

## BUILD-TO-SUIT OPPORTUNITY



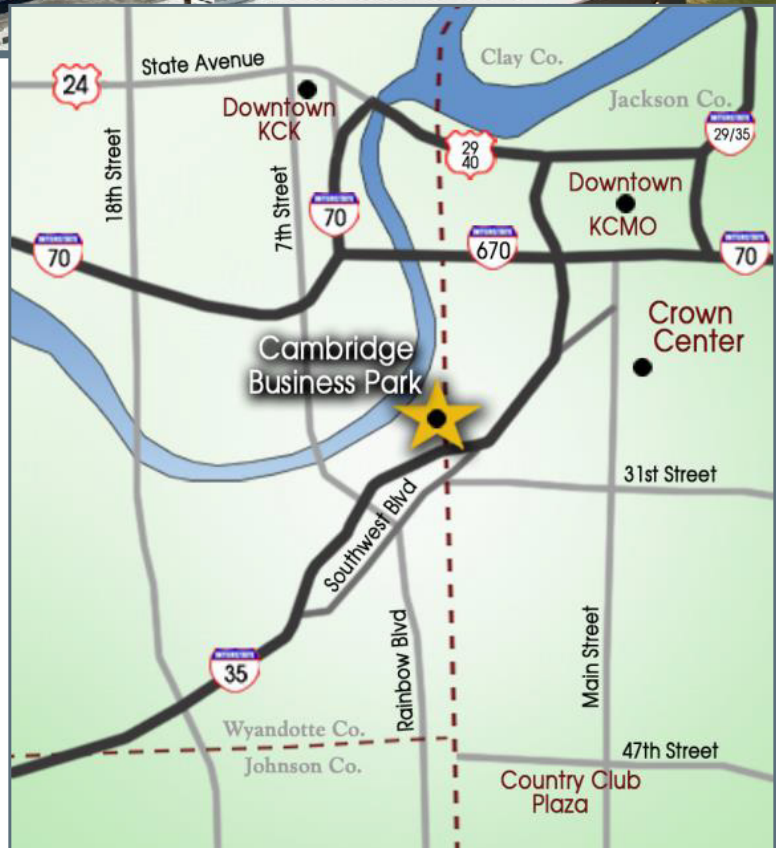
### LAND PARCEL HIGHLIGHTS

- 5.67 Acres along I-35 and Cambridge Circle Drive on Highway Pad Site
- Professional, master planned business park setting with immediate I-35 access
- Visible to traffic counts over 100,000 vehicles per day
- Great neighborhood amenities and services; minutes to Downtown, Crown Center, Westport, the Plaza, and South Johnson County

### LEASING CONTACTS

**JEREMIAH DEAN, CCIM**  
(816) 701 5012  
[jdean@copaken-brooks.com](mailto:jdean@copaken-brooks.com)





## PROPOSED OFFICE BUILDING

- 68,400 Square Feet Class A Office Building (Expandable)
- 3 Story building
- 22,800± SF Floor Plates
- Four executive patios on third floor
- Outside patio area on the west side of the building
- 4:1 Parking Ratio
- Potential Wyandotte County and Kansas Incentives Available.





# BUILD-TO-SUIT OPPORTUNITY



## LEASING CONTACT

**JEREMIAH DEAN, CCIM**

(816) 701 5012

[jdean@copaken-brooks.com](mailto:jdean@copaken-brooks.com)

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.