

## GATEWAY SITE - 87TH & PENROSE, LENEXA, KANSAS



### **BUILDING HIGHLIGHTS**

- Prime location at the entrance of the mixed-use, dense, and walkable City Center Lenexa
- Current plans include a 6-story Class-A Building with ground floor retail space (200,000 RSF building)
- Prime location on 87th Street and Renner with close proximity to I-435
- Prominent signage
- Structured parking
- Signature headquarters opportunity

### **LEASING CONTACTS**

**JOHN D. COE, SIOR, CCIM**

P (816) 701-5064

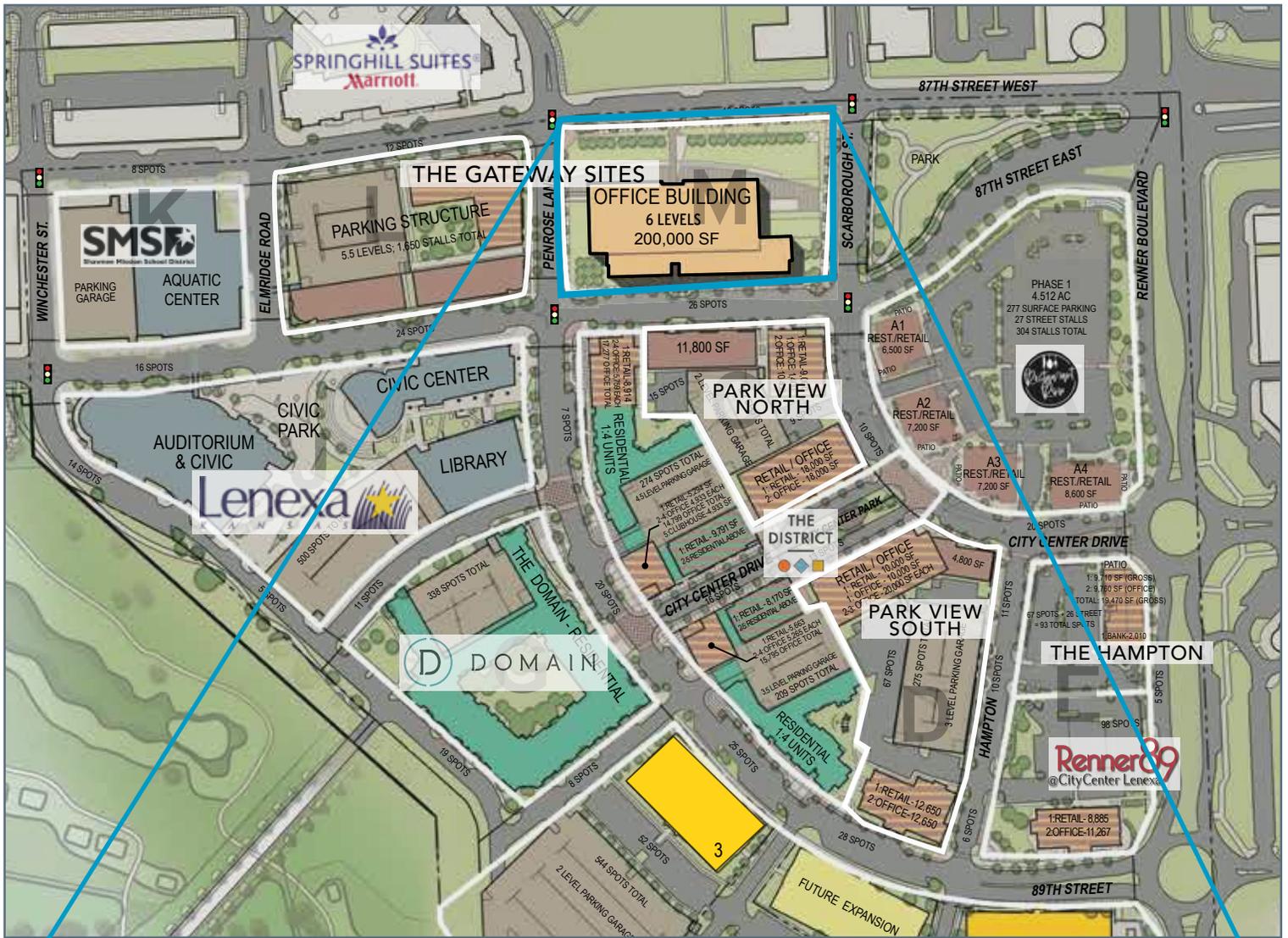
[jcoe@copaken-brooks.com](mailto:jcoe@copaken-brooks.com)

**RYAN E. BIERY, SIOR**

P (816) 701-5017

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

# SITE PLAN



## 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

# 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.”***

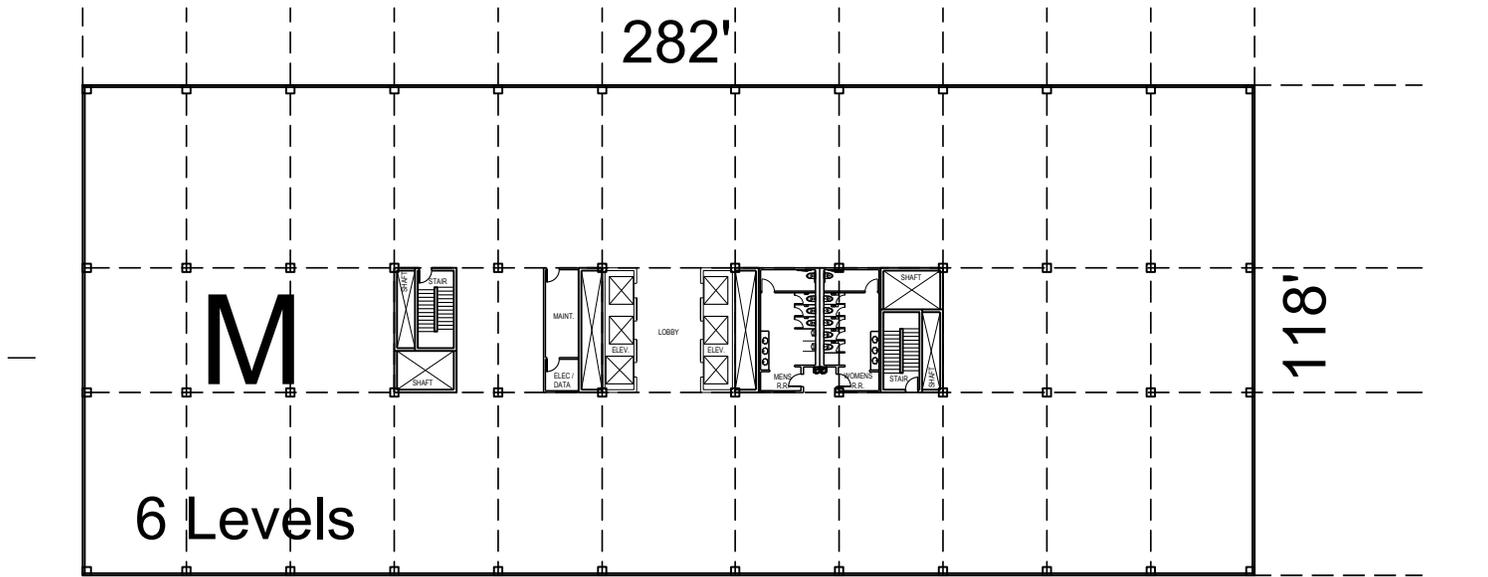
*- Karsten Randolph, CFO of AdventHealth's Mid-America Region*



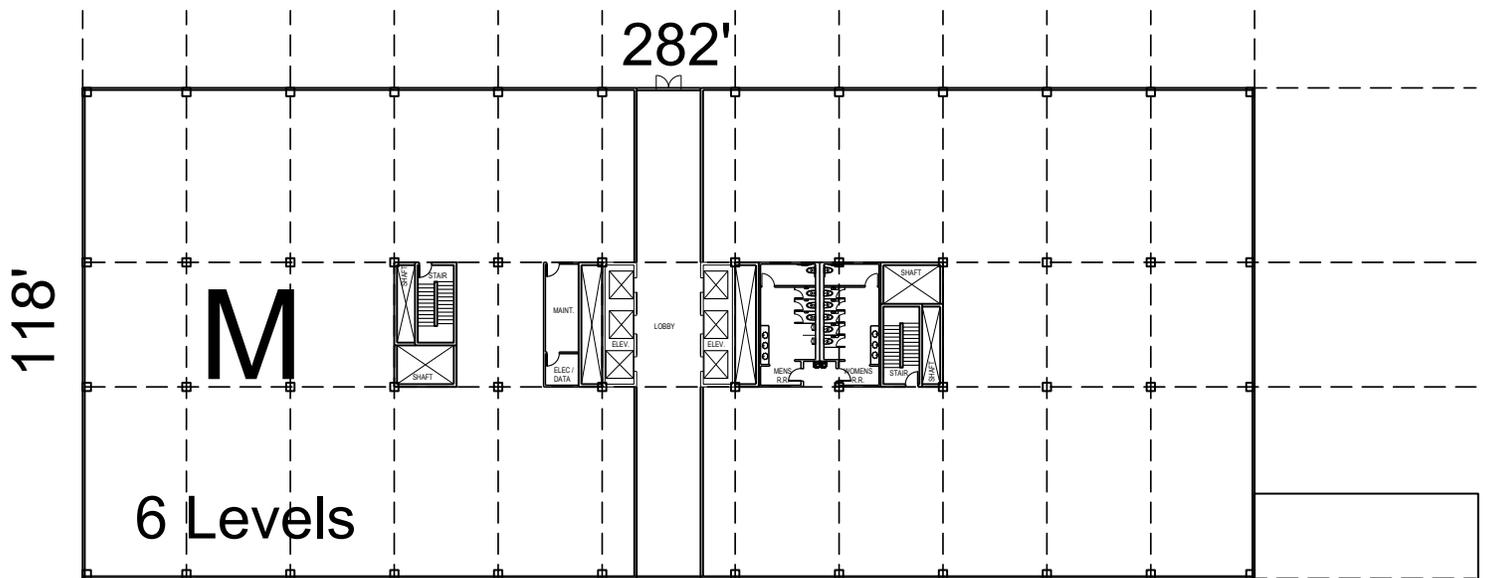
The **new AdventHealth will include:**

- 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

Typical Floor Plans for the currently planned  
6-Story Class-A Office Building with ground floor retail



Typical Floor 2-6



40'

305'

Ground Floor

# BUILD TO SUIT AVAILABLE



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**JOHN D. COE, SIOR, CCIM**  
P (816) 701-5064  
[jcoe@copaken-brooks.com](mailto:jcoe@copaken-brooks.com)

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