

Local Projects: Omaha

- **Opus Square** – Developed by Opus Architects & Engineers as part of Creighton University's master plan, Opus Square is a 135,000-square-foot residence hall that includes 100 two-, three- and four-bedroom apartments. The four-story building also includes a community room, which is a multi-functional room for campus use. A future pedestrian mall will connect the residents to the original campus.

Opus Contact: Tom Shaver at 952.656.4611 or tom.shaver@opusnw.com



Opus Square
Creighton University
Omaha, Neb.

- **Northrop Grumman** – Located in the Daniell Crossing Business Park on the Highway 370 corridor in Bellevue, Neb., the Northrop Grumman Space and Mission Systems, a 117,000-square-foot, three-story office building, was completed in September 2005. This high-tech facility consolidated Northrop Grumman's Nebraska operations from four sites to a single headquarters under a long-term lease. It currently houses approximately 400 employees, and is designed for expansion to accommodate new business opportunities. The building has numerous high-level security areas, 17 individual electronic labs and computer rooms and redundant power systems for the facility's critical operations.

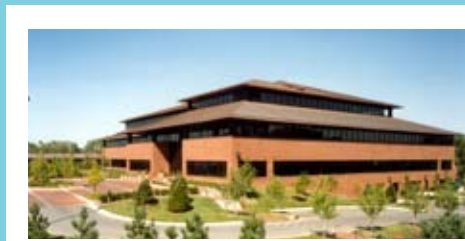
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Northrop Grumman Space and Mission Systems
Bellevue, Neb.

- **ConAgra Foods** – Designed by Opus Architects & Engineers, this 45-acre campus was the catalyst for downtown Omaha's 105-acre Central Park Redevelopment Area. The initial campus development consisted of 450,000 square feet of space in four separate buildings, along with four expansion sites all clustered around a newly created 15-acre lake with views to the adjacent 20-acre county park and Missouri River. Subsequent campus developments included two parking decks and a 150,000-square-foot Global Trading Center. Opus also completed ConAgra's off-campus, state-of-the-art, 60,000-square-foot corporate data center and the adjacent 90,000-square-foot office building.

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ConAgra Foods Corporate Campus
Omaha, Neb.

Omaha Project Spotlight



Lockheed Martin Bellevue, Nebraska

Completed in March 2006, Opus Northwest, L.L.C. and Opus Architects & Engineers designed, developed and built Lockheed Martin's two-story, 85,600-square-foot office building under a long-term lease agreement. Located in Bellevue, Neb., in the Lakewood Village development at the intersection of 45th St. and Maas Road, the building consolidated four existing facilities under one roof.

"Opus is proud to support Lockheed Martin in the development of this world-class facility," said Mark Rauenhurst, president and CEO of The Opus Group. "We know that the work done within these walls will contribute to the safety and security of this nation and the brave men and women who protect its freedom."

As an advanced technology company, Lockheed Martin needs state-of-the-art facilities. The

entire building is a secure facility with some labs requiring top-security clearances. The facility also includes a 200-seat auditorium with Global Vision teleconferencing and interaction capabilities and 11,000 square feet of technology laboratory space allowing war-game exercises. Lab areas are supported with Liebert units to provide 24-hour climate control for electronic equipment and feature a redundant uninterrupted power supply (UPS) system for 15-minute safe equipment shutdown. In addition, there is a full-service cafeteria, locker rooms with showers and an employee recreation room.

The success of this project led to another Lockheed Martin contract for a six-story, 140,000-square-foot project in Fairfax County, Va.

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OMAHA

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Bellevue,
Nebraska

Spotlight



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Message from Mark

At Opus, we're proud of our ability to be flexible and to customize developments as well as negotiation processes for each and every community and client.

We recognize and respect the importance of maintaining the cultural thread of any community in a real estate development project. For example, The Landing at Evergreen in Vancouver, Wash., is a mixed-use development that will be built on a 50-acre general aviation airport and will incorporate architectural elements reflecting the aviation history of this community.

We also aim to truly connect with and understand our clients and communicate beyond cultural barriers. Our recent partnership with Yokohama Tire Corp., headquartered in Japan, to develop a distribution facility at Rickenbacker V in Columbus, Ohio exemplifies our dedication. See the "National Project Spotlight" on page two for more details.

We continually strive to flexibly "build beyond" for our clients!



Mark Rauenhorst

President & CEO
The Opus Group

Opus Northwest Perspective

One great fortune of working for Opus is the national network of talented professionals with broad commercial real estate development expertise. Another benefit is readily tapping this expertise so that we can better serve our clients and partners.

Although each community has unique characteristics that influence development, we exchange best practices with team members across Opus Northwest to help create outstanding projects. The team responsible for Seattle's Fifteen Twenty-One Second Avenue luxury multifamily complex will seek Leadership in Energy and Environmental Design (LEED®) certification. This team gained knowledge about sustainable building techniques from consultants and the Opus team that is nearing completion on the Environmental Protection Agency's Region 8 headquarters in Denver, as well as the team that developed the facility for Honda America Motors near Portland, Ore., the first LEED® Gold certified facility of its kind in the United States.

This fall, Minneapolis' retail team completed the latest phase of Arbor Lakes, a 2-million-square-foot lifestyle/mixed-use project with retail, office and multifamily components. Last year, the Portland office completed the award-winning Bridgeport Village lifestyle center. The real estate and construction expertise and insights gained in developing these projects are being shared with the team developing The Landing at Evergreen in Vancouver, Wash. and with other retail teams in the region.

We're proud of this information exchange and look forward to more opportunities to build beyond for our partners!



John Solberg

President & CEO
Opus Northwest, L.L.C.



Yokohama Tire Corp. Distribution Facility
Rickenbacker V
Columbus, Ohio



Lobby of Yokohama Facility
Rickenbacker V
Columbus, Ohio

Operations are near full speed at Rickenbacker V in Columbus, Ohio, the new home of one of Yokohama Tire Corp.'s largest distribution facilities in the world. Yokohama's 653,270-square-foot operation with 76 loading docks is part of Opus North's 3-million-square-foot development near Rickenbacker, a former air force base that still operates a large cargo-only air facility.

Officials at Yokohama took into consideration Opus' fast work, high quality and sensitivities to cultural differences when making the decision to choose Opus as their developer.

"We learned that Yokohama had a very quick, very immediate need for about 650,000 square feet of industrial space in our area," said Andy Weeks, vice president of real estate for Opus North. "We happened to have a 750,000-square-foot spec building under construction at the time and knew we'd be a perfect fit."

In preparation for a face-to-face meeting with Yokohama officials, Opus worked with their listing agent, CB Richard Ellis, to bring in professionals to translate the Opus proposal into Japanese and had Japanese translators accompany them to a subsequent meeting. "Within 45 days after our initial contact with the Yokohama representatives, Opus had a signed lease," said Weeks.

"Yokohama's standards are high, so they expect their warehouses to be high standard, just like their tires," said Rodney Gibs, Yokohama shift manager at the Rickenbacker V facility. "Everything in this facility is high quality, from the safety features to the lighting to the break facilities. It's just a great place to work."

Opus recently purchased an additional 59 acres of land adjacent to the Yokohama building for future development.

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Opus News

We welcome this opportunity to share Opus' *Building Beyond* newsletter with you. While Opus hasn't had the opportunity to work with a large number of professionals in Omaha's commercial real estate community, we've been active in the area for a long time. With the completion of major projects for ConAgra Foods, Northrop Grumman, Creighton University and most recently Lockheed Martin, we've learned a lot about the area and have begun to establish a solid reputation for producing results on time and on budget. All of us at Opus Northwest look forward to expanding our presence in Omaha and being part of the future of your community. As new members of the Greater Omaha Chamber of Commerce and Downtown Omaha, Inc., we are actively pursuing opportunities to become more involved in the market and welcome the opportunity to meet and work with the brokerage community and with municipal, business and civic leaders.



Tom Shaver

Vice President of
Real Estate Development
Opus Northwest, L.L.C.

Industry News

Making Corporate Campuses Work

By Tom Shaver

Long gone are the days of cookie-cutter cubicles and plain grey office buildings. Forward-thinking companies looking to attract and retain the best employees are using state-of-the-art corporate campuses flush with amenities and added conveniences to keep employees happy and productive.

The corporate campuses we at Opus are building today go beyond providing adequate space for the number of employees working. We build corporate campuses that are a reflection of the company's unique culture and business plan.

Here in Omaha, the 750,000-square-foot ConAgra Foods corporate headquarters was the culmination of a 15-year "Return to The River"

dream envisioned by the city of Omaha. ConAgra officials supported the redevelopment concept and saw it as an outstanding way to further their business goals by keeping their headquarters in Omaha. As a result of this project, other redevelopment was sparked throughout the city, enhancing the business community. Recent projects, including office buildings for Lockheed Martin and Northrup Grumman, show our continued commitment to providing the best work environments to employees of our clients.

Strategic businesses need strategic developments that help them meet business goals. As such, the office sector has become more sophisticated and Opus' design-build approach is perfectly suited to deliver new standards in this sector.