

PARAGON PRAIRIE TOWER

Fact Sheet



Paragon Prairie Tower, an architectural icon for R&R Realty's Paragon Prairie Office Park, is a new landmark dedicated to Iowans. While R&R Realty's office parks typically have plaza areas, water features or other pleasing iconic images, Paragon Prairie Tower was created to signify more—the hard work, dedication, and loyalty of the state's agriculture heritage.

Daniel Rupprecht, founder of R&R Realty, came up with the idea for creating an iconic landmark during a visit to Phoenix, Arizona. He saw the impressive beauty of a Frank Lloyd Wright structure that served as the iconic image for an office park in that area. He wanted to do something similar in Iowa. This idea grew into Paragon Prairie Tower.

- Location:** Paragon Office Park Plaza
123rd and Meredith Drive, Urbandale, Iowa
Located in the Silos and Smokestacks National Heritage Area, Paragon Prairie Tower can be seen from adjacent highways I-80, I-35 and Highway 141
- Visionary:** Daniel Rupprecht, President, R&R Realty Group
- Architects:** Tower:
RDG Planning & Design
Architectural and Artist Team: David Dahlquist, Thomas Wright, Don Scandrett, Matt Johnson, Carmen Davis, and Travis Rice.
Lighting team: David Raver & Jason Odefey
- Plaza:
Brian Clark and Associates: Chris Della Va Dova, Seth Gray
- Height:** 120 feet tall
- Diameter:** 16 feet
- Cost:** over \$1 million
- Materials:** Pre-cast concrete panels with a glass tile mosaic overlay
Tower Skylight: 8' high x 16' diameter illuminated skylight that serves as a beacon day and night to the Paragon Office Park

Mural:

- Largest Italian glass mosaic tile mural in the U.S.
- More than 5,000 square feet of Italian glass tile
- Over 1.8 million pieces of mosaic glass in the tower
- Glass tiles imported from Ravenna, Italy, the capitol of the western Byzantine Empire and site of the first Golden Age, over 1,500 years ago
- A special liner product was used to prevent moisture from gathering inside the Tower

Design: Iowa prairie with a field of wildflowers, including Coneflowers, Black-Eyed Susans, Daisies and Clover amidst bluestem grass

The Story: Three engraved story boards surround the tower at its base. The story describes the project's purpose and vision, including how it represents Iowa's agricultural heritage. Lights inside the story boards illuminate up the Tower.

The Paragon Prairie Tower Story in Pictures



PARAGON

■ OFFICE PARK

Plaza:

- Positioned on a four-acre lake with two fountains
- Circular foundation created with two-toned concrete
- Steps and risers lead down to the waters edge of a large pond
- Two, pre-cast concrete walls mark the entrance to the office park
- Surrounding area will be heavily landscaped with native grasses and trees
- Can be used by tenants and other groups for host parties, concerts, and other events

Office Park:

- 280 acre office park and retail development
- Northwest corner of Paragon Prairie Tower is Marsh's new 215,000 square foot office building
- Northeast corner of Paragon Prairie Tower is Citi Group's 169,000 square foot office building
- Future development: Dahl's grocery store, convenience store, neighborhood retail center, restaurants, and additional office space

Thank You

R&R Realty and the Rupprecht family would like to extend a special thank you to the team of companies and craftsmen that used tremendous ingenuity, skill and hard work to create this one-of-a-kind structure, including: Construction Services, Inc., RDG Planning & Design, Charles Saul Engineering, Brian Clark and Associates, Geopier Foundation Co., Foundation Services Inc., Elder, McAninch, Eco Tech, Cameron Mitchell, Safeway Scaffolding, CoreSlab Structures, Inc., Sunderland Brothers Company, Des Moines Marble & Mantel, A-Com, US Erectors, Sunglo Skylight Products, Academy Roofing, Waldinger Mechanical, Common Wealth Electric, Heartland Finishes, Skold Company, Bryon Hendricks, and Perficut.

About R&R

R&R Realty Group is the Des Moines area's premier full-service real estate company with development, brokerage, construction, property management, technology services, capital management and acquisitions. R&R was founded in 1985 by Daniel Rupprecht and is one of the largest commercial real estate companies in Iowa with nearly 5 million square feet under management. The company remains family owned.