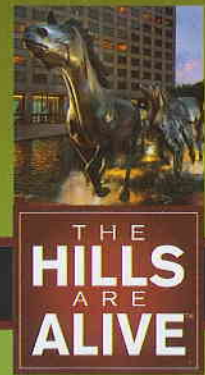


SPIRIT

of LAS COLINAS

Summer 2015



A WORKPLACE PARADISE IN LAS COLINAS

What does it take to turn a 30 year old building into an attractive, functional, and even relaxing work environment for a large tenant? Two things: Developer Wolverine Interests and lead tenant VHA Inc.

The building at 250/290 E. John Carpenter Freeway stood virtually empty after The Associates was acquired by Citigroup, and Citigroup decided to move out of Las Colinas in 2006. As of August, 2012, when Wolverine acquired the building, only a handful of employees maintained an office on the premises.

Enter VHA Inc., a company which recently completed a merger with Chicago-based UHC, to form the largest member-owned healthcare company in the country. VHA has been headquartered in Las Colinas since the early 1980s. The lease for their office space on Las Colinas Blvd. was expiring and VHA capitalized on the opportunity to find new space to consolidate its employees with the employees of subsidiary companies Novation and Provista, under one roof.

Cathy Sweeney, a managing partner of Wolverine Interests LLC, explains that Wolverine got the call to help create the work environment VHA requested for the company's employees in its vacant office complex. Some of the more critical elements included an upgraded fitness center, new café, upgraded restrooms and elevators, and general overhaul of the common



areas of the building. Wolverine, along with designer Donna Vaughan, created an outdoor common area, complete with koi pond, waterfall, and shaded outdoor seating clusters in the campus' central courtyard. The design offers employees a Wi-Fi enabled quiet area to take a break, work outdoors or even hold an outdoor meeting in an otherwise busy section of Las Colinas.

Creative design did not stop with the common area amenities. VHA engaged the design firm Staffelbach

to create a remarkable office space for their employees spread over almost 300,000 square feet. Additionally, Staffelbach was asked to create a work environment within the VHA lease space which, when combined with a number of the upgraded amenities, would earn VHA a LEED certified environment.

To complete the project, Wolverine and VHA used environmentally friendly materials where possible in construction including Energy Star rated equipment

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"This type of project demonstrates the commitment VHA has to its employees, the local community and to conserving our natural resources. They started with an existing facility with access to mass transit that sat vacant for several years. During the renovation project, they recycled materials to divert waste from the landfill, improved the building's existing systems and selected 'green' building materials for sustainability and a healthier environment for workers."

**- Jonathan P. Kraatz, executive director,
USGBC North Texas**

"Both the Las Colinas Association and the City of Irving have been fabulous to work with, as we share opportunities for future growth in our buildings. Our proximity to Las Colinas Country Club also helps for that late afternoon golf round!"

"With the explosion of business activity in Las Colinas, we find the complex in the hunt for many of the larger leases. We also have the ability to create a special atmosphere for smaller clients who are looking to distinguish their employee and client experiences. The courtyard, complete with koi pond, can be used by tenants and other Las Colinas organizations for business functions and entertaining; it's a very relaxing atmosphere, allowing employees to have the flexibility to work through wi-fi in a low stress environment."

**- Cathy Sweeney, a managing partner,
Wolverine Interests LLC**

A WORKPLACE PARADISE *(continued from page 1)*

to lower energy costs, high efficiency plumbing fixtures to reduce water consumption and high efficiency light fixtures and lamps, with supporting controls and occupancy sensors to reduce energy use. Wolverine helped with transportation efficiencies by creating special parking assignments for carpools, shared parking spaces and adding sidewalks from DART bus lines to the building.

"VHA is extremely proud of the LEED designation. In approaching this project we wanted to demonstrate to the community, employees and members the importance we place on social responsibility and sustainability practices that help ensure a healthy environment," said Colleen Risk, EVP

of Research, Public Affairs and Human Resources for VHA. "Staffellbach and the team from Wolverine have created an incredible office space for us that's aesthetically pleasing, energy efficient and environmentally responsible."

Altogether, the improvements make this campus the largest project to be LEED certified in Las Colinas, and one of the largest contiguous spaces in DFW!

What more could a tenant want than a workplace paradise in Las Colinas? *For information on leasing, email Cathy Sweeney at CSweeney@wolverineinterests.com.*