

NORTEL NETWORKS CASE STUDY



CLIENT



SIZE

777,000 Square Feet

LOCATION

Richardson, Texas

DESCRIPTION

Office / Service Center

SPECIAL ATTRIBUTES

Unique Outdoor Spaces and Water Features

Conference Centers

Full-service Cafeteria with 1950's Theme

Credit Union

Just-in-time TI Process

Halmark Workspace Planning

Enhanced Vertical Circulation

Employee Interaction Areas

Parking at 5.0 per 1,000 RSF

Company Store



For more information, contact Bill Larkin, Nortel - 972.684.1957



NOKIA AMERICAS HEADQUARTERS CASE STUDY



CLIENT



SIZE

293,000 Square Feet

LOCATION

Las Colinas, Irving, Texas

DESCRIPTION

Americas Headquarters/Service Center

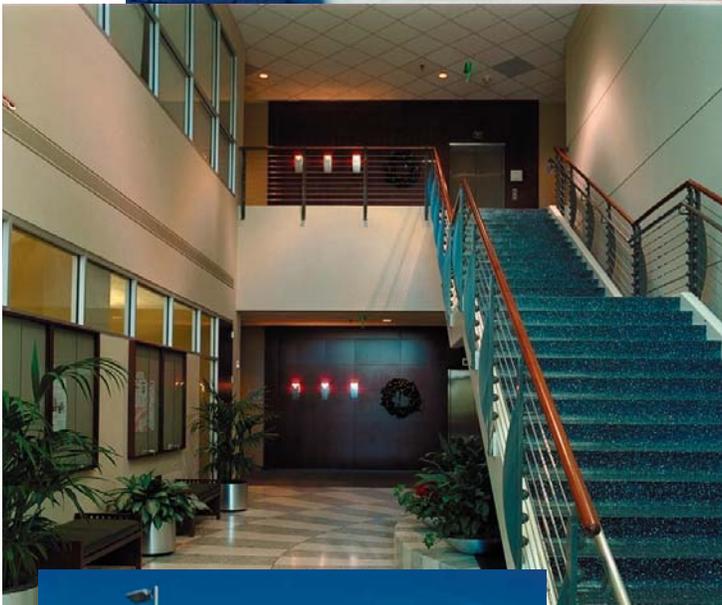
SPECIAL ATTRIBUTES

- 3-level Parking Structure
- Extensive Landscaping - Water Features on 2 Sides
- Under-building Parking
- Jogging Trail, Sports Courts, Fitness Center
- Full Cafeteria
- Full Height Atrium Lobbies
- R&D Labs
- Negotiation of Tax Incentives

For more information, contact Olli-Pekka Kellavuo, Nokia - 972.894.4978



KOLL DEVELOPMENT COMPANY CALL CENTER EXPERIENCE



CLIENT



A TRAVKO (Travelers/Koll) Joint Venture Development

SIZE

300,000 Square Feet

LOCATION

Irving, Texas

SPECIAL ATTRIBUTES

- Fitness Center
- Full-service Cafeteria
- Customer Service Center
- Data Center
- Raised Access Floors

For more information, contact Ron Bastek, First Horizon - 972.919.5538



KOLL DEVELOPMENT COMPANY **CALL CENTER EXPERIENCE**



CLIENT



SIZE

101,120 Square Feet

LOCATION

Las Colinas, Irving, Texas

SPECIAL ATTRIBUTES

Major Site Work; 160,000 CY of Soil Removed

Assistance with Financial Analysis

Amphitheater

Cafeteria

For more information, contact John Jastrem, Rapp Collins - 972.518.3200

ADVANCED NEUROMODULATION SYSTEMS **CASE STUDY**



CLIENT



SIZE

144,000 Square Feet

LOCATION

Plano, Texas

DESCRIPTION

2-Story Office Building
Headquarters and Research and Development

SPECIAL ATTRIBUTES

20,000 SF Clean Room
Biomedical Lab Rooms
Outdoor Fitness Facilities

Expandable by 100,000 SF
Cafeteria

For more information, contact Myron Albert, ANS - 972.309.8502



KOLL DEVELOPMENT COMPANY CALL CENTER EXPERIENCE



SIZE

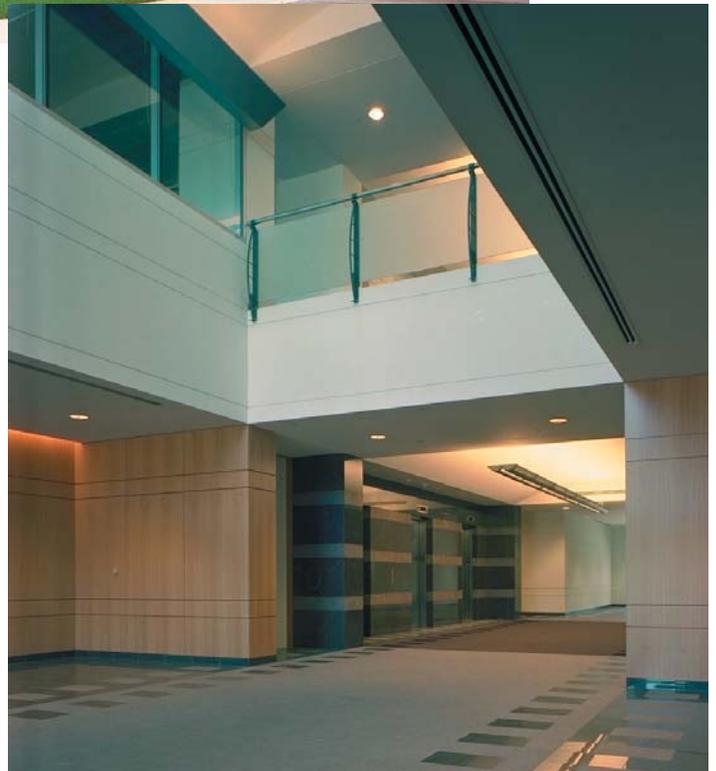
119,040 Rentable Square Feet

LOCATION

Oakland Technology Park
Auburn Hills, MI

SPECIAL ATTRIBUTES

Covered pedestrian arcade
Two-story atrium lobby with natural stone flooring
Distinctive common areas
Special architectural lighting
Generously landscaped site
546 Parking spaces
Fiber Optics



For more information, contact Clay Adams - 770.243.8439

1901 MAIN STREET CASE STUDY



CLIENTS

GE Capital
AON Insurance
Smith Barney
Alliance Bank

SIZE

178,000 Square Feet

LOCATION

Irvine, CA

DESCRIPTION

Office Tower

SPECIAL ATTRIBUTES

Retail and Restaurant Services
Freeway Access to the 405 and 55
Proximity to John Wayne Airport
Gateway to the Irvine Business Complex

For more information, contact Jeanne Ayivoch, NEBF - 202.496.1252

KOLL DEVELOPMENT COMPANY **CALL CENTER EXPERIENCE**



CLIENT

Countrywide Credit Industries

LOCATION

Plano, Texas

SIZE

225,000 square feet

SPECIAL ATTRIBUTES

Dallas/Fort Worth Site Elevation

Dual Fiber

Raised Floor Data Center

Complete Interior Demolition and Reconstruction

Retrofit of Existing Building for Client Use

14-phase Construction and Occupancy Plan

Redundant Power

For more information, contact Patrick Benton, Countrywide - 805.520.5190