



CITY CENTER LENEXA

SHOVEL-READY OFFICE
DEVELOPMENT SITES

87th & Renner
Lenexa, Kansas





When fully developed, City Center Lenexa will consist of more than 2 million square feet, including civic components for the City of Lenexa, nearly 1 million square feet of office and retail, and 375 residential units.

Workday, weekend, all in one place.

*the pulse of the city
in the **heart** of the
neighborhood*



Work, play, live... all in one incomparable setting

Welcome to City Center Lenexa, the urban-suburban destination where retail, corporate, residential, civic, and recreational interests will come together to create an experience unlike any other.

- Walkable amenities ideal for daytime and night/weekend visitors
- Ample structured parking
- Signature office headquarters sites
- Prominent signage available
- Immediate access to Interstate 435
- Shovel ready and fully entitled

A day at the office, a night on the town, and a place to call home.

City Center Lenexa hosts a mix of living spaces allowing residents to take full advantage of their exciting new downtown surroundings.

A dynamic destination with an entire community around it.

Public amenities such as a multi-use civic center and on-site government blend with green spaces, parks, and community gathering areas.

With easy access to and from major roads and highways – 20 minutes from downtown Kansas City and 30 minutes from Kansas City International Airport – **City Center Lenexa is truly a remarkable and exciting opportunity.**



AVAILABLE OFFICE



THE DISTRICT

5,000 - 15,000 SF

- 5,000 SF floor plates
- Ideal for smaller office user
- Total of 45,000 SF office available
- Office above retail in dense, mixed-use development at the heart of The District
- Also includes 30,000 SF street-level retail and 175 residential units

BANK BUILDINGS (SITE C & E)

19,380 - 20,800 SF

- Signature 2-story bank branch locations
- 9,000-14,000 SF ground floor bank/retail space
- 10,000-16,000 SF 2nd floor office space
- Ample customer parking
- Configurable to various tenant requirements

HEADQUARTERS BUILDING (SITE C)

60,000 SF

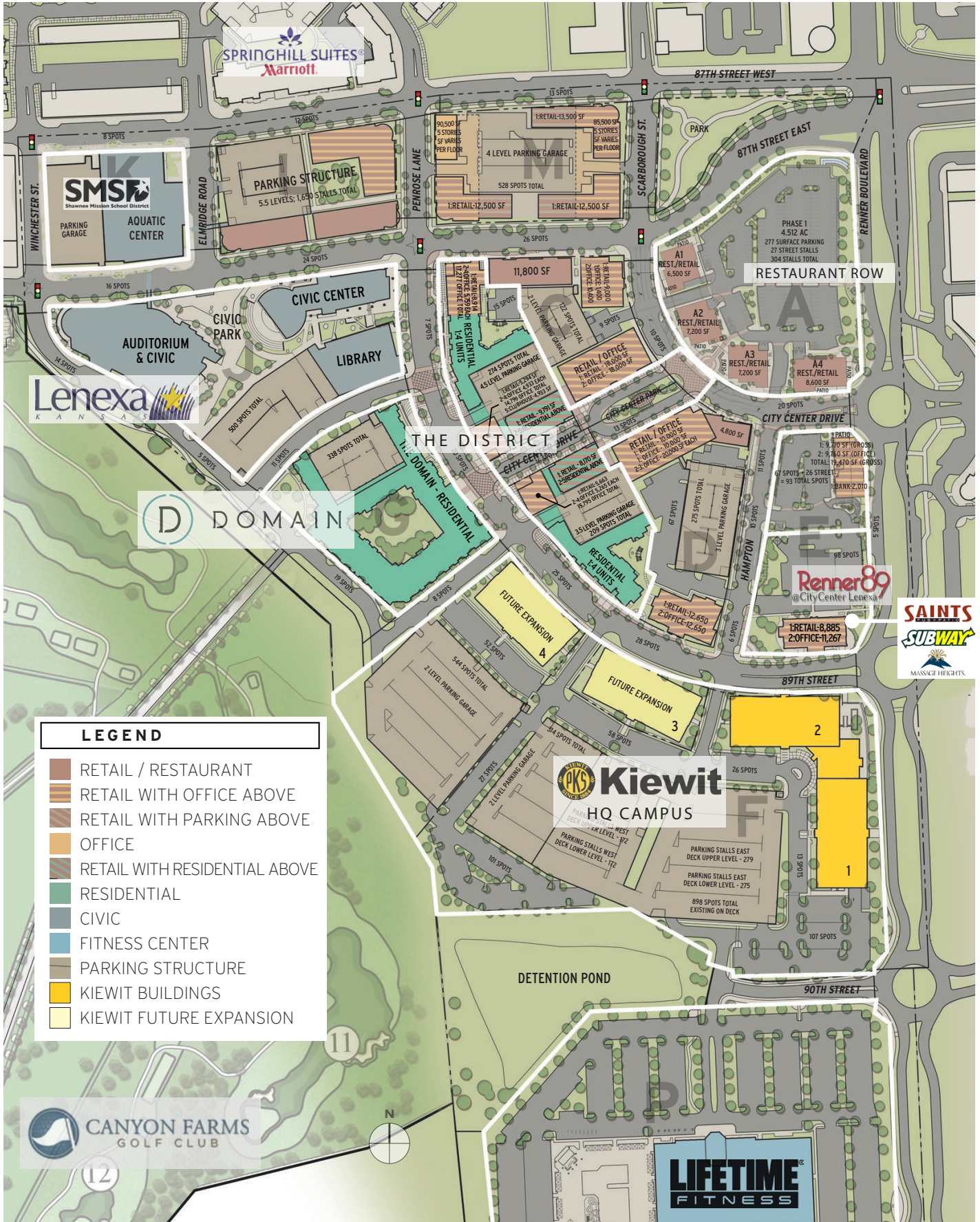
Frontage on City Center Drive

- 3-story Class A building with ground floor retail
- 20,000 RSF per floor
- Planned for approximately 9,000+ SF of retail
- Prominent signage and structured parking
- Signature headquarters opportunity

FAIRWAY BUILDING (SITE F)

140,000 SF

- 5-story Class A building with ground floor retail
- 27,000 RSF per floor
- Up to 20,000 SF of ground floor retail space
- Prominent signage
- Structured parking
- Signature headquarters opportunity





COMPLETED

LIFETIME FITNESS

RENNER 89

DOMAIN LUXURY APARTMENTS

RECREATION CENTER

CITY HALL

PUBLIC MARKET



COMING SOON

“MAIN STREET” OFFICE, RETAIL & APARTMENTS ON PENROSE
RETAIL & RESTAURANT SITES AT 87TH & RENNER
SHAWNEE MISSION SCHOOL DISTRICT AQUATIC CENTER
JOHNSON COUNTY LIBRARY BRANCH

AREA HIGHLIGHTS & DEMOGRAPHICS

Located in Johnson County's **ever-growing suburban community**, City Center Lenexa will build on the energy of the entire city while creating a destination unto itself.

Ideally positioned at the intersection of I-435 and 87th Street, City Center Lenexa stands at the nexus of dramatic economic growth in western Johnson County. This progressive, technologically advanced area offers:

REGIONAL DRAW

- LifeTime Fitness (55,000 visits/month)
- Civic Center, City Hall, Aquatic Center, Library
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

STRONG DEMOGRAPHICS

- 20% growth rate in the last ten years
- Residents: 48,000 (3 miles), 162,000 (5 miles)
- Average HH income: \$90,000+ (1 and 5 miles), \$102,000 (3 miles)

VIBRANT AREA

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+

Johnson County, Kansas is ranked in the nation's top 2% for income, is among the Midwest's top 10 counties for growth, and is home to some of the nation's top brands and Fortune 500 companies.

Largest employers in Lenexa



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.



87TH & RENNER
AERIAL



A NEW CENTER FOR CIVIC ACTIVITY

A new city center is emerging as a home for civic and activity and a gathering place for the community



City Center Lenexa is envisioned as the new central meeting place for residents, as Lenexa's "new downtown" and gathering area

- 5 acre Civic Center site
- \$75 million investment
- City Hall
- Recreation facility
- Festival plaza and amphitheater
- Public market
- Johnson County Library branch
- Shawnee Mission School District Aquatic Center
- Structured parking



LIFETIME FITNESS

LifeTime Fitness is a 112,000-square-foot, state-of-the-art fitness facility offering 24/7 access, personalized attention, and a family-friendly community atmosphere. The City Center facility opened in March 2010.



RENNER 89

Renner89 is a 20,000-square-foot, two-story building with 10,000 square feet of street level retail immediately north of Lexmark. The building opened in 2014 and is fully leased by Saints Pub and other supporting retail.



DOMAIN AT CITY CENTER

Domain City Center Luxury Apartments opened in 2015 and offer stylish apartment homes with sleek, luxurious finishes and highly desirable amenities. The complex includes 200 studio, 1- and 2-bedroom units.





EXCLUSIVE AGENTS

RYAN BIERY, SIOR
P (816) 701-5017
rbiery@copaken-brooks.com

JOHN D. COE, SIOR, CCIM
P (816) 701-5064
jcoe@copaken-brooks.com