



FOCUS YOUR

# VISION



ASPIRIA

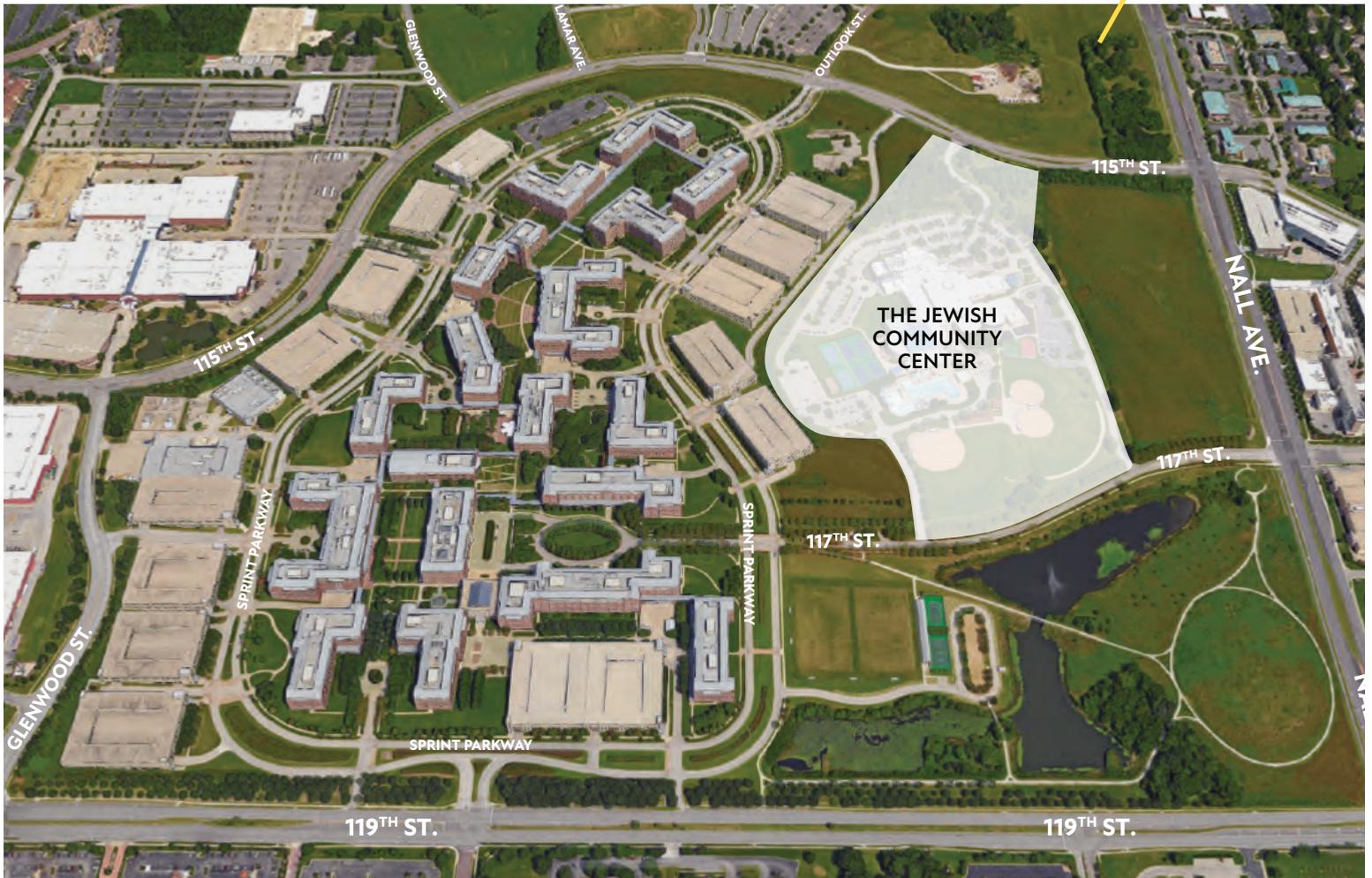


[aspiriakc.com](http://aspiriakc.com)

Operated by Occidental Management, Inc.

(316) 262-3331

# Existing Site Aerial



## Innovation Meets Aspiration

### WELCOME TO ASPIRIA

Located in Overland Park, KS, part of the Kansas City metropolitan area, this one-of-a-kind property is home to 3.8 million square feet of Class-A office space with 20-buildings modeled after the vast and prestigious Princeton University campus. Whether they are regional, national or global, our corporate tenants have world-class workplaces, amenities, public spaces and technology at their disposal. At Aspira, there's inspiration in every square inch, and we focus on bringing our tenant's unique vision to life.

# Overland Park at a Glance



**No. 11**

**Best City for Jobs in America**  
(WalletHub)

**14 of the 250**

**Most Successful Companies in the Midwest are based in the KC Metro area.**  
(Inc.)

**No. 1**

**Best City to Buy a House in America**  
(Niche)

**128% more spending**

**\$7,025 annual dining spending per household**  
(Kansas City Business Journal)





# ENGAGING AMENITIES

Aspiria brings life to the workplace with premier amenities that drive personal and professional growth.

## Dining

### CONTEMPORARY DINING

Aspiria offers dining options around campus with open, contemporary design and mouth-watering food options.

### CONVENIENT OPTIONS

Employees and visitors can choose from one of the multiple dining locations across the corporate campus, including order-and-go cafes for those on a time crunch.

### OUTDOOR SEATING

Outdoor plazas and courtyards are prevalent throughout the property with seating for lunches, breaks, meetings or a few minutes to relax and enjoy the weather.



# Health & Fitness

## FITNESS CENTER

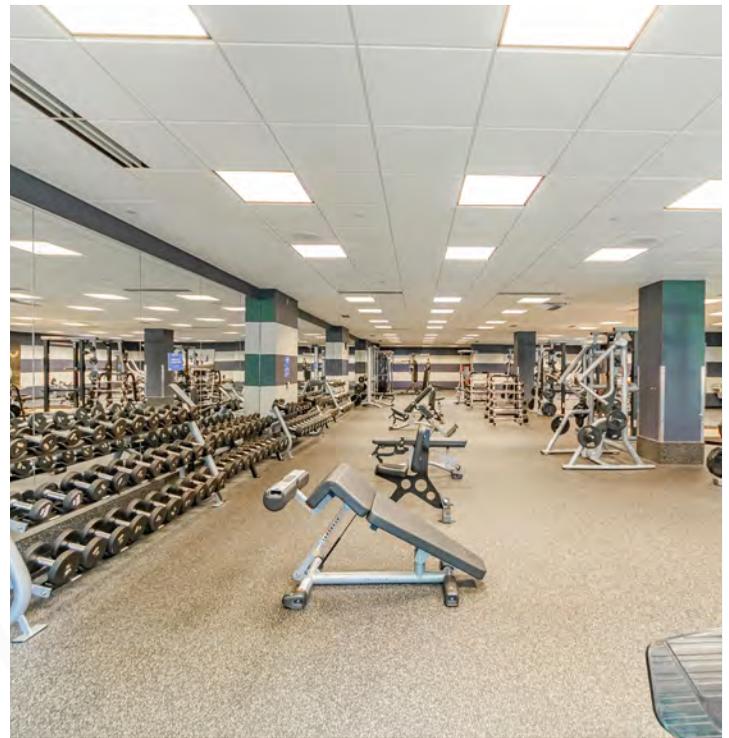
Aspiria promotes an active lifestyle with free, unlimited access for tenant employees to a 3-story, on site fitness center, which includes cardio and weight training equipment, spin and yoga classes, plus a sauna and locker rooms.

## SPORTS FACILITIES

Enjoy a full-sized indoor basketball court located in the fitness center as well as a regulation soccer field and two tennis courts near the main entrance to the property.

## WALKING & BIKING

Aspiria is filled with walking paths across the campus promoting an active daily routine. Partnering with Walk Bike KC, tenants have access to shared bikes across the campus.





# Leading Technology

## SECURE FIBER NETWORK

With one of the most secure and expansive fiber networks in the country, the ODN system, available to tenants, offers powerful network connections, including secure global Wi-Fi across campus.

## HEALTH & SAFETY

Buildings are equipped with top-of-the-line MERV-13 Air Filtration Systems, ensuring excellent air purity.

## RELIABLE SERVICES

Aspiria features a central plant that powers the entire property. Data analytics identify issues prior to impacting comfort for our tenants. Dual power feeds and back-up generators are just a few of the robust features available in every building. Aspiria's sustainability efforts include a partnership with Eversource which provides 100% of the electricity via renewable energy sources from two wind farms.



# Security

## BADGE ACCESS & GUARDS

Each building is secured with badge access at both main-level entrances and a staffed guard desk for added security.

## 24/7 SECURITY

The core campus is equipped with security cameras that run 24/7 to ensure full surveillance of building exteriors, main entrances and common areas as well as on-site guards and patrols 24/7.

## SECURITY ESCORT

A security guard is always available to escort employees and guests to their cars or other areas of campus as an added protective measure.



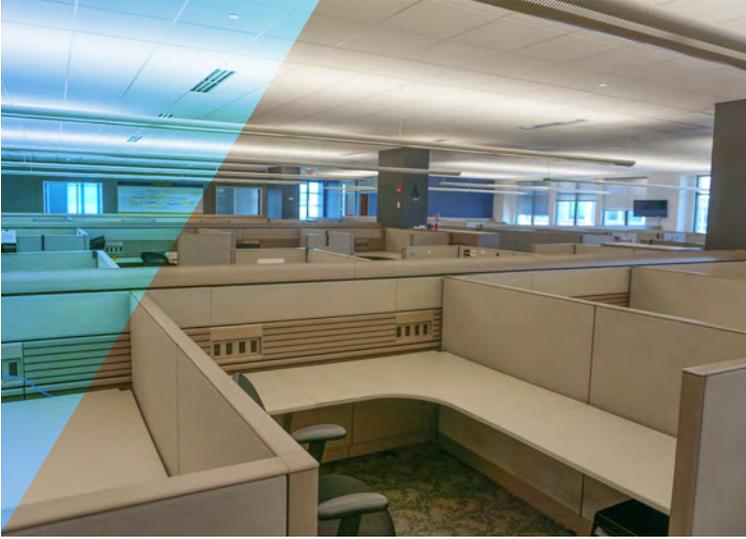


## **Green Spaces**

### **STAYING CONNECTED**

Spanning over 200 acres, Aspiria provides ample green space to refresh, unwind and re-energize. Beautiful landscaping, immaculate water features and covered walkways all add to the lively and welcoming atmosphere.

# Customizable Office Space



## Before and After



Create a vibrant office environment





## A Bold Vision of Tomorrow

We are undertaking a deliberate and innovative effort to re-inspire the existing buildings and surrounding area. More than 60 acres of additional land will be developed into an unprecedented live-work-play destination where tenants can create, engage and inspire.

Our plans include modernizing the majority of the brick facade by implementing floor-to-ceiling glass fronts that let in natural light and scenic views of the lush landscape. Interior updates will be made as well, increasing sustainability and traffic flow throughout the buildings.



## Where Aspirations Take Flight

The vision for this expansive, world-class development is more than a place to go to work. It is to become a destination, a community focal-point and abest-in-class mixed-use campus in the Midwest. A workplace where ideas flourish and community thrives.

# The Time is Now

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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