



## THE CHALLENGE

Kemper Auto and Home, the largest subsidiary of Unitrin, Inc. (NYSE: UTR), a \$3 billion financial services company, approached Flagler in early 2007 about a new headquarters facility. Kemper had outgrown its existing facility and as a result of expansions, its offices were fragmented into multiple buildings. Kemper had scoured the marketplace but could not find an existing building that would meet all of its requirements. They were on a tight time frame and needed a solution that would be move-in ready in 15 months, would allow them to consolidate all of their existing offices under one roof, and provide room for future expansion.

## OUR RESPONSE

Flagler had the perfect location: Flagler Center, which was designed to accommodate the present and future needs of companies like Kemper seeking customized space with room to expand. Flagler had already designed a new 142,000-square-foot, five-story, Class-A office building, which was perfect for Kemper's immediate needs and allowed room for future expansion.

## THE RESULTS

In order to meet Kemper's tight timeline, Flagler permitted the site work and shell building for Lakeside Five immediately, which allowed construction to begin upon lease execution. Flagler completed the project under budget and ahead of schedule. Kemper was extremely pleased with the end results—a consolidated headquarters space designed with amenities to support a productive workplace and great visibility with interstate frontage. Kemper currently leases 90 percent of the building.

"We are very pleased to have partnered with Flagler Development on this endeavor. For the first time in more than six years all of our employees will be together in one building. The increased space, location and design of the building add up to a great fit for our 500-plus employee population."

**Joanne Mackey**

Vice President of Operations, Kemper Auto and Home