WE BUILD STORIES
About Ryan
National Reach. Local Expertise.

- Founded: 1938
- 2018 Revenue: $1.7 Billion
- Employees: 1,200+
- Mod Rate: 0.76
- Total Built to Suit Work: 30,171,552 SF
- $4 Billion Over 167 Built to Suit Projects
Patrick Ryan
CHAIRMAN OF THE BOARD

J.J. Conners
DEVELOPMENT PARTNER

Josh Ekstrand
DIRECTOR OF DESIGN

Mike Harryman
VICE PRESIDENT OF CONSTRUCTION

Doug Dieck
PRESIDENT OF SOUTHEAST REGION
We see each building’s full potential for lasting value and help you make decisions for maximum impact and investment.

You’ll receive a tailored project approach that achieves your project goals and exceeds your expectations.
A Sample of Ryan’s Build-To-Suit Clients

- Target
- MidAmerican Energy
- Toro
- Kroger
- FedEx
- Minnesota Energy Resources
- Publix
- Amazon
- Olympus
- Whole Foods Market
- Supervalu
- UPS
- GoDaddy
- Walmart
- Comcast
- Sysco
- TEP
- Lowe's
- Alliant Energy
- AT&T
Oracle Campus
SIZE: 560,000 SF
LOCATION: Austin, TX
Tucson Electric Power Headquarters
SIZE: 250,000 SF
LOCATION: Tucson, AZ
Nationwide Operations Center
SIZE: 340,000 SF
LOCATION: Des Moines, IA
U.S. Bancorp Center
SIZE: 929,000 SF
LOCATION: Minneapolis, MN
United States Courthouse
SIZE: 281,902 SF
LOCATION: Cedar Rapids, IA
Marina Heights
SIZE: Office — 2,000,000 SF | Retail — 40,000 SF
LOCATION: Tempe, AZ
City of Austin Planning & Development Center
SIZE: 253,000 SF
LOCATION: Austin, TX
Block 48

Revitalizing an urban area to a create story of transformation.
A Compelling Location With Access to Public Transportation
Great Amenities and Support Resources

PUBLIC TRANSIT
1. Rosa Parks Transit Station
2. Hemming Plaza Station
3. Central Station
4. Jefferson Station

LODGING
5. Omni Jacksonville Hotel
6. Hyatt Regency Jacksonville

FITNESS
7. Anytime Fitness

RESTAURANTS
8. Akels Deli
9. Bellwether
10. Big Pete’s Pizzeria
11. Burrito Gallery Downtown
12. Café Nola
13. The Jacksonville Landing
14. De Real Ting Café
15. Gili’s Kitchen
16. Indochine Downtown
17. Jenkins Quality Barbecue
18. Juliette’s Bistro
19. Kazu Sushi Burrito
20. Magnificat Café
21. Pita Pit
22. Quiznos
23. Rojas Pizza
24. The Happy Grilled Cheese
The Heart of The Civic Core
<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notice to Proceed</td>
<td>4/9/2019</td>
</tr>
<tr>
<td>Interim Agreement Execution</td>
<td>4/23/2019</td>
</tr>
<tr>
<td>Letter of Intent Execution</td>
<td>5/7/2019</td>
</tr>
<tr>
<td>Lease Agreement Execution</td>
<td>8/15/2019</td>
</tr>
<tr>
<td>Close on Land/Financing</td>
<td>9/10/2019</td>
</tr>
<tr>
<td>(5 months from notice to proceed)</td>
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<tr>
<td>Start Deep Foundations</td>
<td>10/24/2019</td>
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<tr>
<td>Building Ready for Occupancy</td>
<td>5/10/2021</td>
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<tr>
<td>(20 months of construction)</td>
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<tr>
<td>Overall Duration from Award to Occupancy</td>
<td>25 months</td>
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</table>
Building Value Into Your Business Story
Access to Daylighting
Variety of Working Styles
Collaborative Environment
Access to Outdoor Space
WELLS FARGO TOWERS: LEED Platinum Office Buildings

KEY STRATEGIES

RESPONSIBLE RESOURCE USE

REDUCING WASTE
The Ryan team diverted more than 95% of site waste produced from landfills.

LOCAL MATERIALS
Granite, limestone, wood millwork, precast concrete, structural steel were sourced within 500 miles of the project site.

CERTIFIED WOOD
All wood products were reclaimed or FSC certified from responsibly managed forests.

ENERGY EFFICIENCY

WINDOW / WALL RATIO
Reducing the glazing area and using low-E glass reduces heat loss and excess solar gain.

HIGH-TECH, LOW ENERGY
The towers use 78% less energy than baseline by linking systems to smart sensors.

HEAT-ISLAND EFFECT
The white roof membrane reflects UV rays and prevents urban heat gain.

ENHANCING THE ENVIRONMENT

SMART LANDSCAPING
Native plants connect to the local habitat and decrease maintenance cost of greenery.

BIRD-FRIENDLY DESIGN
Solid wall materials, shadow lines, and tinted glass prevent avian collision hazards.

WATER REUSE AND TREATMENT

HARVESTING RAINWATER
Captured rainwater irrigates 100% of the green roof and sidewalk planting beds.

REDUCING USE
Waterless urinals and low-flow fixtures save 40% of water over baseline.

THE BOTTOM LINE

~15k gal reused rainwater
52% less operating energy
Innovative integration of occupancy sensors with BAS for energy efficiency

KEY FACTS

HIGH-TECH, LOW ENERGY

The standard mechanical system uses 1 fan per unit to heat and cool a building. The innovative new system installed at Wells Fargo uses 12-16 smaller fans per unit, linked to the occupancy sensors and BAS.

LOCAL MATERIALS

STEEL - IRON RANGE
GRANITE - COLD SPRING
PROJECT SITE
LIMESTONE - MANKATO
GLASS - OWATONNA
PRECAST CONCRETE - SIOUX FALLS

Largest LEED PLATINUM office in MN (1.2mil SF)
The Heart of The Civic Core
Thank you!