

NEW HORIZONS ENTERPRISES OFFICE

Location: 2316 Troost Ave., Kansas City
Size: 8,000 square feet on 2.25 acres
Value: \$675,000

Players: Broker, Lee & Associates; law firms, Levy & Craig PC and Farris Law Firm LLC; architect, AMAI Architecture; financier, Missouri Bank; general contractor, CMG Construction.

Description: New Horizons Enterprises LLC found the perfect place for its new home in the former Bogdon Candy Co. site. Professional employees and field staff for the company, which provides environmental management, have easy access to job sites throughout the city.

Features: The company gutted the interior of the building, which was built in the 1950s, and created three areas: one for administrative staff, one for engineers and scientists, and the third for laborers. The entire building is decorated in the company's signature yellow and orange brand colors.

Perks of the building: The view from the brick and concrete building, which sits up on a hill, is phenomenal, said Stephanie Isaacson, the company's president.

And although new electrical and plumbing had to go in, the building was well insulated, a perk



of its former life as a candy manufacturing company. It also sits on a lot of land, which will make expansion possible.

Neighborhood connection: "We didn't go into it with this intention of being part of this

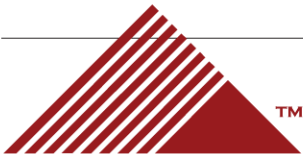
great revitalization of Troost, but now that we are, we're loving it," Isaacson said. "We truly feel like we're a part of the community."

Employee reaction: The company employs around 40, Isaacson said, and all reports have

been positive:

"One of the supervisors came in and said, 'I feel like I have a place to come home to.' And that's what we wanted — a place where people feel they belong."

Maria Cote



CORINTH SQUARE

Location: 83rd Street and Mission Road in Prairie Village
Size: 300,000 square feet
Value: \$3 million

Players: Developers, Lane4 Property Group Inc., CSN Retail Partners; law firm, Polsinelli Shughart PC; architect, Generator Studio; engineer, Landplan Engineering; general contractors, Centric Projects, Darland Construction, GLR Construction.

Description: The six-month renovation aimed to reorganize the automobile-centric design and a shift toward an inner-ring suburban neighborhood retail development, with a heavy emphasis on visually appealing pedestrian walkways. The historic post-war design had put parking at its center, but Lane4 Senior Vice President Jeff Berg said the layout had given too much way to vehicle traffic.

"Our goal was to tame the traffic and reclaim the center for pedestrians," he said. "We've found that the more enjoyable the shopping experience, the longer people stay. And the longer they stay, the longer they shop."

Features: Generator Studio redesigned the center core, improving the facade with brick, stone and wood accents, tile roofs and more substantial roof lines. A CVS location was remodeled as a freestanding building and redesigned to look

RETAIL



like it was built as part of the center years ago.

But the main focus aimed to expand sidewalks and add themed and landscaped pedestrian plazas with fountains and sculptures.

Extra lot entrances were closed off and that space was reclaimed, resulting in a loss of less

than 10 spaces.

Financing: Lane4 worked with the city to create a 1-cent community improvement district.

Community impact: Since the renovation,

Berg said the surrounding area has become one of the hottest residential sales markets.

The area has seen property values increase, and houses are seeing much shorter times on the market.

Autumn MorningSky