



CITY CENTER LENEXA

SHOVEL-READY RETAIL
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 and surface parking
- Synergistic retail mix
- Roof-top and ground level patios 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 RETAIL



RESTAURANT ROW (SITE A)

- Concentrated grouping near entrance to City Center Lenexa
- Frontage at 87th Street & Renner Blvd and plaza gathering space
- Free-standing or multi-tenant options with flexible square footage
- Roof-top and ground level patios
- Easy, accessible surface parking

THE DISTRICT

- Located along main pedestrian artery connecting to City Center Park
- First floor retail with residential above
- Accommodating various space requirements
- Ideal for boutique retailers, cafes and coffee shops

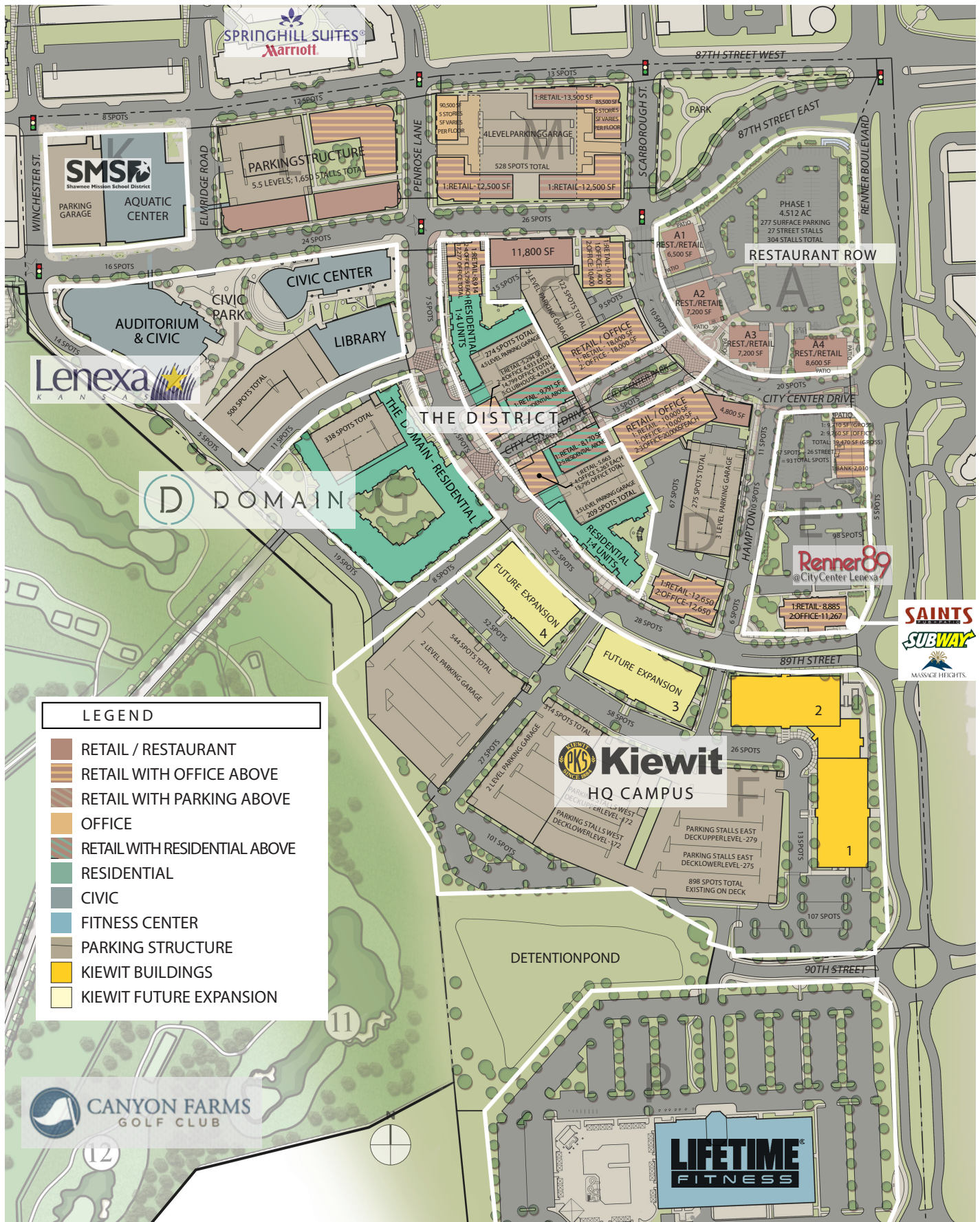
THE DISTRICT END-CAP RESTAURANTS

- Prime corner locations with patios
- High traffic draw with pedestrian and vehicle access
- Built-in customer base with office tenants above
- Approximately 5,000 SF each

BANK SITES (SITE C & SITE E)

- Ideal location options for signature bank branch
- Configurable to various tenant requirements and sizes
- Able to sub-divide ground floor to accommodate additional office, retail or restaurant users
- Signage visible to Renner or City Center Drive







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 at City Center 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 AGENT

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