



# ARAG

## Project Profile

When you envision the ideal workspace, a parking garage probably doesn't spring to mind.

But ARAG, a leader in legal insurance, was willing to think outside the box, and they turned to JLL for strategic guidance. After considering ARAG's business goals and requirements for a productive workspace, we knew their current building no longer fit the bill and kicked off a full-market tour through the metro.

Walking into the dated parking garage at 500 Grand Ave. and envisioning how it could provide employees a modern office environment took foresight and imagination. We engaged a progressive architect to help visualize the space, and after a few tours, the entire team knew the unconventional space had valuable potential. One year later, ARAG moved into their new 41,000-square-foot home.

This build-out has something for everyone and every work style: a pingpong table and grab-and-go convenience store; an abundance of soft seating that allows employees to step away from their assigned desk space to work; and a spacious board room, to top it all off.

The finished product did not come without critical input from those who would use the space every day. Before they began looking for a new office space, ARAG surveyed their employees as part of a process called Transformation 2020. The initiative gathered employee feedback on all aspects of their workspace, from wall colors to decor, to help guide decision-makers every step of the way.

We can already see the transformation. With thoughtful interior branding and forward-thinking amenities, ARAG's new space speaks volumes about their pioneering company culture.

©2018 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

**ARAG legal insurance connects people with affordable, professional legal help.**

### By the numbers

Size: 41,000 SF

Address: 500 Grand Ave., Des Moines, IA

Timing: 12 months from lease execution to occupancy



## ARAG's Key Drivers



Open, collaborative environment



Abundant natural light



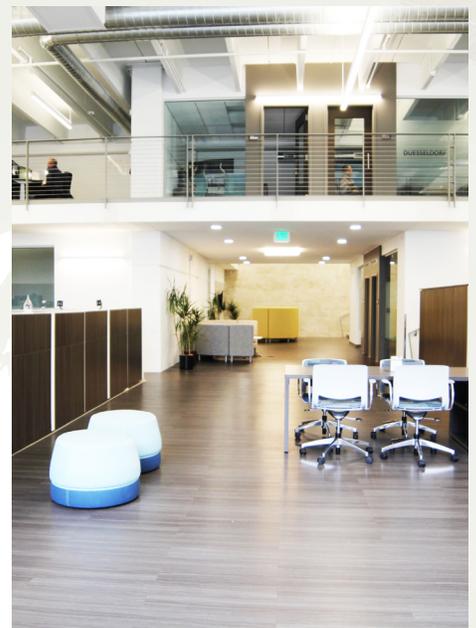
Room to expand



Brand awareness

**“We really made a change with our move, *a cultural transformation.*”**

-Missy Bullock, ARAG's Director of Operations and Risk Management



A wraparound mezzanine showcases the open office space while employees can take advantage of quiet rooms off the main entrance

### For more information:

Justin Lossner, CCIM  
Executive Vice President  
Tenant Representation  
+1 515 371 0846  
[justin.lossner@am.jll.com](mailto:justin.lossner@am.jll.com)

