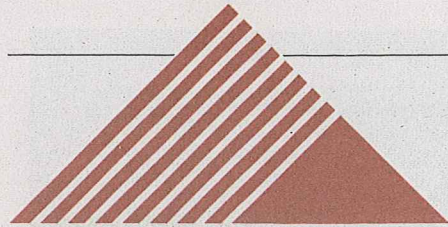


| OFFICE |



ENTERTAINMENT PROPERTIES TRUST

Location: 909 Walnut St., Kansas City

Size: 30,958 square feet

Value: \$2.3 million

Players: Broker, RED Brokerage LLC; law firm, Stinson Morrison Hecker LLP; architect, BNIM Architects; engineers, Wallace Engineering, Lankford + associates; general contractor, Straub Construction Co. Inc.; design consultant, The Dolphin Gallery

Description: The project renovated a 1930s-era building into modern, upscale office space. It included adding the latest sound system and acoustics, dramatic lighting, a cascading water feature along one wall and even a bridge connecting two parts of the second floor across an atrium.

Speed it up: The project, which normally would have taken as long as six months, was completed in just 11 weeks, said Michael Knight, vice president of business development for Straub Construction. Entertainment Properties was told with about three months left in its lease that it would have to vacate its previous space at Union Station.

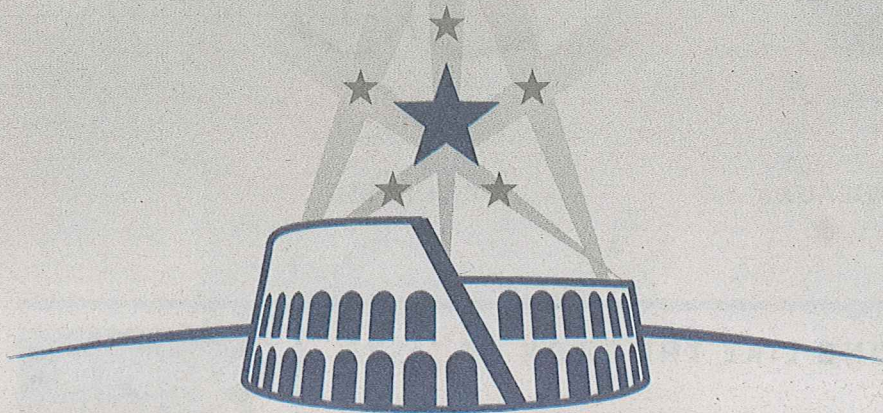
Challenges: With such a timetable, Knight said Straub Construction had to devote significantly more workers to the job than normal and work closely with architects and other vendors. "We probably had to have double to three times the staff required to get all the planning and logistics dealt with so the schedule would be met," he said, adding that the crews also had to make the standard upgrades necessary when renovating older structures for modern use.

David Twiddy



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