



ASPIRIA



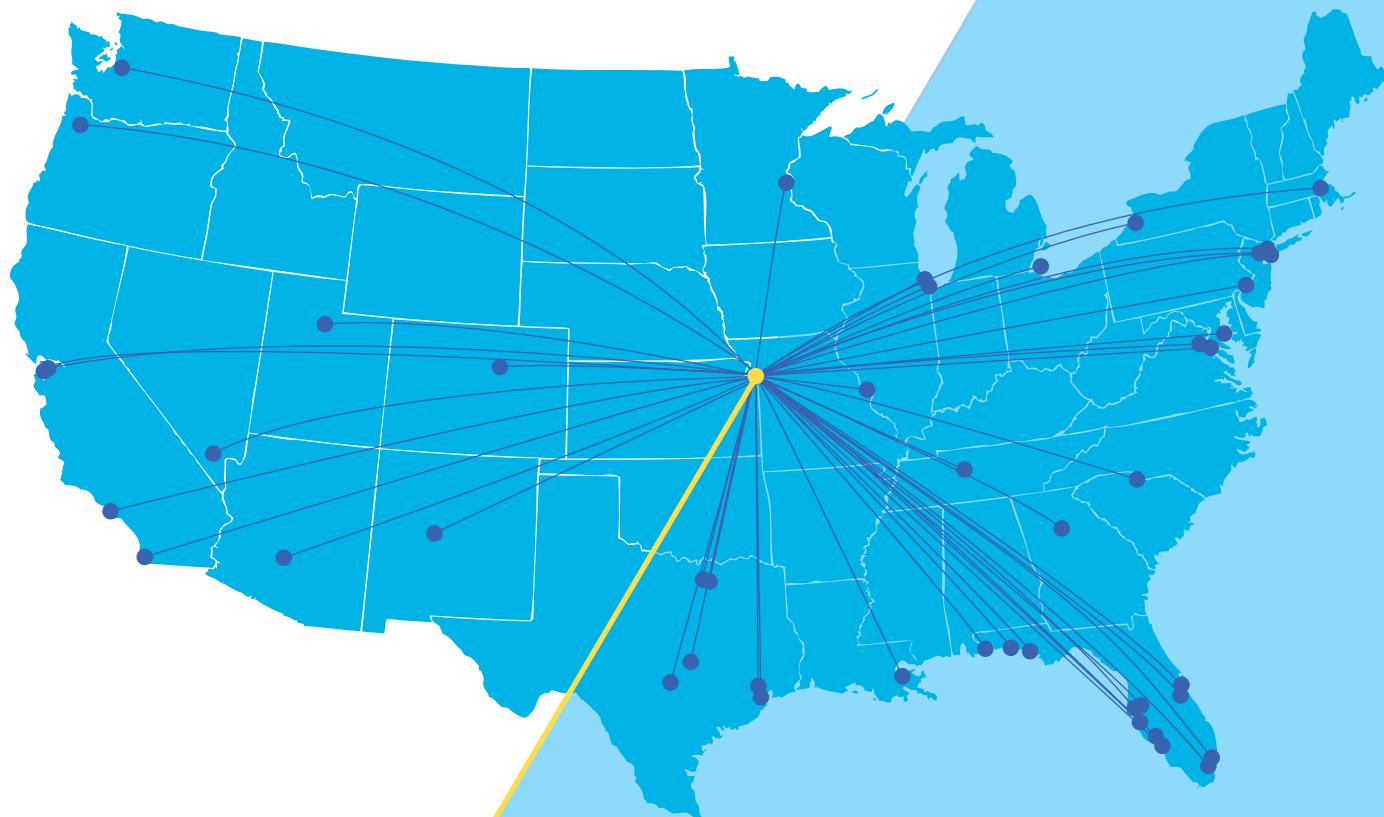


Aspiria Embraces Industry

Introducing the onsite “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 the C-suite to front-line employees. The expansive corporate campus provides a 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 plane 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 and flight times

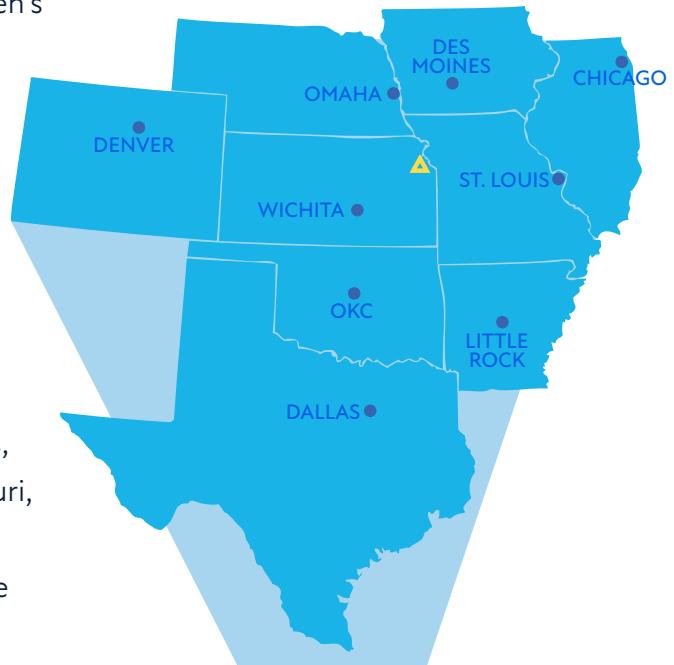
With services through the Kansas City International Airport, the Charles B. Wheeler Downtown Airport and the nearby Johnson County Executive Airports, Aspiria is just a short flight away.

Where Life Thrives



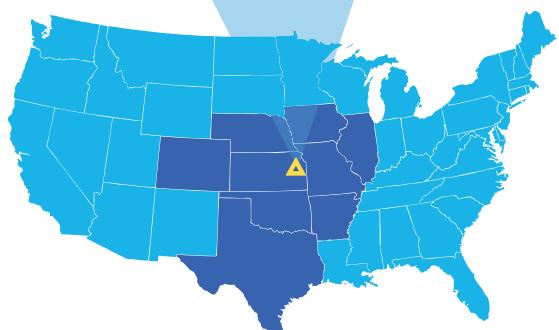
BUSINESS

The Midwest is a proven place for companies to thrive. Large organizations like Cerner, Honeywell, Black and 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

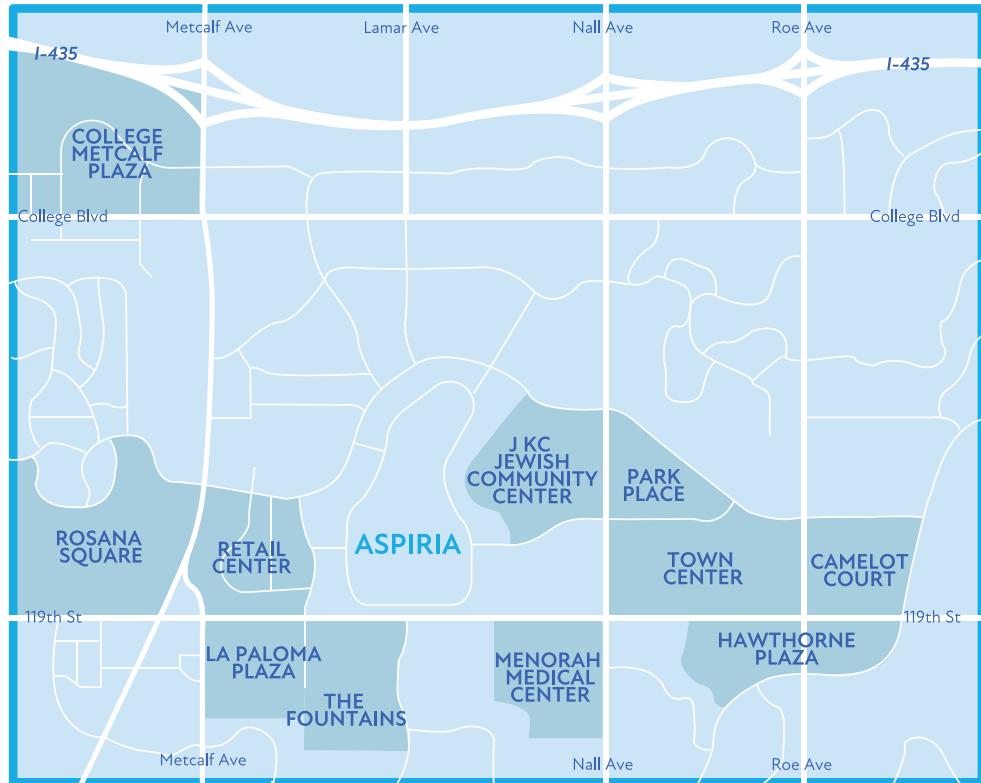
MEDIAN HOUSEHOLD
INCOME FOR
OVERLAND PARK

**#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 in KC and 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 | - Namaste India Grocery |
| - Johnny's Tavern | - Five Guys |
| - Louie's Wine Dive | - Fazoli's |
| - Bed Bath & Beyond | - Scholtzsky's Deli |

PARK PLACE

- | | |
|-------------------------|--------------------|
| - Ra Sushi Bar | - BurgerFi |
| - 801 Chophouse Leawood | - Flowers by Emily |
| - Pig & Finch | - Tom Tivol Jewels |
| - Orange Theory Fitness | - Altar Bridal |

COLLEGE METCALF PLAZA

- | | |
|------------------|---------------|
| - Panera Bread | - Applebee's |
| - FedEx | - Wells Fargo |
| - Block Advisors | - Jenny Craig |

CAMELOT COURT

- | | |
|-------------------------|----------------------|
| - McDonald's | - Starbucks |
| - Joe's Kansas City BBQ | - Hen House Grocery |
| - Jimmy John's | - CVS |
| - Great Clips | - Cerner Bakery Cafe |

TOWN CENTER

- | | |
|------------------------------|------------------|
| - Williams Sonoma | - American Eagle |
| - AMC Theaters | - Macy's |
| - Dick's Sporting Goods | - Madewell |
| - Bristol Seafood Grill | - Anthropologie |
| - Panera Bread | - Sephora |
| - Bald & Timber Axe Throwing | - Pottery Barn |
| - Francesca's | - Barnes & Noble |
| - Pinot's Palette | - The Gap |

RODNAE SQUARE

- | | |
|--------------------------|--------------------------|
| - Hobby Lobby | - Hot Basil Thai Cuisine |
| - State Farm | - Discount Tire |
| - Tropical Smoothie Cafe | - Title Boxing |
| - Goodcents Deli | - UMB Bank |

HAWTHORNE PLAZA

- | | |
|-------------------------|------------------|
| - Chipotle | - Lululemon |
| - Jos A. Bank | - Apple Store |
| - The Mixx | - Peloton |
| - Talbots | - Kendra Scott |
| - The Container Store | - Lovesac |
| - The Roasterie Cafe | - Crate & Barrel |
| - Sullivan's Steakhouse | - LL Bean |
| - Trader Joe's | - Fabletics |

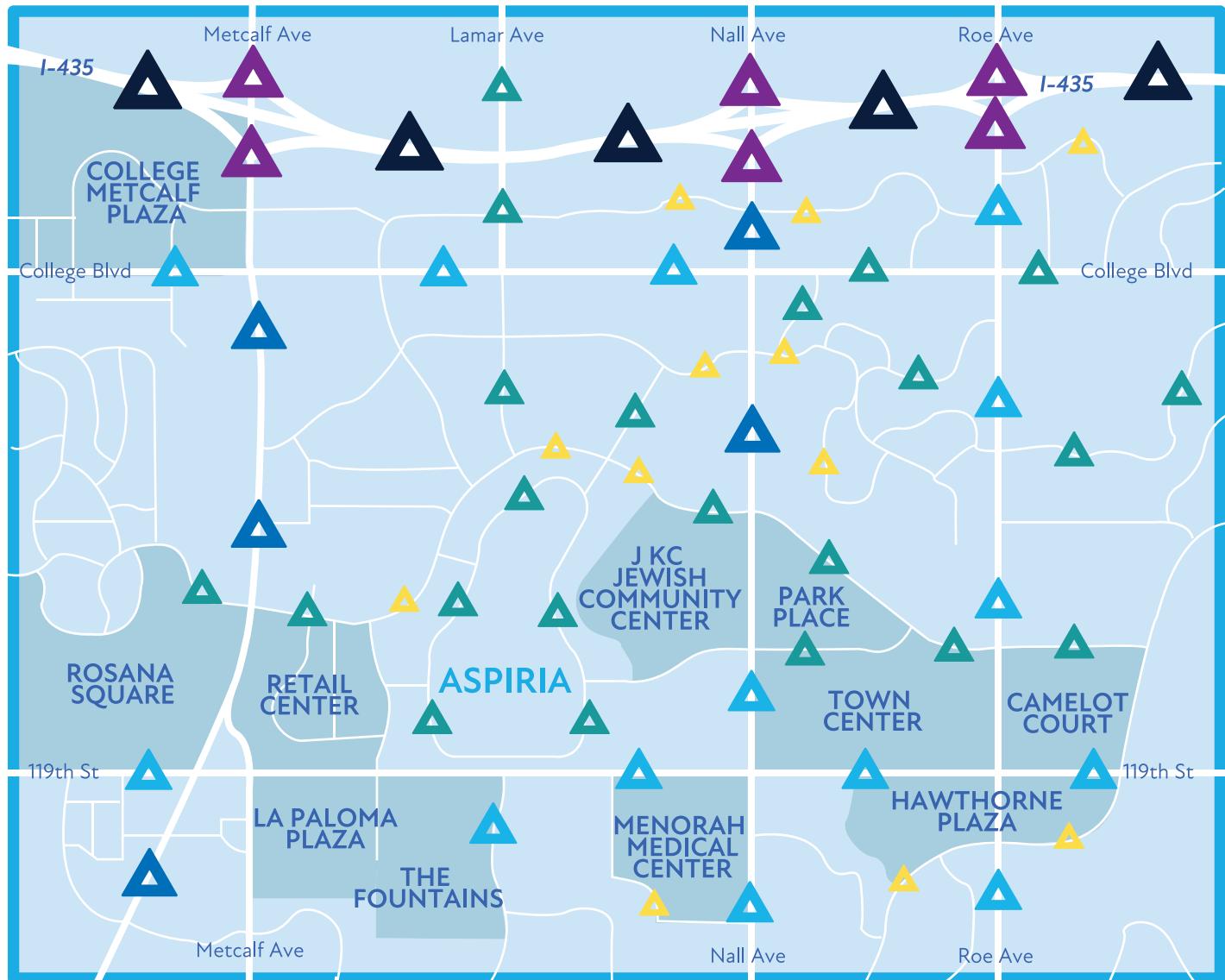
THE FOUNTAINS

- | | |
|--------------------------|---------------|
| - Whole Foods | - Walgreens |
| - Starbucks | - New Balance |
| - The Cheesecake Factory | - Sears |
| - Spice N Roll | - SPIN! Pizza |

RETAIL CENTER

- | | |
|-------------------------------------|---------------------------------------|
| - Walmart | - Guitar Center |
| - Best Buy | - Edwin Watts Golf |
| - Khol's | - Title Boxing |
| - PetSmart | - UMB Bank |
| - Hook & Reel Cajun Seafood and Bar | - K-Macho's Mexican Grill and Cantina |

Traffic Count Map



AVERAGE DAILY TRAFFIC VOLUME BY VEHICLES PER DAY

- Up to 6,000
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000

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 business with all kinds of needs.



Existing Campus

WHERE INSPIRATION TAKES FLIGHT

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 **three conference centers** and an auditorium that can accommodate a businesses need for up to 375 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 GB connectivity**, Aspiria brings the opportunity to host and secure its businesses' data networking system.

[Explore more of Aspiria](#)



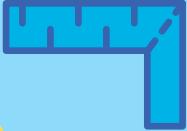


A New Look

THE OFFICE REIMAGINED

Change is coming to Aspiria's existing 20-building campus. The existing brick facade will be replaced with contemporary, 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

Aspiria 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 Aspiria offers ultimate flexibility of customization opportunities for businesses to attract employees, customers and residents.

1.1M SF of Class A office space

400k SF of restaurant/retail space

600 apartments

120 room hotel

[Learn more about
the new development](#)





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 Cafe 6050 and The Roasterie. We also have on-site catering and more restaurant options are in development and are coming soon. 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.

Technologically Forward



LEADING TECHNOLOGY

Built on a secure, campus-wide network, Aspiria's technological infrastructure makes it an unrivaled choice for innovative businesses. Industry-leading companies can steward top talent with campus-wide Wi-Fi, and 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

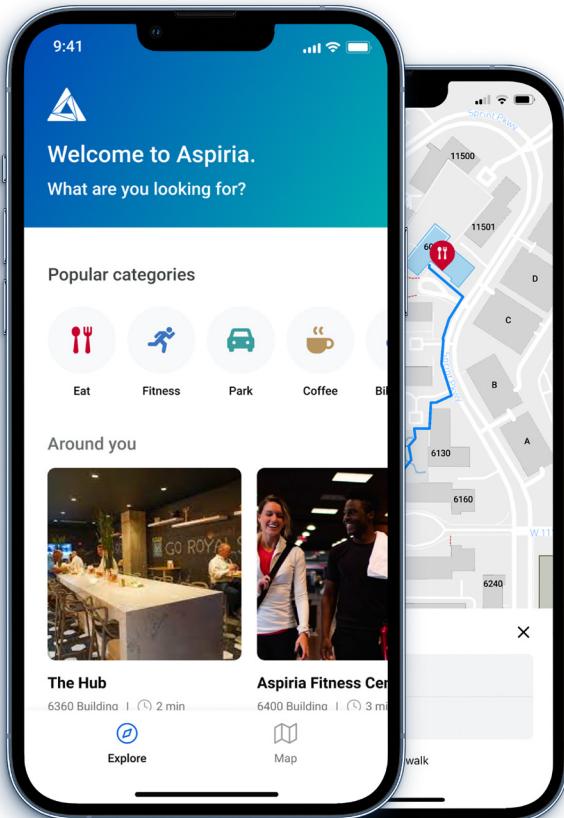
Aspiria is dedicated to supporting the community and offers a variety of partnerships for local business like Martinizing Dry Cleaning drop-off and pick-up locations and an on-site Cerner Healthe Clinic. With the convenience of employees and visitors in mind, the vision is to offer a full-service experience 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.

Future features will include user accounts with saving options for favorite locations, the ability to view and RSVP for events, and integration into the Aspiria Fitness Center – available at no cost to all tenant employees. The Aspiria app elevates the already impressive, amenity-rich corporate campus.

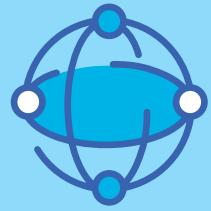


[Download the Aspiria App](#)



aspiria.com/app

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

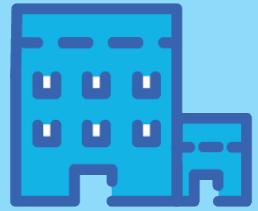
Top talent expects a connection as reliable and as efficient as them. Aspiria Connect delivers cutting-edge connectivity, expanding your discrete network across the Aspiria Campus.

On-Site Infrastructure



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.



1 UNIFIED
central power plant

CHILLED WATER
throughout entire campus

RTSC
regional telecommunications service center

MERV-13
air filtration system

100%
renewable energy

POWER GRID
redundant power feeds

The On-Site Hybrid Office



- Leasing Space Available
- Health & Fitness
- Bike Sharing
- ATMs
- Management & Leasing
- Outdoor Space
- Parking
- Vehicle Charging Stations
- Coffee Cafes
- Conference Centers
- Dining
- Retail & Services



See the Interactive Map

The Aspiria campus is a true hub for businesses. Visit www.aspiriakc.com to use our fully interactive map.

The Time is Now

**INNOVATORS DON'T WAIT.
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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