davies and Gary Schlotzhauer, the Campus Director of Engineering at Aspiria, walk through one of the buildings on the 200-acre corporate business campus in Overland Park, Kansas.



/ A WORKPLACE DESIGNED FOR THE FUTURE

Sustainability is a long-term investment that benefits both businesses and employees. Aspiria provides a workplace that aligns with corporate social responsibility goals while offering high-quality amenities and an innovative environment.

- Lower operational costs through energy and water savings
- Improved employee well-being with natural light, fresh air, and outdoor spaces
- Positive brand positioning as a company that values sustainability
- Compliance with top-tier environmental certifications

Aspiria is more than an office campus—it's a commitment to innovation, efficiency, and a better future.

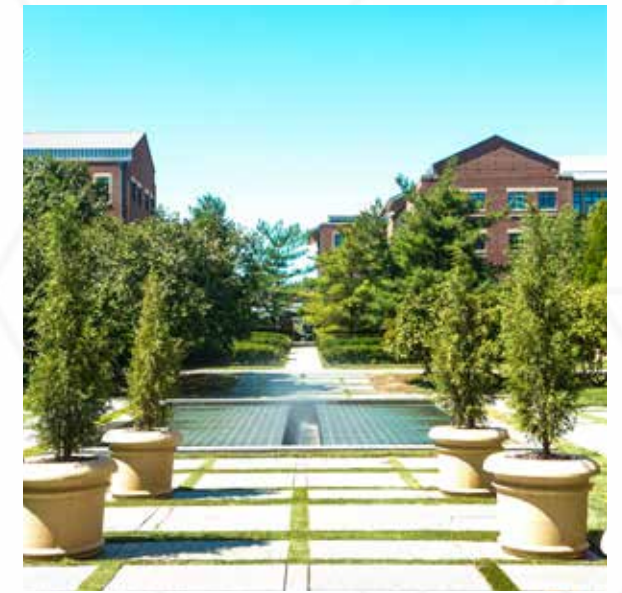
For more information, visit AspiriaKC.com.



/ GREEN SPACES ON CAMPUS



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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

ON-SITE INFRASTRUCTURE



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

Aspiria 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, Aspiria delivers consistent and reliable performance across its entire 207-acre campus.



/ 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.



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