

## LIVE.WORK.SHOP.PLAY.

### McKinley Towne Centre Changes the Face of Downtown Ann Arbor and Welcomes Google's AdWords

McKinley Towne Centre, a mixed-use development in the nexus of Ann Arbor will contain over 155 residential units, 150,000 square feet of office space, and 50,000 square feet of ground floor retail once complete. Included in the impressive list of tenants are Google, University of Michigan, Bodman, LLC, TCF Bank, Bar Louie, Salsarita's and AT&T Mobility with more to come!

The redevelopment of McKinley Towne Centre, the former TCF Bank Building has been a huge win for downtown Ann Arbor and the scope of the project continues to resonate across the Ann Arbor real estate community and beyond.

With the downturn in the Michigan economy, the news of McKinley's purchase of the building followed by securing Google as a major tenant invigorated not only the community but the entire state. The move by Google into downtown Ann Arbor has been a huge shot in the arm to both the local and regional economy.



"I expected the building to attract sophisticated tenants," stated Albert M. Berriz, CEO of McKinley. "Google's decision to make McKinley Towne Centre home to their AdWords division is one that benefits the entire community, as it will bring investment and jobs."

# JANAF Shopping Center Voted Best of Norfolk 2007 by Readers of the Virginia Pilot

JANAF Shopping Center, which opened to the public in 1959, has a long history as the region's oldest and most recognizable shopping center. Massive in scope, JANAF encompasses nearly one million square feet with six major components; JANAF Crossings a four acre parcel containing two buildings and includes Circuit City, Panera, Qdoba Mexican Grill and BJ's Wholesale Club with 147,000 square feet, Shops at JANAF including a solid line up of tenants including K&G Fashion Superstore, Quiznos Sub and Shoe Carnival totaling 110,000 square feet and JANAF Shopping Center, a who's who of "in-line" and "out lot" tenants including Old Navy, OfficeMax, TJMaxx, Sports Authority, Citi Trends, Applebee's,

Logan's Roadhouse, Hooters, and Olive Garden totaling 583,000 square feet and JANAF Office Building, a value-oriented office property totaling 37,000 square feet. The property also includes a Wal-Mart shadow anchor with a shared parking lot. Since acquisition, McKinley's capital investment in JANAF has exceeded \$25 million. This significant investment to transform JANAF Shopping Center at Virginia Beach Boulevard and Military Highway has been a catalyst for massive re-development and gentrification and provided real economic growth and development for the region.



# Akron Centre Plaza Celebrates FirstEnergy and the New Shoppes at Akron Centre

The transformation of the Akron Centre Shoppes continues. The Shoppes join two towers, the FirstEnergy Tower and the Akron Centre Tower. Each tower has a section of the plaza. The most recent redesign at Center Plaza totals \$600,000 in upgrades. The plaza capital improvements include new crown moldings, raised seating areas, new furniture, new lighting, new carpeting



and touch-screen directories which identify building areas as well as list tenants including directional maps to their offices. The upgrades also include plasma televisions, gazebo seating, new benches, wrought iron detailing and stained wood elements to provide a warmer feel.

Akron Centre Tower enjoys 18 tenants, the FirstEnergy building has ten. Tenants include Merrill Lynch, Smith Barney, Chase Bank, court reporters and law offices, the U.S. Department of Justice Office of U.S. Trustees and two temporary employment agencies. The plaza's mini-mall area contains numerous eateries, including a coffee shop, a drugstore, a jewelry store and a hair salon and is a hub of customer activity.

“McKinley is a long-term investment company that continues to reinvest in its properties. We have owned the Akron Centre Plaza for 12 years and continue to make improvements to maintain our goal of world class customer service,” states Scott Kenney, Regional Property Manager. “Our philosophy is you have to be proactive with a property to maintain and increase its value.”

McKinley did not receive incentives or tax rebates to make the latest improvements. Renovations were done at night to cause the least disruption to our tenants and customers. Current renovations took eight months from start to finish and have dramatically changed the Shoppes areas. The upgrades were designed by David Pelligra Architects. All of the construction work was completed by NSC Construction of Akron.

“During an average lunch hour, it’s challenging to find a seat to dine in The Shoppes as the improvements are so appealing the 1,800 employees who occupy the



two towers don’t want to leave the building for lunch,” states Kenney. Additional improvements are underway and include replacing banner signage with wood and wrought iron signs which will complete the elegant new look.

[www.mckinley.com](http://www.mckinley.com)  
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# McKinley Receives 2007 “Companies That Care” Designation for Second Consecutive Year

Albert M. Berriz, Chief Executive Officer and Karen Andrews, SPHR, Chief Administrative Officer of McKinley are pleased to jointly announce that McKinley has been named to the Honor Roll by The Center for Companies That Care for the second consecutive year.

Honor Roll recipients are selected for their strong commitment to elevating the quality of life for their employees and for people in the broader community as well as adhering to all ten of the 10 Characteristics inherent to a “Company That Cares.”

“Being named to the Honor Roll requires a steadfast commitment to

employees and communities and detailed proof that a company adheres to all 10 Characteristics of caring companies. Given our rigorous evaluation process, we are truly excited to announce that the number of companies named to the Honor Roll increased by 30% this year. We applaud this year’s recipients, and are extremely pleased that a growing number of companies are focusing on their social responsibility in the workplace and the community,” commented Marci Koblenz, Co-founder and President of The Center for Companies That Care.

Many of our team members and executives play senior leadership roles in the following organizations:



## 10 Characteristics of a Company That Cares

1. Sustain a work environment founded on dignity and respect for all employees
2. Make employees feel their jobs are important
3. Cultivate the full potential of all employees
4. Encourage individual pursuit of work/life balance
5. Enable the well-being of individuals and their families through compensation, benefits, policies and practices
6. Develop great leaders, at all levels, who excel at managing people as well as results
7. Appreciate and recognize the contributions of people who work there
8. Establish and communicate standards for ethical behavior and integrity
9. Get involved in community endeavors and/or public policy
10. Consider the human toll when making business decisions

- Ann Arbor Art Center
- Ann Arbor Chamber of Commerce
- Ann Arbor Symphony Orchestra
- American Cancer Society
- American Red Cross
- Boy Scouts of America
- Chelsea Festival of Lights
- City of Taylor Fall Fest
- Dawn Farm
- Dollars for Scholars
- Education Foundation of Dexter
- Firehouse Friends
- Food Gatherer’s
- Habitat for Humanity of Huron Valley
- March of Dimes
- McKinley Cares Fund
- McKinley Foundation
- Michigan AIDS Fund
- Michigan Theater
- Neutral Zone
- Rotary Club of Ann Arbor
- Washtenaw United Way