
University of Nebraska Technology Park



DATA CENTER OPTIONS

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UNIVERSITY OF NEBRASKA TECHNOLOGY PARK OVERVIEW

MISSION

- Enhance the transfer of technology from the University to the marketplace
- Foster interaction between technology businesses and the University
- Nurture startup and emerging technology firms
- Promote technology based economic development in Nebraska

LOCATION

- The University of Nebraska Technology Park provides a high visibility campus setting comprised of 149 acres of gently rolling terrain with ponds and wooded areas
- Designed as a place for technology companies to aggregate and grow, the Technology Park's entrance and development standards ensure the continued enhancement of investments made by tenant companies
- Located in north Lincoln adjacent to the Highlands planned residential community
- Bounded by NW 1st Street, Highlands Blvd., NW 12th Street and I-80
- Adjacent to intersection of I-80, I-180 and US 34
- Within a 5 minute drive of Lincoln Municipal Airport, City Campus of the University of Nebraska – Lincoln, downtown campus of Southeast Community College, downtown Lincoln and the historic Haymarket arts/entertainment district
- Within a 15 minute drive of the East Campus of UNL, Nebraska Wesleyan University and the University of Nebraska Medical Center College of Dentistry
- Business amenities within a 10 minute drive include:
 - Approximately 34 hotels/motels with over 2,700 rooms
 - Approximately 217 restaurants
- Connected via the Lincoln/Lancaster County trails network to the Highlands Neighborhood, I-180 linear park and an extensive community hiker/biker trails network
- Air service provided through Lincoln Municipal Airport and Eppley Airfield in Omaha (55 minutes via I-80), current combined service by 13 scheduled airlines providing direct flights to 16 major cities with over 120 daily arrivals and departures
- Approximately 1.2 million people reside within an hour's drive

TECHNOLOGY PARK OWNERSHIP

- The developer of record is the University of Nebraska Technology Park LLC, a wholly owned for-profit subsidiary of the University of Nebraska Foundation
- 14 member Executive Committee appointed by the University of Nebraska Foundation
- The University of Nebraska Foundation currently ranks among the top 55 educational foundations in the US and Canada with approximately \$1.4 billion in assets
- Land is conveyed via 60 year renewable ground leases

- Developers with projects in the Park include:
 - Ameritas Life Insurance Company
 - Cabelas, Inc.
 - Koll Development Corp.
 - MDG Development Group
 - Southeast Community College

DEVELOPMENT STATUS

- 2,111 Full & part time employees
- 18 companies & organizations
- 407,450 sq. ft. constructed in 6 buildings
- 103,350 sq. ft. paid options for future development
- 57.35 acres available
- 1 – 13 acre sites

TECHNOLOGY PARK TENANTS

- ALTS (web based test assessment tools)
- Cabelas (World's Foremost Bank HQ, MIS/IT support group, customer service center)
- Computer Services, Inc. (financial transaction software)
- Eide Consulting Group (animal vaccine development and contract research)
- GeneSeek (animal genotyping, gene discovery, diagnostics)
- Highway Bridge Services (engineering services and software support products)
- Ingenient Technology (DSP hardware and embedded software development)
- Invest Nebraska (statewide equity capital network)
- LNK Chemsolutions (nanotechnology product development)
- Merial (animal genotyping and animal health products)
- Nature Technology (development of gene vectors, DNA vaccines and process development for biological products)
- Nebraska Center for Excellence in Electronics (full service EMC, environmental and safety testing laboratory, contract engineering services)
- Perot Systems (third party insurance services provider, software development & support, global IT network support)
- Southeast Community College (electronics and engineering software training services)
- Specialized Network Systems (computer network design and support services)
- University of Nebraska Technology Park LLC
- Verizon Wireless, Inc. (product/customer support center)
- Z3 Technology (embedded software/hardware products development)

UNIVERSITY OF NEBRASKA TECHNOLOGY PARK INFRASTRUCTURE

TELECOMMUNICATIONS

Current Services

Windstream (Formerly Alltel)

- Fully redundant fiber optic cable service from separate switches tied to two separate Central Offices
- OC – 12 Sonet Node located within the Technology Park (currently 100 MB service, scalable to 1 Gigabit)
- Interconnects
 - AT&T:
 - POP in Lincoln
 - OC – 12 and OC – 48
 - AXN (Alltel Carrier Services):
 - POP in Lincoln
 - OC – 48
 - Cox Communications
 - Global Crossings:
 - POP in Lincoln
 - OC – 12
 - Level 3:
 - POP in Bellevue
 - OC – 12
 - MCI/Verizon:
 - POP in Lincoln
 - OC – 12 and OC – 48
 - Sprint:
 - POP in Lincoln
 - OC – 48

Unite Private Networks (UPN)

- Fully redundant fiber optic cable service tied to Central Office
- 10 Gbps ringed Metro Ethernet Service
- OC – 12 Sonet Node allowing UPN to hand off traditional TDM circuits to interconnects
- Interconnects
 - Level 3:
 - POP in Lincoln
 - Up to OC – 48
 - 2.5 and 10 Gbps Wave
 - Qwest:
 - POP in Lincoln
 - Up to OC-48
 - 10 Gbps Ethernet
 - 2.5 and 10 Gbps Wave

- Windstream:
 - POP in Lincoln
 - OC - 48

Time Warner Cable

- Currently located in Highlands Blvd. right of way
- Fully redundant fiber optic cable connected to Central Office
- DS 3 level service scalable to 1 Gigabit
- Available within 90 days of service agreement
- Interconnects
 - Time Warner Cable Backbone:
 - POP in Lincoln
 - 2 OC – 48 (fully redundant)

Additional Service Options

AT&T

- Last mile interconnect with Windstream
- POP in Lincoln

AXN (Alltel Carrier Services)

- Last mile interconnect with Windstream
- POP in Lincoln

Cox Communications

- Last mile interconnection with Windstream

Global Crossing

- Last mile interconnect with Windstream
- POP in Lincoln

Level 3

- Last mile interconnect with Unite Private Networks and Windstream
- POP in Lincoln

MCI/Verizon

- Last mile interconnect with Windstream
- POP in Lincoln

Pinpoint Network Solutions

- Fully redundant fiber network from Denver to Chicago, crossing the width of Nebraska with access to diverse POPs available
- DS-3 to OC-192 TDM bandwidth, 10Mbps to 10Gbps Ethernet bandwidth
- Dark Fiber connectivity available from
 - Lincoln, east to Omaha, Des Moines & Chicago
 - Lincoln, west to Denver
- Dark & lit fiber connectivity to all major Omaha data centers
- Dark & Lit fiber connectivity to the Omaha Carrier Hotel (1623 Farnam Street)

- Interconnects:
 - Windstream: Lincoln & Omaha
 - AT&T: Omaha
 - Sprint: Omaha
 - Level(3): Bellevue
 - Qwest: Omaha
 - Verizon: Omaha
 - Cogent: Omaha
 - INS: Omaha
 - 360 Networks: Omaha
 - SDN: Omaha
 - NIPCO: Omaha
 - Cox: Omaha

QWest Communications

- Last mile interconnect with Unite Private Networks
- Dedicated internet access
- MPLS
- Dedicated long distance
- Integrated Access (VoIP)
- POP in Lincoln

Sprint

- Last mile interconnect with Windstream
- POP in Lincoln

ELECTRIC SERVICE

| | |
|----------------------------|--|
| Provider: | Lincoln Electric System (municipal power system) |
| Aver. Cost: | Under \$0.04/KWH (10MW with 90 – 95% load factor) |
| Generation Mix: | 84% low sulfur coal 7% renewable (wind and hydro) 2% natural gas (peaking units) 7% wholesale purchases (Western Area Power Pool) |
| System Capacity: | 962.32 MW generation capacity 1,034.32 MW summer peaking capacity (72 MW additional contracted power) |
| System Use: | 753 MW (5 year average summer peak demand) |
| System Avail.: | 209.32 MW generation 281.32 MW summer peaking capacity (contracted power) |
| System Reliability: | Aver. Service Availability Index (SAI): 99.993 System Aver. Interruption Frequency Index (SAIFI): 0.64 Aver. System Interruption Duration Index (ASIDI): 33.18 minutes Since 2001 1 outage of duration (transmission line fault caused by wind) |
| Site Service: | 135 MW/ 75 MW available <ul style="list-style-type: none"> • West Lincoln substation: 67MW/38 MW available • NW5th Street: 40MW/28MW available |

- 4th and Morton Street: 28MW/ 9MW available

Climate: Estimated 240 days per year under 72 degrees F

WATER SERVICE

| | | |
|----------------------|--|-----------|
| Provider: | City of Lincoln Water System | |
| Production: | Platte River aquifer 3 well fields with total of 42 wells Wells served by Omaha Public Power District (OPPD) Emergency power service contracts in place (portable generators) | |
| Treatment: | Total rated capacity of 110 MGD 2 water treatment plants (50 MGD and 60 MGD) Served by OPPD Emergency power service contracts in place (portable generators) | |
| Transmission: | Total rated capacity of 160 MGD Three transmission pumping stations <ul style="list-style-type: none"> • 2 diesel powered • 1 served by OPPD with emergency power service contract in place (portable generators) Three separate transmission lines <ul style="list-style-type: none"> • Lines separated by 100 feet to 2 miles | |
| Water Storage/Dist.: | 10 secure reservoir sites with rated capacity of 100MGD 6 pressure districts supported by 11 pumping stations Pumping stations served by Lincoln Electric System Emergency power service contracts in place (portable generators) | |
| System Capacity: | Treatment: | 110 MGD |
| | Transmission: | 160 MGD |
| | Aver. Use: | 35-40 MGD |
| | Peak Summer Demand: | 91 MGD |
| | Availability: | 11 MGD |
| Site Service: | Pumping stations (emergency power contracts in place with portable generators) <ul style="list-style-type: none"> • 3 MGD • 5 MGD • 21 MGD Reservoirs <ul style="list-style-type: none"> • 3 MGD • 4.5 MGD Total available service: 29 MGD Aver. Use: 14 – 15 MGD Distribution <ul style="list-style-type: none"> • 24” main NW 1st Street • 16” main Research Drive (interior of Park) • 16” main NW 12th Street • Static pressure 45 – 60 psi | |

RISK MANAGEMENT FACTORS

Floods:

Sites

- Sites 2 – 4 are located outside the designated boundaries of flood ways or flood plains, none of the sites are prone to flooding
- Site 1 contains a permanent easement for the Lower South Platte Natural Resources District, all other portions of the property are located outside the designated boundaries of flood ways or flood plains, the property is not prone to flooding

Storms:

Over the past 50 years Lancaster County (Lincoln) has averaged less than 1 tornado per year; no incidents of tornado activity inside the city limits of Lincoln are indicated in historic records

Rail Activity:

Union Pacific spur line located approximately 2 miles west of the Technology Park
Spur used for mixed manifest service; 60% consists of grain cars
Average of 1 train per day

Highway:

I-80 forms the south boundary of the Technology Park; all sites are located a minimum of 700 linear feet (230 yards) from the interstate right of way

UNIVERSITY OF NEBRASKA TECHNOLOGY PARK AVAILABLE PROPERTY – SITE 1



Site 1: Potential Data Center

Property Area: 9.41 acres (approximately 409,900 sq. ft.)

Boundaries: Located north of Highlands Circle, bounded on the west by NW 1st Street, on the north and east by property managed by the Lower Platte South Natural Resources District (permanent easement) and on the south by Cabela's

Zoning: O-3 Technology Park

Ownership: University of Nebraska Technology Park LLC

Current Uses: Vacant grass covered property

Telecommunications:

- **In Place:** Windstream; Unite Private Networks; Time Warner Cable
- **Additional:** AT&T; AXN; Cox Communications; Global Crossing; Level 3; MCI/Verizon; Pinpoint Network Solutions; Qwest Communications; Sprint

Electric Service: Lincoln Electric System

- **Total Capacity to Site:** 135 MW (Feeds from 3 substations)
- **Available Capacity to Site:** 75 MW

Water Service: City of Lincoln Water System (Feeds from 3 pumping stations)

- **Total Capacity to Site:** 29 MGD
- **Available Capacity to Site:** 15 MGD

Property Terms: Sites are conveyed to users via a renewable prepaid 60 year ground lease, tenants are responsible for annual real estate taxes, upkeep and proportional share of common area maintenance costs

Price: \$594,637

- 4.47 acres are available for construction and designed to support up to 30,000 gross sq. ft. of facilities; price is \$2.75/sq. ft. for a total asking price over the life of the 60 year lease of \$535,461
- 4.94 acres are subject to a permanent flood retention easement and are priced at \$0.275/sq. ft. for a total asking price over the life of the 60 year lease of \$59,176
- Blended total cost average of \$1.45/sq. ft.

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UNIVERSITY OF NEBRASKA TECHNOLOGY PARK AVAILABLE PROPERTY – SITE 2



Site 2: Potential Data Center

Property Area: Approximately 5.5 acres (estimated 239,580 sq. ft.)

Boundaries: Located within the Park's interior loop road, bounded on the south and west by Innovation and Discovery Drives, on the north by vacant property planned for office development and on the east by One Technology Place a multi-tenant building

Zoning: O-3 Technology Park

Ownership: University of Nebraska Technology Park LLC

Current Uses: Vacant property planted in prairie grass

Telecommunications:

- **In Place:** Windstream; Unite Private Networks; Time Warner Cable
- **Additional:** AT&T; AXN; Cox Communications; Global Crossing; Level 3; MCI/Verizon; Pinpoint Network Solutions; Qwest Communications; Sprint

Electric Service: Lincoln Electric System

- **Total Capacity to Site:** 135 MW (Feeds from 3 substations)
- **Available Capacity to Site:** 75 MW

Water Service: City of Lincoln Water System

- **Total Capacity to Site:** 29 MGD (Feeds from 3 pumping stations)
- **Available Capacity to Site:** 15 MGD

Property Terms: Sites are conveyed to users via a renewable prepaid 60 year ground lease, tenants are responsible for annual real estate taxes, upkeep and proportional share of common area maintenance costs

Price: \$658,845

- Approximately 5.5 acres at a cost of \$2.75/ sq. ft. are available for construction and designed to support up to 35,000 gross sq. ft. of facilities

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UNIVERSITY OF NEBRASKA TECHNOLOGY PARK AVAILABLE PROPERTY – SITE 3



Site 3: Potential Data Center

Property Area: Approximately 2.5 acres (108,900 sq. ft.)

Boundaries: The site is bounded on the north by Research Drive, east, south and west by areas preserved for drainage and amenities (heavily wooded and ponds)

Zoning: O-3 Technology Park

Ownership: University of Nebraska Technology Park LLC

Current Uses: Farmland being transitioned to vacant property, planted with prairie grasses

Telecommunications:

- **In Place:** Windstream; Unite Private Networks; Time Warner Cable
- **Additional:** AT&T; AXN; Cox Communications; Global Crossing; Level 3; MCI/Verizon; Pinpoint Network Solutions; Qwest Communications; Sprint

Electric Service: Lincoln Electric System

- **Total Capacity to Site:** 135 MW (Feeds from 3 substations)
- **Available Capacity to Site:** 75 MW

Water Service: City of Lincoln Water System

- **Total Capacity to Site:** 29 MGD (Feeds from 3 pumping stations)
- **Available Capacity to Site:** 15 MGD

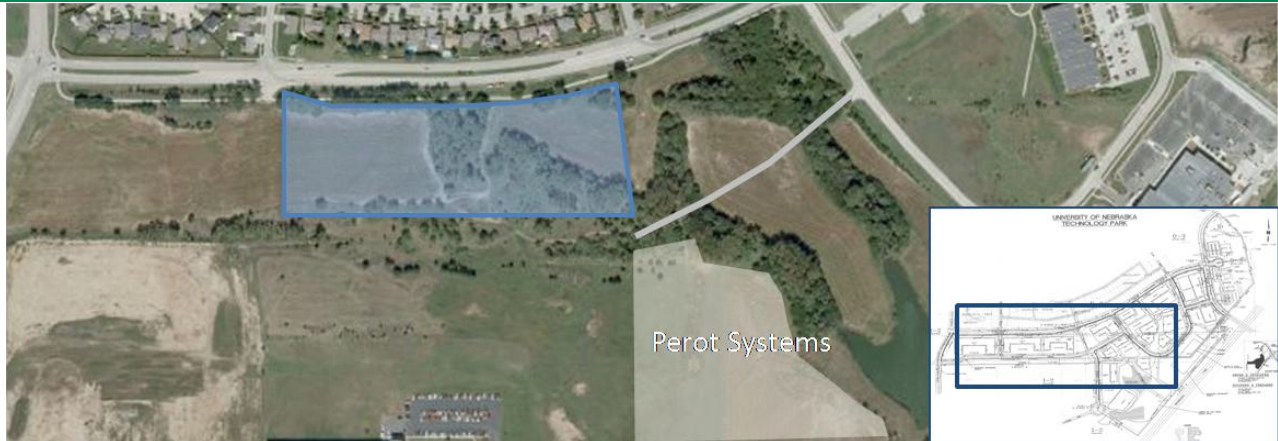
Property Terms: Sites are conveyed to users via a renewable prepaid 60 year ground lease, tenants are responsible for annual real estate taxes, upkeep and proportional share of common area maintenance costs

Price: \$299,475

- Approximately 108,900 sq. ft. at a cost of \$2.75/sq. ft. are available for construction and designed to support up to 25,000 gross sq. ft. of facilities

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UNIVERSITY OF NEBRASKA TECHNOLOGY PARK AVAILABLE PROPERTY – SITE 4



Site 4: Potential Data Center

Property Area: 12.6 acres (approximately 548,856 sq. ft.); site may be subdivided

Boundaries: West Highlands Boulevard on the north, available site planned for future office development on the east, future Research Drive on the south, either available land planned for office development or future NW 10th Street depending upon configuration

Zoning: O-3 Technology Park

Ownership: University of Nebraska Technology Park LLC

Current Uses: Farmland being transitioned to vacant property, planted with prairie grasses, interspersed with existing tree coverage

Telecommunications:

- **In Place:** Windstream; Unite Private Networks; Time Warner Cable
- **Additional:** AT&T; AXN; Cox Communications; Global Crossing; Level 3; MCI/Verizon; Pinpoint Network Solutions; Qwest Communications; Sprint

Electric Service: Lincoln Electric System

- **Total Capacity to Site:** 135 MW (Feeds from 3 substations)
- **Available Capacity to Site:** 75 MW

Water Service: City of Lincoln Water System

- **Total Capacity to Site:** 29 MGD (Feeds from 3 pumping stations)
- **Available Capacity to Site:** 15 MGD

Property Terms: Sites are conveyed to users via a renewable prepaid 60 year ground lease, tenants are responsible for annual real estate taxes, upkeep and proportional share of common area maintenance

Price: \$1,509,354

- If configured as a single site of 12.6 acres the property cost would be \$2.75/sq. ft. for a total asking price over the life of the 60 year lease of \$1,509,354
- The site is designed to support up to 150,000 gross sq. ft. of facilities

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UNIVERSITY OF NEBRASKA TECHNOLOGY PARK AVAILABLE PROPERTY – SITE 5



Site 5: Potential Data Center

Property Area: 8.2 acres or approximately 357,192 sq. ft.

Boundaries: NW 12th Street on the west, West Highlands Boulevard on the north, future NW 10th Street and available site planned for future office development on the east, future Research Drive on the south

Zoning: O-3 Technology Park

Ownership: University of Nebraska Technology Park LLC

Current Uses: Farmland being transitioned to vacant property, planted with prairie grasses

Telecommunications:

- **In Place:** Windstream; Unite Private Networks; Time Warner Cable
- **Additional:** AT&T; AXN; Cox Communications; Global Crossing; Level 3; MCI/Verizon; Pinpoint Network Solutions; Qwest Communications; Sprint

Electric Service: Lincoln Electric System

- **Total Capacity to Site:** 135 MW (Feeds from 3 substations)
- **Available Capacity to Site:** 75 MW

Water Service: City of Lincoln Water System

- **Total Capacity to Site:** 29 MGD (Feeds from 3 pumping stations)
- **Available Capacity to Site:** 15 MGD

Property Terms: Sites are conveyed to users via a renewable prepaid 60 year ground lease, tenants are responsible for annual real estate taxes, upkeep and proportional share of common area maintenance costs

Price of Property: \$982,278

- The site of approximately 8.2 acres is priced at \$2.75/sq. ft. for a total asking price over the life of the 60 year lease of approximately \$982,278
- The site is designed to support up to 80,000 gross sq. ft. of facilities

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UNIVERSITY OF NEBRASKA TECHNOLOGY PARK PROJECT INCENTIVES

Tax Increment Financing (TIF):

Projects involving primary employers located within the Technology Park are eligible to use TIF for a wide variety of public and infrastructure related costs. Eligible uses include but are not limited to the following:

- Prepayment of ground leases
- Reimbursement of ground lease options at the time the ground lease is exercised
- Extension of utilities to the site boundary
- Relocation of utilities on the site if necessary
- Construction of streets, curbs, gutters and storm sewers to serve the site
- Extension of telecommunications infrastructure to serve the site
- Construction of sidewalks, installation of street lights and street landscaping
- Assistance with energy conservation and sustainability features (LEED Standards) incorporated into facilities or site development elements

Exemption from Impact Fees:

The University of Nebraska Technology Park is exempt from all impact fees collected by the City of Lincoln. The average cost savings for new construction or major remodeling projects is currently estimated at approximately \$4/sq. ft.

Waiver of Developer Fees:

For significant projects, the University of Nebraska Technology Park LLC would agree to absorb the cost of legal fees associated with filing for TIF funding, engineering fees associated with land use filings and land use filing fees.

University Collaboration Matching Funds:

For significant projects the University of Nebraska Technology Park LLC is prepared to negotiate matching funds contributions to facilitate interaction between companies and the University of Nebraska. Sample collaborations with the University of Nebraska – Lincoln campus are provided below. If a firm is interested the Technology Park would take the lead in developing similar collaborations with the University of Nebraska – Omaha, University of Nebraska Medical Center and the University of Nebraska – Kearney. Matching funds would be available only for collaborations with units of the University of Nebraska system.

Jeffery L. Raikes School of Computer Science and Management

Honors program with fully integrated curriculum of computer science, computer engineering and business management

Students graduate with a BS in Computer Science or Computer Engineering; at their election they can extend for a fifth year and receive an MBA

Design Studio: capstone project for upper division and graduate students (<http://raikes.unl.edu/designstudio.shtml>)

- Team of 4 – 6 students and advisor
- Mutually developed scope of work
- Deliverables – software based business solution
- Company retains all intellectual property rights

Design Studio cost: \$37,500 (subject to change)

Technology Park LLC may provide a match to be negotiated on a project basis for a single Design Studio project

Student Recruitment and Internship Program

Targeted Internships in association with the UNL campus

Company selects colleges/departments, examples could include:

- Computer Science & Engineering
- Jeffery L. Raikes School of Computer Science and Management
- Electrical Engineering Department

Commitment by the Technology Park LLC of matching funds negotiated on a project basis

- Up to 50% of direct salaries of interns
- Available for up to two consecutive academic years
- Available to activities directly related to the proposed project or related divisions of the company with a presence in Nebraska

Student Recruitment

Career Services

- Assist in on-campus interviews
- Assist with department/college contacts for targeted events to introduce the client firm (pizza parties, sponsorship opportunities)
- Access to Husker Hire job recruitment web site

University of Nebraska Technology Park LLC

- Arrange meetings with key administrators,

Streamlined Development Process:

Project Coordination:

For significant projects the Technology Park will assemble and manage a project coordination team typically including representatives of the Technology Park, appropriate departments of the City of Lincoln, utility services providers, and other agencies/organizations as required. Project specific time lines are developed in conjunction with the client's representatives and coordination meetings held through the construction phases of the project.

Expedited Plans Reviews:

Under terms of Special Use Permit #80 which governs development of the Technology Park, the City of Lincoln has committed to make its best possible efforts to complete review of all submitted development and building plans within a maximum of 45 days.

Development Standards:

The presence of well defined Park entrance criteria and CCR's ensures the continued value of investment by preventing encroachment of potentially incompatible future uses.

Internal Design Review:

Under terms of Special Use Permit #80, the City of Lincoln by reference adopted the Technology Park's Covenants, Conditions and Restrictions in lieu of alternative City design standards. Implementation of the CCR's is achieved through open dialogue with a Design Development Review Committee appointed by the Technology Park composed of business and industry representatives with expertise in their respective areas of review. A Special Sign District has been adopted by the City of Lincoln for the Technology Park providing additional flexibility.

Additional Incentives:

Employee Housing Incentives:

Fall Brook is a planned community located within a 5 minute commute (approximately 1.5 miles) of the Technology Park. The owners of Fall Brook are offering to individuals who are or will be working in the Technology Park savings of \$10,750 – 18,000 for the purchase of an existing home or new construction (www.fallbrookusa.com).