

# R&R REALTY GROUP

# Results



**R**&R Realty Group is a full service real estate company offering expertise in development, brokerage, construction management, property management, technology services and real estate investments.

## R&R Realty Group Opens Design Studio



Pinehurst Building  
1225 Jordan Creek Parkway  
Suite 220  
West Des Moines, Iowa



"Providing More Than Just Office Space"

R&R Realty Group (R&R) proudly announces the opening of the R&R Realty Design Studio, located at 1225 Jordan Creek Parkway, Suite 220 in West Des Moines, Iowa. The Design Studio space in the Pinehurst Building at Country Club Office Plaza is the newest service provided by R&R Realty Group. It offers our customers a one-stop location to professionally design their office space. The studio has a large furniture showroom displaying some of the latest trends in furniture design, an area for color selections and a conference/design area which allows floor plans in CAD to be projected on a screen for easier use in space planning.

(See R&R Design Studio Page 2)

### Mission Statement:

- To set the *standard* for real estate companies.
- Conduct business with *integrity*.
- Establish long-term relationships built on *trust*.
- Provide the best *value*.
- Deliver quality *customer service*.

**R&R Realty Group**  
Dan Rupprecht 223-4500  
rupprecht.dan@rrrealty.com

**Construction Services, Inc.**  
Dan Biere 223-4518  
biere.dan@csireresults.com

Tom Fish 223-4518  
fish.tom@csireresults.com

**Development Services Corp.**  
Dan Dutcher 223-4500  
dutcher.dan@rrrealty.com

Steve Gaer 223-4500  
gaer.steve@rrrealty.com

**Management Professionals, Inc.**  
Joe Price 223-4901  
price.joe@rrrealty.com

**R&R Equity Partners**  
Brett Bosworth 223-4500  
bosworth.brett@rrrealty.com

**Realty Capital Corp.**  
Jim Weber 223-4500  
weber.jim@rrrealty.com

**Realty Marketing Group**  
Mark Rupprecht 223-4500  
rupprecht.mark@rrrealty.com

**Realty Technology Services**  
Steve Gaer 223-4500  
gaer.steve@rrrealty.com



**R&R Design Studio (contd. from Page 1)**

“When a client is ready to evaluate a location and a facility for their business, our team of professionals will easily guide them throughout the entire process. We strive to make finding a space for a company a simple process as well as an enjoyable experience,” says Mark Rupprecht, president of Realty Marketing Group, a subsidiary of R&R Realty Group. Services include professional space planning, color and furniture selections by interior designers, move coordination services, phone, networking and wiring set up and management of the construction process. The time saved by this one-stop service is valued by customers in the process of finding space, designing and moving their company. The R&R Realty Design Studio provides the best solution with the ease of one relationship.

“R&R has provided some of these services in the past; however, we have now expanded the depth of services by assembling a team of preferred suppliers and created a design studio where the customer can make all their decisions in one location,” says Rupprecht. “This is a new concept in the commercial real estate market and we are finding our customers really enjoy the professionalism and ease of moving their office into an R&R property.”



R&R Realty Group  
June 2005  
Tenant Appreciation  
Party Schedules  
2nd-Three Fountains Office Park  
9th-Country Club Office Plaza  
16th-Aurora Business Park  
23rd-Terrace Place/Terrace Center

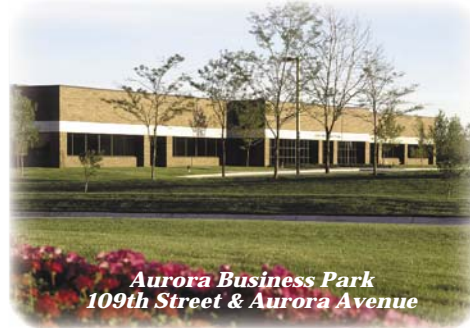
## R&R Realty Group Named Urbandale’s “2004 Business of the Year”



From left to right: John Pittman, Urbandale Chamber of Commerce Past President, Mark Rupprecht, President of Realty Marketing Group, and David Russell, Urbandale Chamber of Commerce Executive Board Member.

R&R Realty Group (R&R) received Urbandale’s “2004 Business of the Year” award at the annual Urbandale Chamber of Commerce dinner on February 3, 2005. Mark Rupprecht, President of Realty Marketing Group, a subsidiary of R&R, was in attendance to accept the award. “My father started this business twenty years ago. Aurora Business Park in Urbandale, Iowa was one of our first projects. On behalf of all R&R employees, we’d like to thank all of our customers and the city of Urbandale for this award.”

Over the past twenty years, R&R has developed and manages several significant developments in the city of Urbandale, Iowa. Aurora Business Park is a flex 53-acre business park with 19 buildings totaling over 800,000 square feet. This development has grown into a major economic center for many local, regional and national companies.



*Aurora Business Park  
109th Street & Aurora Avenue*

Meredith Business Park is a 535,000 square feet industrial park, with the first warehouse constructed in 1997. The development has contributed to increased economic growth both in jobs and new business locations for

companies with distribution, storage, office and warehouse needs.



*Meredith Business Park  
Meredith Drive & 121st Street*

Interstate Acres is another project located in Urbandale, Iowa that provides an additional 640,000 square feet of warehouse space.



*Interstate Acres Business Park  
109th Street & Aurora Avenue*

All of these parks are home to over 150 Urbandale businesses, which employ over 5,000 people, many of whom live in Urbandale. Aurora Business Park, Meredith Business Park and Interstate Acres Business Park projects total over 1.9 million square feet of business activity.

R&R Realty Group maintains a marketing and management office in Aurora Business Park and is committed to providing customer service to our clients for years to come.

A continued commitment to future growth of Urbandale is evident with the purchase of 250 acres of land north of Meredith Drive. With this development, R&R Realty is proving once again their commitment to the growth of Urbandale. “Offering our customers alternatives in real estate and satisfying their needs is our number one goal,” says Rupprecht.



## Meredith Drive Half-Diamond Interchange



*Steve Gaer, General Counsel and Vice President of Development for R&R Realty*

### **Q: What is the Meredith Drive Half-Diamond Interchange?**

#### **Gaer:**

It is a potential project by the Iowa 141 Corridor Scoping Committee formed in September 2004. One of the recommended transportation infrastructure projects for future study and evaluation is this half-diamond interchange at I-35/80 and Meredith Drive with an off-bound ramp going north and an on-bound ramp coming south.

### **Q: Why is this so important?**

#### **Gaer:**

It is timely in that the City of Urbandale is preparing this year to replace the existing Meredith Bridge extending over I-35/80.

### **Q: What are the benefits of this Meredith Drive Interchange?**

#### **Gaer:**

- 1.) Increased safety on Hwy 141 by reducing the traffic on Hwy 141/Rider corner.
- 2.) Better access will provide for improved land uses.
- 3.) Significant improvement in the type and timing of development and related tax base.
- 4.) Enhanced access to and accelerated improvement of the local road systems.

### **Q: Where does it go from here?**

#### **Gaer:**

The Meredith Drive Interchange has been included in the Metropolitan Planning Organization (MPO) 2030 Long Range Transportation Plan. A more detailed analysis and report will be completed and submitted to Federal Highway Administration and the Iowa Department of Transportation with a request to approve the construction of the Meredith Drive Interchange.

### **Q: If I want more information, who do I contact?**

#### **Gaer:**

You may contact me, Steve Gaer, at R&R Realty Group at (515) 223-4500.

## Construction Services, Inc. Expands Construction Business in Nebraska

Construction Services, Inc. a wholly owned subsidiary of R&R Realty Group, is pleased to welcome Dan Biere as their new leader in providing professional construction management services.

CSI President Dan Biere is taking the company in new directions. Under Dan's leadership, CSI is ready to build on its reputation for success in construction management services and expand in both Nebraska and Iowa.

Dan's 23-years of expertise in all facets of the construction industry have left its mark on signature developments in the city of Omaha including the UNMC Durham Research Center, the \$24.5 million upgrade to Westside High School, and the UNO Fine Arts Building.

CSI's commitment to represent the interest of owners blends well with Dan's longstanding philosophy. He approaches every project determined to go the extra mile during the pre-construction process and finds innovative ways to deliver the highest quality at the lowest cost. "We're building on success and expanding services in both Iowa and Nebraska," said Biere. "Being a subsidiary of R&R Realty Group, CSI has the resources for complete turnkey project development."



*Dan Biere  
President, CSI*

## Tenant Renewals/ Expansions

We would like to thank the following tenants for their continued business:

### **Aurora Business Park:**

- Quest Diagnostics, Inc.
- Associated Computer Systems, Inc.
- Continuous Control Solutions, Inc.
- Vodaci Technologies, Inc.

### **Country Club Office Plaza:**

- Principal Life Insurance Co.

### **Three Fountains Office Park:**

- Iowa Gaming Association
- Dex Media
- Frevert Ramsey Kobes Architects-Engineers, P.C.
- Wixted, Inc.
- Prometric, Inc.
- William Penn University
- Robert Half International, Inc.

### **Meredith Business Park:**

- Bell Automotive Products, Inc.
- United Warehousing, Inc.

## New Tenants

We would like to welcome the following new tenants to an R&R property:

### Aurora Business Park:

- Iowa Environmental Services, Inc.

### Country Club Office Plaza:

- Assurant, Inc.
- Equity One, Inc.
- Jordan Creek Center for Aesthetic Dentistry

### Interstate Acres:

- Packaging Incorporated

### Century III:

- Spherion, Inc.

### Terrace Place:

- Ascend Communications, LLC

### Meredith Business Park:

- Cold Spring Granite

## New Tenant Highlight: UBS

The Des Moines office of UBS Financial Services Inc. recently moved into Suite 108 of the Pinehurst Building in Country Club Office Plaza.

UBS is one of the world's leading financial firms, serving a discerning global client base. As an organization, it combines financial strength with an international culture that embraces change. As an integrated firm, UBS creates added value for clients by drawing on the combined resources and expertise of all its businesses. UBS is present in all major financial centers worldwide. It has offices in 50 countries. UBS is a Swiss public company listed on the SWX Swiss Stock Exchange, the New York Stock Exchange (NYSE) and the Tokyo Stock Exchange (TSE).

With more than 140 years of experience, and an extensive global network of offices, UBS is the world's leading wealth management business. Client advisors provide a comprehensive range of services customized for wealthy individuals, ranging from asset management to estate planning and from corporate finance to art banking. In the United States, UBS is one of the biggest private client businesses with a client base of nearly two million. Its American network of financial advisors provides sophisticated services to affluent and high net worth clients.

Edward E. Carroll is the Branch Manager of the Des Moines office and can be reached at (515) 237-3736.



## Tenant Highlight Opportunity

If you are a tenant in an R&R property and would like the opportunity to highlight your business in the *RESULTS* Newsletter, please contact Melissa Becker at 223-4500 or email [becker.melissa@rrrealty.com](mailto:becker.melissa@rrrealty.com).



## New Tenant Highlight

In late 2005, the Bank Iowa corporate office will occupy its new building on Jordan Creek Parkway. Construction started in March 2005. Architects for the project are Smith Metzger with Hansen Company, Inc. providing the construction. The building will be 12,000 square feet, with Bank Iowa West Des Moines on the first floor and the corporate offices on the second.

The Bank Iowa group wanted a signature building for their foray into the greater Des Moines market. "The owners asked for the architects to design a structure that would incorporate principals of classic architecture adapted to a contemporary purpose and appearance," Stan Honken, Bank Iowa CEO, remarked. "They wanted the building not to look dated in a few decades." The structure will have a roof design that appears to float over the structure. A clearstory and several floor-to-ceiling glass walls will flood the bank lobby and upper corporate office floor with natural light.



The bank will provide all banking services to the area, with an emphasis on commercial and residential financing. For further information, contact Michael Thompson at 515.225.2333 or by email at [mthompson@bankiowabanks.com](mailto:mthompson@bankiowabanks.com).

1225 Jordan Creek Parkway, Suite 200  
West Des Moines, Iowa 50266  
Phone: 515-223-4500 • Fax: 515-223-7235  
[www.rrrealty.com](http://www.rrrealty.com)



*Real estate.  
Results.*