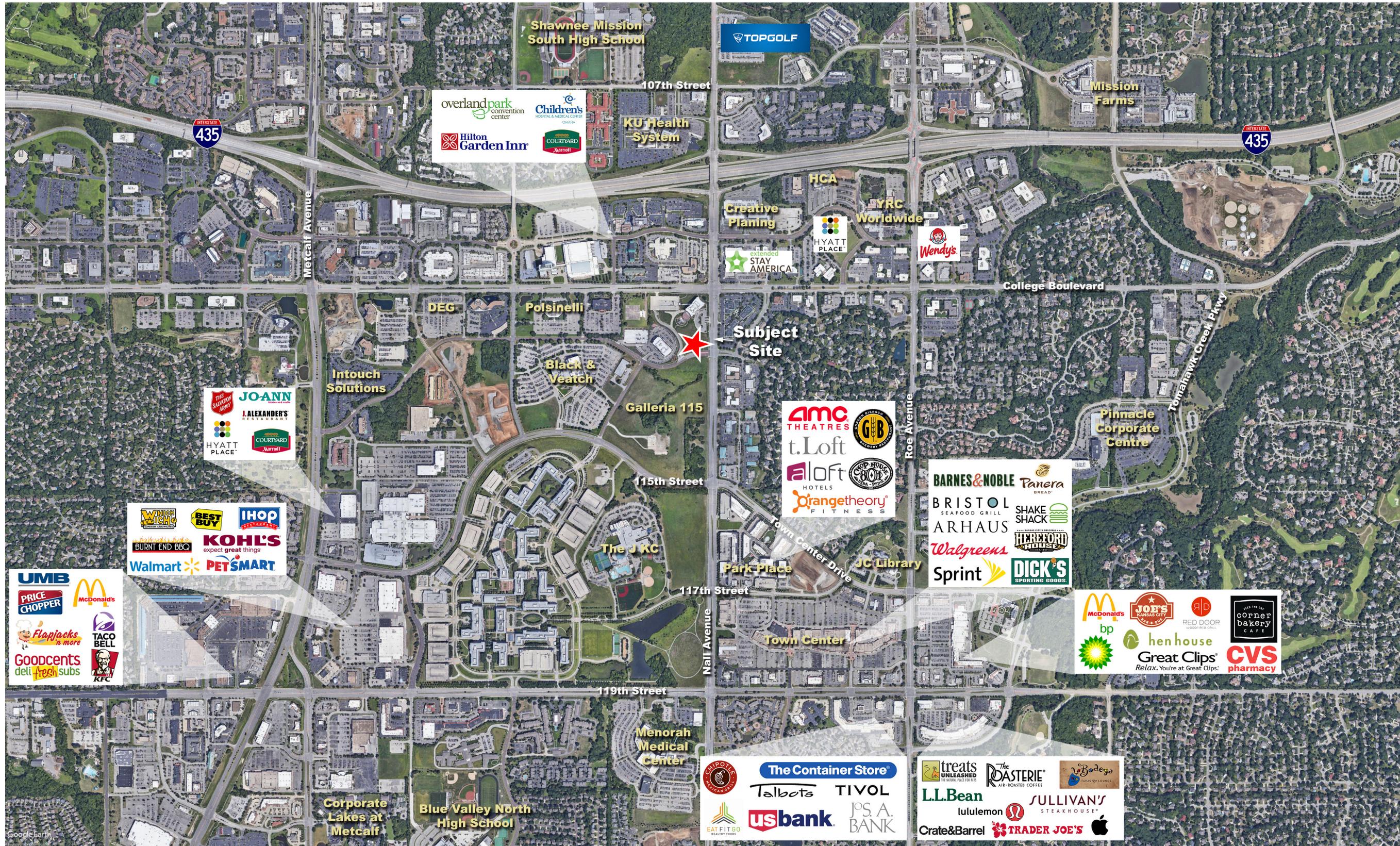
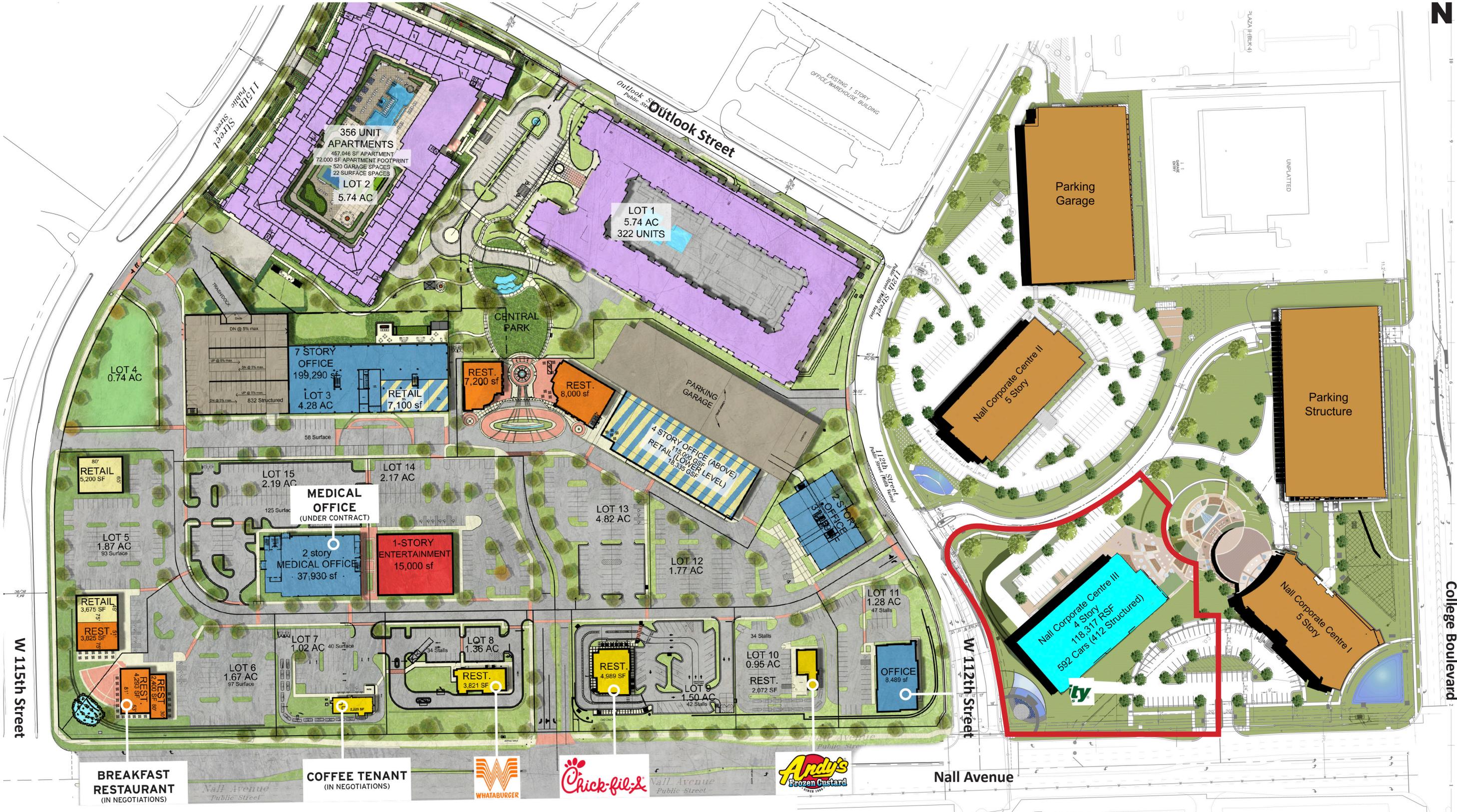
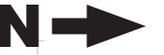




# NALL CORPORATE CENTRE III: AERIAL AND AMENITIES

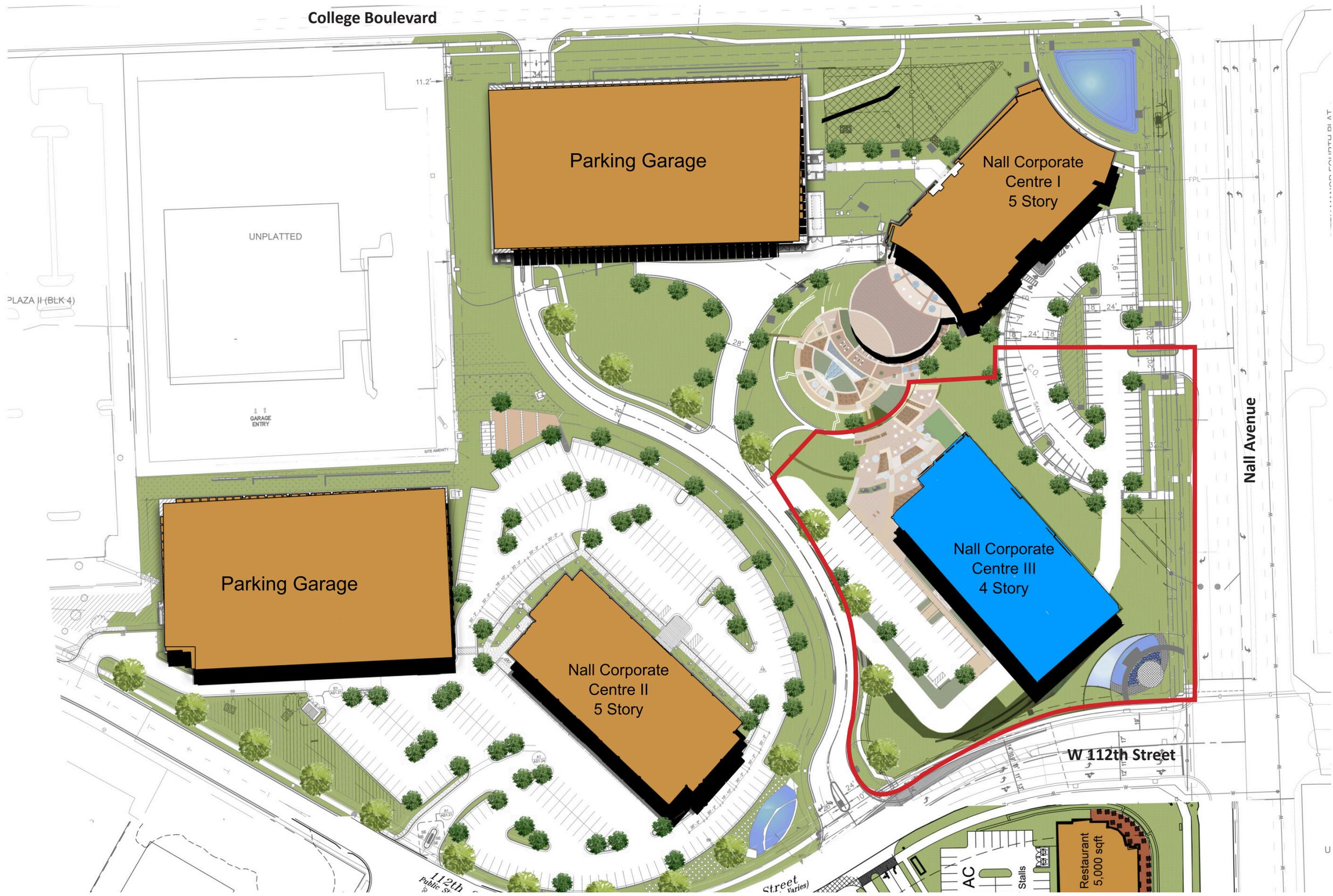


# NALL CORPORATE CENTRE III: GALLERIA AND NALL CORPORATE CENTRE MASTER SITE PLAN



BREAKFAST RESTAURANT (IN NEGOTIATIONS)
COFFEE TENANT (IN NEGOTIATIONS)
WHATABURGER
Chick-fil-A
Andy's Frozen Custard

# NALL CORPORATE CENTRE III: SITE PLAN



# NALL CORPORATE CENTRE III: AERIAL



# NALL CORPORATE CENTRE III: OVERVIEW

## BUILDING PROFILE

**Building Address** College Boulevard and Nall Avenue, Overland Park, Kansas

**Building Description** Nall Corporate Centre III will be a 4-story, 118,317 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.

Area Measurements	Floor	Rentable Square Feet
	1st Floor	29,789
	2nd Floor	29,662
	3rd Floor	29,433
	4th Floor	29,433
	Total	118,317 rsf

On Site Parking	Structured stalls	412
	Surface Stalls	128
		592

**Elevators** Nall Corporate Centre III 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 are designed to a speed of 350 fpm.

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

**HVAC** Nall Corporate Centre III will be climate controlled by rooftop mounted Trane Intelipac units distributed by a variable air volume system. The roof top units include energy recovery wheels for efficiency.

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

**Fire Management** The 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 available.

**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

**Security** The building entrance 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.



# NALL CORPORATE CENTRE III: OVERVIEW

## Utilities

Electricity – Evergy  
Water – Johnson County District #1  
Gas – Kansas Gas Service  
Sewer – Johnson County Wastewater

## Electrical System

Nall Corporate Centre III building will provide 480/277 volt, 7,500 amp service.

## Lobby & Common Area

Nall Corporate Centre III will have a main entrance on the first level and a first floor lobby that will traverse the building with entrances on either side. The current lobby design includes granite floors, wood paneled walls, and a minimum 15' clear ceiling height.

## Landscaping

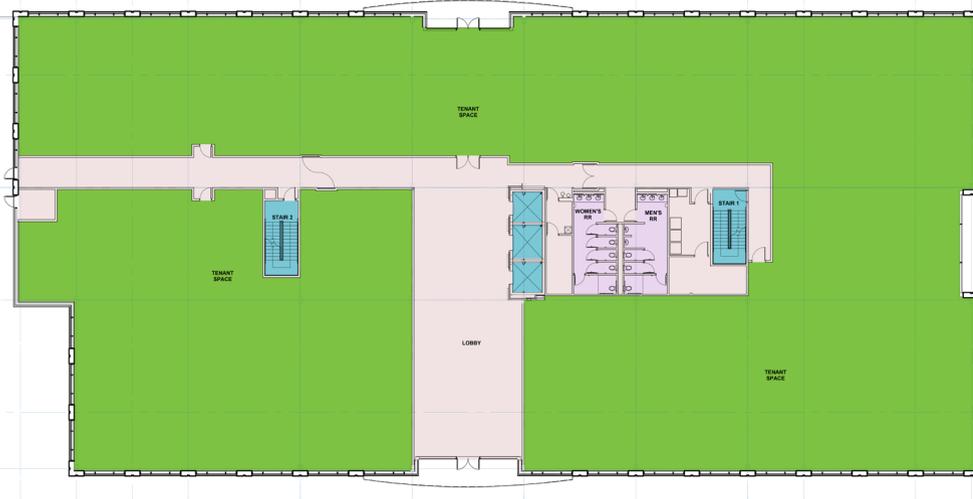
The Nall Corporate Centre III complex will be generously landscaped with flowers, shrubs, trees and landscaped sodded areas. The property will have a complete underground irrigation system to serve all landscaped areas.

## Amenities

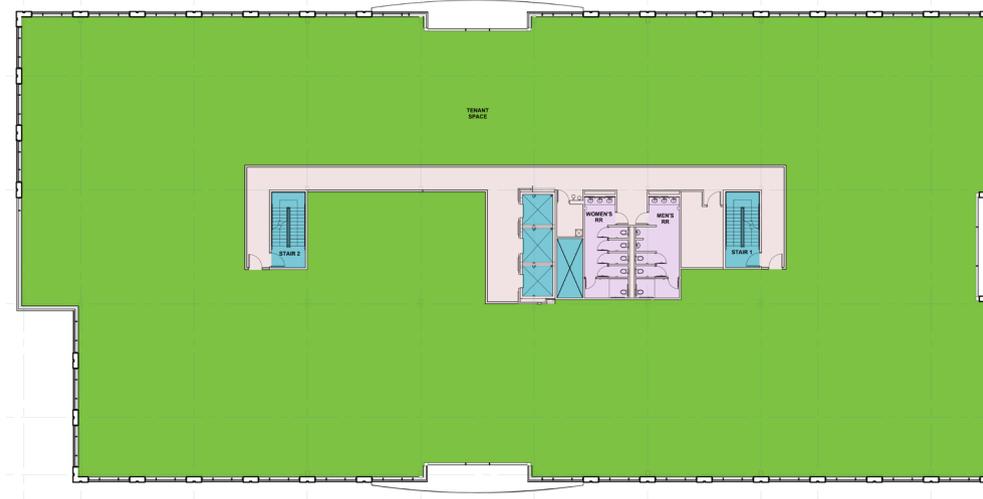
The Nall Corporate Centre III building will have a convenient location with access to hotels, restaurants, day care, banking, and retail services nearby.



# NALL CORPORATE CENTRE III: FLOOR PLANS



First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

- Large 30,000 SF floors with no open area columns to increase efficiency by nearly 5% over other traditional designed office buildings.
- Very tight, efficient core to reduce lost space.
- Balconies designed right now on floors 3 and 4 but can be custom designed.
- Direct access from all floors to underground employee parking garage.



**REAL ESTATE SERVICES, LLC**

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**Kenneth G. Block, SIOR, CCIM**

Managing Principal

816.932.5551

kblock@blockllc.com

**Max Wasserstrom, CFA**

Senior Vice President

816.412.8428

mwasserstrom@blockllc.com

**Reid Kosic**

Vice President

816.878.6316

rkosic@blockllc.com

**Riley Radar**

Vice President

816.412.8482

rradar@blockllc.com