

8800 RENNER BOULEVARD, LENEXA, KS



BUILDING HIGHLIGHTS

- Signage visible to Renner Road
- 2-story 19,380 SF retail/office building
- **6,000 SF 1st floor retail available with patio**
- Infrastructure for restaurant use is in place
- Current Tenants: Academy Bank (First Floor), Advent Health (Second Floor)
- Surface parking
- City Center Lenexa environment - mixed-use, dense, walkable
- Immediate access to Interstate 435

LEASING CONTACTS

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DEMOGRAPHICS

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 (1,200 seats)
- Public Market (avg 450/day)
- Public Library (100,000 visitors in first 4 months of operations)
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

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.



TOTAL POPULATION

1 mile: 7,699
 3 mile: 43,709
 5 mile: 160,275

AVERAGE HOUSEHOLD INCOME

1 mile: \$89,223
 3 mile: \$104,282
 5 mile: \$ 93,559

DAYTIME POPULATION

1 mile: 9,624
 3 mile: 48,369
 5 mile: 122,375

EASY ACCESS TO

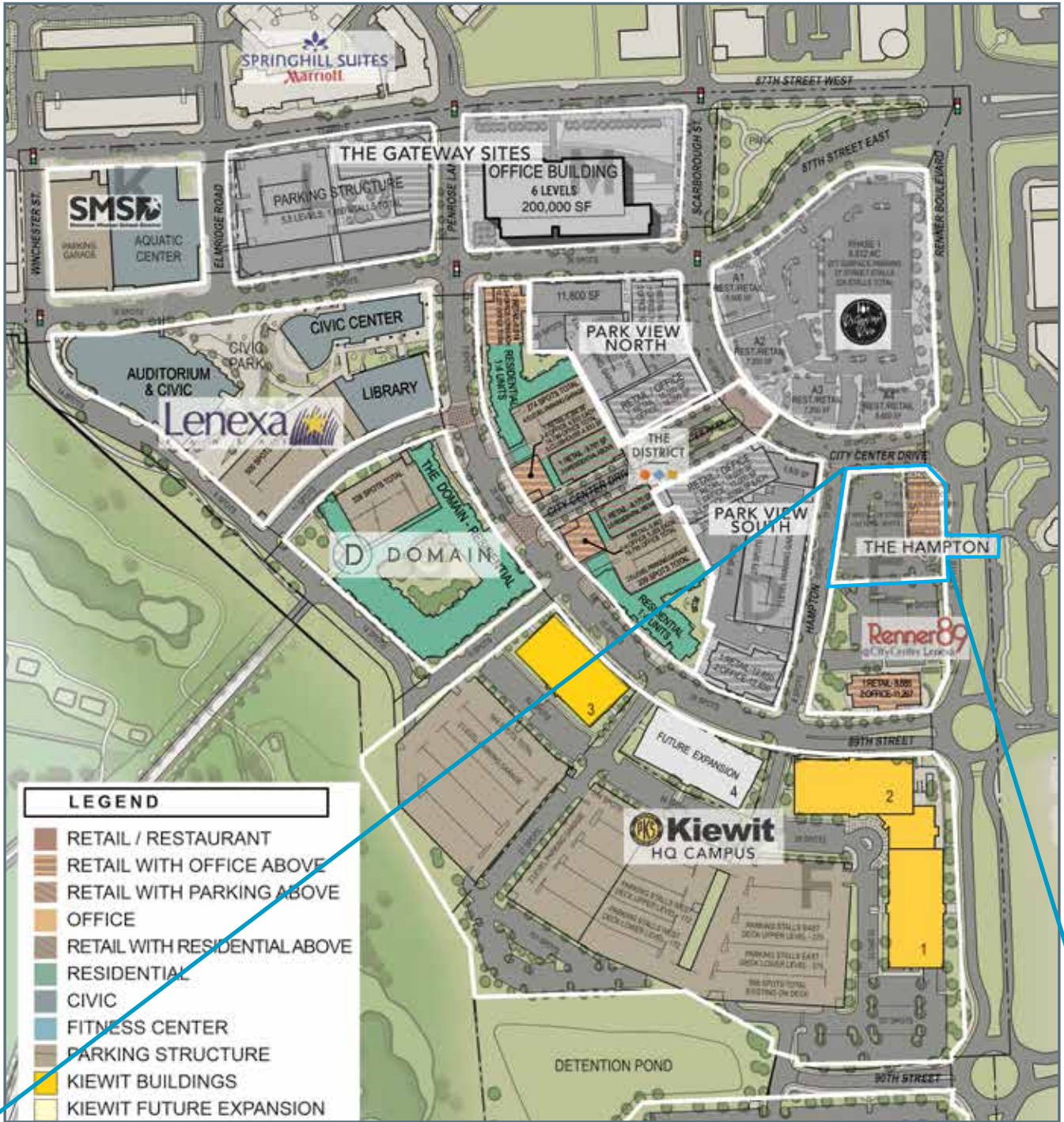
Interstate 435
 Interstate 35
 K-10
 KCI Airport



Located near many **new developments** including:

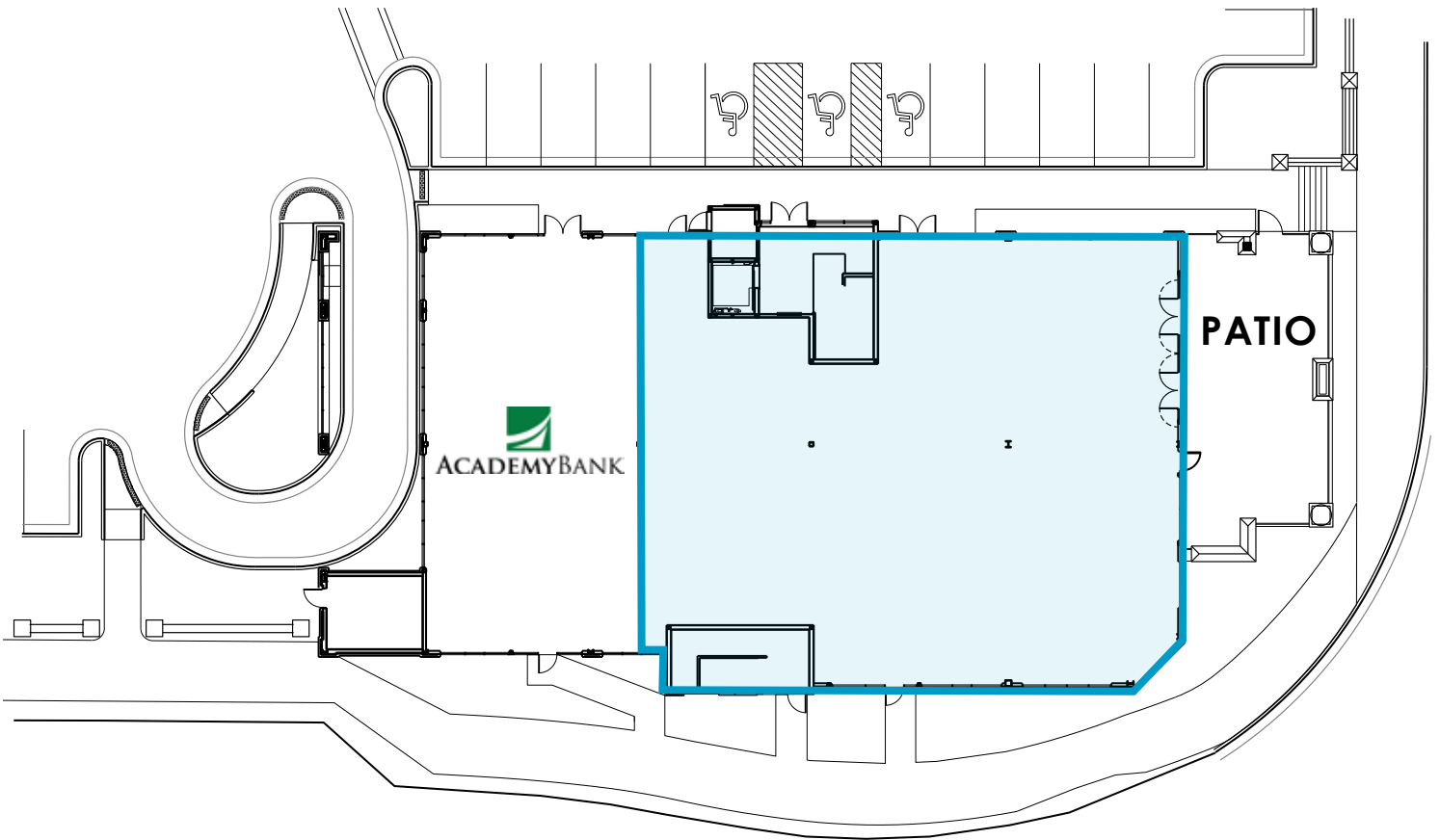
- The Lenexa Recreation Center
- The Public Market
- Shawnee Mission School District Aquatic Center
- Lenexa Public Library
- Kiewit Headquarters
- The Domain & District Flats Apartment Communities
- Hyatt Place Hotel and Lenexa Conference Center
- Lenexa City Hall
- Canyon Farms Golf Club

SITE PLAN

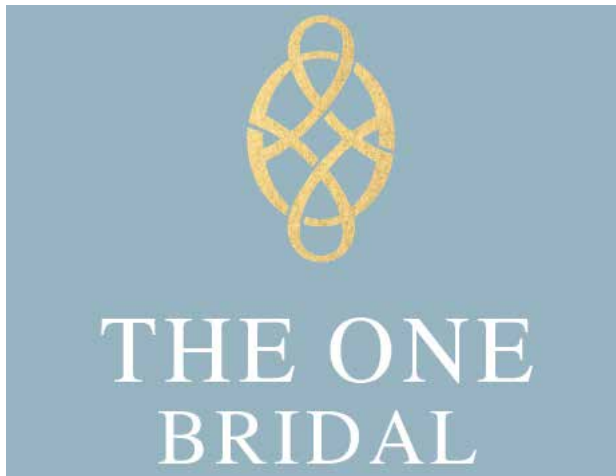


FIRST FLOOR

6,000 SF



SURROUNDING RETAILERS



COMING SOON TO CITY CENTER

AdventHealth's has purchased the land and plans to build a **27.5-acres Health and Wellness campus**.

The new development will be situated at the Northwest Corner of 87th Street and Renner Boulevard, directly north of the Gateway Sites.

Construction is expected to begin Summer 2021.



“AdventHealth’s future campus in Lenexa City Center will redefine health care in Kansas City.”

- Karsten Randolph, CFO of AdventHealth's Mid-America Region



The **new AdventHealth** will include:

- A 200-bed hospital
- Two medical office buildings, each at 72,000 SF
- A 16,000 SF urgent care center
- A 60,000 SF “lifestyle center”
- A 32,000 SF retail building & a 45,000 SF commercial building
- A 52,000 SF bariatric center



Advent Health

SPACE FOR LEASE



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