



Nighttime at The Kauffman Center for the Performing Arts in Kansas City, Mo.

THE BEST QUARTERLY ROUND-UP OF DEVELOPMENT NEWS IN THE ONEKC REGION

## Axxiom and Animalytix Establish Presence in KC Animal Health Corridor

**KC** | Two animal health companies choose KC region due to community support

**Axxiom Consulting**, an executive consultancy company focused on the North American animal health industry, and **Animalytix LLC**, the leading provider of sales consumption and market analytics for the U.S. animal health industry, both recently selected Platte County within the KC Animal Health Corridor to expand their operations. The companies will locate in the Ambassador Building at 12200 Northwest Ambassador Drive, adjacent to Kansas City International Airport.



**Chris Ragland**

“As a community, the KC Animal Health Corridor represents the most significant concentration of animal health related entities in North America,” said Chris Ragland, managing principal of Axxiom Consulting and CEO of Animalytix LLC. “The decision to establish an office location in Kansas City was driven by a desire to significantly improve our accessibility and responsiveness to these companies as well as strengthen our relationship with the Kansas City Area Development Council, one of the strongest and most effective advocates for this industry.”

Axxiom and Animalytix chose the KC region due to community support and access to a globally unique animal health industry concentration. The Kansas City area accounts for 32 percent of the \$19 billion global animal health industry. The KC Animal Health Corridor, anchored by Manhattan, Kan., and Columbia, Mo., is home to more than 220 animal health companies, which represents the largest concentration in the world. Both companies announced their selection of the KC Animal Health Corridor at the Kansas City Area Development Council’s 2012 Annual Meeting on Nov. 2, 2012.

KCADC was proud to partner with the following organizations in bringing Axxiom Consulting and Animalytix LLC to the KC Animal Health Corridor: **Kansas City Aviation Department; Platte County Economic Development Council; Economic Development Corporation of Kansas City, Missouri; State of Missouri; KCP&L** and **Missouri Gas Energy**.

[animalytix.net](http://animalytix.net) | [axxiomconsulting.com](http://axxiomconsulting.com)

## Logoplaste Selects KC Region for New Facility

**KC** | Plastic packaging manufacturer chooses KC for its central location

**Logoplaste**, a manufacturer of rigid plastic packaging, selected the Kansas City region for a new 200,000-sq.-ft. manufacturing operation. The company plans to invest \$31.5 million and create approximately 80 new jobs. Logoplaste selected the Kansas City region after evaluating multiple states across the Midwest.



“There are several of our customers and potential new ones in the area,” said Rui Abelho, North America managing director of Logoplaste. “Following our business model of in-house operations and nearby site operations, we decided to install an operation in this area.”

Logoplaste manages more than 60 factories and 350 machines, with locations in 18 countries. The most up-to-date technologies in injection molding, stretch-blow molding and extrusion molding are used to produce packages across the wide range of market segments including the food and beverage, personal care, household care, and oil and lubricants sectors.

KCADC was proud to partner with the following organizations in bringing Logoplaste to the KC region: **Economic Development Corporation of Kansas City, Missouri; The Missouri Partnership; KCP&L; Jackson County; Missouri Gas Energy; Kessinger/Hunter & Co., LC; Cassidy Turley** and **KC SmartPort**.

[logoplaste.com](http://logoplaste.com)

## Manufacturing Startup Opening in KC Area

**KC** | E.C. Manufacturing will create more than 200 jobs

**E.C. Manufacturing, LLC**, an advanced manufacturing startup, selected the Kansas City region to open its operations. The company is expected to create 252 new jobs over the next three years, and will occupy space in a 142,000-sq.-ft. building in Shawnee, Kan. The KC region competed with markets on the East Coast for this opportunity. Special thanks to Chris Baltimore, state and local tax director with **McGladrey** for his leadership on this project and Tracey Mann of **Zimmer Real Estate Services** for leading the real estate search.

E.C. Manufacturing is affiliated with Heatron, a Leavenworth-based company specializing in thermal management and heating element design and solutions, as well as LED integration.

KCADC was proud to partner with the following organizations in bringing E.C. Manufacturing to the KC region: **Shawnee Chamber of Commerce; Shawnee Economic Development Council, City of Shawnee, Kansas Department of Commerce; Jones Lang LaSalle, Westar Energy, Inc.** and **KC SmartPort**.

## Raymore, Missouri

**KCone** | Community Profile

Located approximately 23 miles south of downtown Kansas City, Mo., Raymore is an easy commute to most anywhere in the metro area. As the fastest growing city in Cass County, Raymore has seen its population increase 72 percent in the last 10 years. This growth has resulted in the development of many premier residential subdivisions. Raymore’s great neighborhoods and renowned Raymore-Peculiar School district continue to draw many young, affluent families to the area.



Raymore is situated along Missouri Highway 58 and adjacent to the newly designated Interstate-49 corridor, providing businesses great

visibility and highway access. One of the prime areas for future development is the North Cass Parkway Interchange located on I-49 at the Good Ranch. This area is zoned for a 500+ acre commercial and high-tech business park. National retailers also continue to be drawn to the Raymore Galleria commercial area, with SAM’s Club opening in late 2013.

For more information about Raymore, contact **Gene Thompson**, at [gthompson@raymore.com](mailto:gthompson@raymore.com) or 816-331-5000 | [raymore.com](http://raymore.com)



Look for the KC Animal Health Corridor as they hit the road early in 2013. The KC Animal Health Corridor and Advanstar Veterinary will be hosting receptions following the Brakke Consulting Industry Updates on **Monday, January 21** at the **North American Veterinary Conference (NAVC)** and **Tuesday, February 19** at the **Western Veterinary Conference (WVC)**. NAVC is taking place January 19-23 in Orlando, Fla., and WVC will be held February 17-21 in Las Vegas, Nev.

For more information, please email Emily Dye at [dye@thinkkc.com](mailto:dye@thinkkc.com) | [KCanimalhealth.com](http://KCanimalhealth.com)

# Underground Real Estate Provides More Efficient Workspace

**KC** The KC area is home to more underground warehouse space than any other city in the U.S.

In KC, more than 10 percent of total industrial real estate is underground. Underground commercial spaces tend to be more efficient because of the constant temperature and humidity levels, which allow for low utility costs and 50 to 70 percent savings in total energy costs. Data centers, document storage, food and other storage are common tenants, as the space is well protected from the elements. Productivity levels also tend to be higher in underground spaces. Lease rates are 30 to 50 percent less than above ground facilities. There is currently space available in both Kansas and Missouri.



**SUBTROPOLIS**  
The Hunt Midwest Subtropolis in Kansas City, Mo., is the world's largest underground business complex, with 4,856,744 sq. ft. of available space. Subtropolis is home to more than 50 local, national and international businesses.  
[huntmidwest.com/subtropolis](http://huntmidwest.com/subtropolis)



**PARKVILLE COMMERCIAL UNDERGROUND**  
Located in Parkville, Mo., on the Park University campus, offering tenants the unique opportunity to make a connection with the university. There is more than 375,000 sq. ft. of leasable space.  
[park.edu/pcu](http://park.edu/pcu)



**CAREFREE INDUSTRIAL PARK**  
Located in Independence, Mo., off of 291 Highway. There is currently 449,500 sq. ft. of available subsurface warehouse, distribution and manufacturing space.  
[lscr.com](http://lscr.com)



**MERITEX LENEXA EXECUTIVE PARK**  
Located in Lenexa, Kan., this 3 million -sq.-ft. subsurface business park offers office, light industrial and warehousing tenants state-of-the-art facilities at nearly half the cost of comparable surface space.  
[meritex.com/html/kansas\\_city.html](http://meritex.com/html/kansas_city.html)



**SPACE CENTER EXECUTIVE PARK**  
Located in Independence, Mo., offering 400,000 sq. ft. of available space. The subsurface complex maintains constant year round temperatures and is located near Union Pacific rail service.  
[spacecenterinc.com/real-estate/kansascity.html](http://spacecenterinc.com/real-estate/kansascity.html)

## Ratings & Rankings

**FORBES.COM [10.2012]**  
Forbes ranked Kansas City **No. 13** among the "Best Cities for Female Entrepreneurs". The ranking was based on an increase in women's business activity in 2012 in addition to high projected job growth, education levels, quality of life and low cost of doing business.

**ENTREPRENEUR [09.2012]**  
Kansas City was named **one of nine** cities considered unexpected **hubs for tech startups** due to the regional initiatives and accelerators created to support tech startups in KC, as well as Google Fiber.

**BLOOMBERG BUSINESSWEEK [09.2012]**  
Kansas City was ranked **No. 15** on "America's 50 Best Cities" list due to its "unique blend of technology, arts and history," out-ranking cities such as Los Angeles, Chicago and Dallas.

**AMERICAN INSTITUTE FOR ECONOMIC RESEARCH [10.2012]**  
Lawrence, Kan., home of the **University of Kansas (No. 8)**, Columbia, Mo., home of the **University of Missouri (No. 10)** and Manhattan, Kan., home of **Kansas State University (No. 14)** all placed in top spots among the "75 Best College Towns and Cities for 2012-2013" based on the academic environment, quality of life and professional opportunities of college towns and cities.

# Distribution and Logistics Advantages in the KC Region

**KC** Available buildings in the KC region are "vertical ready"

A lot can be said about specific advantages of a particular region. For example, Kansas City boasts speed-to-market, low transportation costs and a highly skilled workforce. However, these advantages would not be as significant without available space for a client to occupy. Being able to offer build-to-suit and spec options to clients is a huge advantage for the Kansas City region. Often clients want to move fast and by having buildings in place, Kansas City can make that happen. In addition, most sites in other regions across the U.S. are shovel ready, whereas the Kansas City region is vertical ready.



One example of available product is the 822,000-sq.-ft. spec building in Olathe, Kan. To view industrial real estate options Kansas City has to offer, please visit [KCSmartPort.com](http://KCSmartPort.com).



Companies are working to be more cost efficient than ever before. In order to **better manage their supply chains**, many companies are turning to third party logistics providers.

KC SmartPort will host its second annual **Momentum** industry-briefing highlighting the third party logistics (3PL) industry.

This year's event will be held at the Kansas City Marriott Downtown on **April 17, 2013** and will feature a panel of local and national senior-level executives from the 3PL industry. Registration will include breakfast and networking. For more information on the program or available sponsorships, please email Holly Robben at [robben@KCSmartPort.com](mailto:robben@KCSmartPort.com) | [KCSmartPort.com](http://KCSmartPort.com)

## Available Real Estate



**CITI CARDS BUILDINGS, Kansas City, Mo.**  
The Citi Cards customer service center consists of two Class A office buildings totaling 263,302 sq. ft. The property features a data center, a full service 10,000-sq.-ft. dining area, a 450-seat meeting room, and a 5,000-sq.-ft. fitness center.

The Citi Cards buildings are located just east of the Kansas City International Airport and have easy access to the entirety of the Kansas City metro via Interstate 29. The parking ratio is 6.3 spaces per 1,000 sq. ft. of rentable area. For more information on the property, contact **Rod Jones** with Colliers International at 816.556.1129 or [rod.jones@colliers.com](mailto:rod.jones@colliers.com).



**LEE JEANS HQ BUILDING, Merriam, Kan.**  
This four-story, 146,000-sq.-ft. building is the former home of the Lee Jeans Corporate Headquarters. The building is located on a corner lot one half mile from I-35. The building sits on 11.5 acres with signage available. This iconic facility is available for sale or lease. The building offers a secure lower level that is ideal for call center and/or data center uses. Contact **Dan Jensen** at Kessinger/Hunter Co., Inc. at 816.936.8505 or [djensen@kessingerhunter.com](mailto:djensen@kessingerhunter.com).



The Kansas City region has a legacy of artistic and entrepreneurial innovation spanning more than 125 years. Today, the KC metro has one of America's most inventive and creative cultures. America's Creative Crossroads is sharing the stories behind the Kansas City region's most creative assets – companies, entrepreneurs, artists, chefs, musicians and business leaders.  
[KCCreativeCrossroads.com](http://KCCreativeCrossroads.com)

THE INTERSECTION OF ARTISTRY AND TECHNOLOGY



Photo by Cameron Gee

## Beth Nybeck

**Vision through Sculpting**

Visionary, artist and sculptor are just a few ways to describe Beth Nybeck, the talented metal sculptor artist creating incredible pieces for both the public and private sector across the U.S. Graduating from the University of Northern Iowa in 2010, Beth has stayed busy creating her metal masterpieces for places like Concourse Park in Kansas City, Mo.; the John Wayne International Airport in Orange County, Calif.; and the National Special Olympic Torch in Lincoln, Neb., just to name a few. Beth now calls Kansas City home, and has opened her own company, Nybeck Sculpture, located in the Crossroads Arts District. With the driving belief that, "artwork has the ability to influence people, communities and the world at large," Beth uses her passion in sculpting metal to connect her ideas to those around her.

**What is it about KC that makes it a great environment for creativity and the arts?**

Kansas City has such a deep diversity in artistic talent and expertise. Artists alike in Kansas City understand the value of discussion and collaboration of ideas and projects. I have fallen head over heels in love with this city, because you can feel the excitement and energy for the arts just about everywhere you go. People are doing incredible things here, period.

[bethnybeck.com](http://bethnybeck.com) | View a video portrait of Beth at [vimeo.com/kcadc](http://vimeo.com/kcadc)

The Kansas City Area Development Council works to attract business, industry and talent to the 18-county, bistate Kansas City metro of two million people.

For confidential and professional assistance, please contact our Business Development Team at

**THINKKC.COM**

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