

## 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

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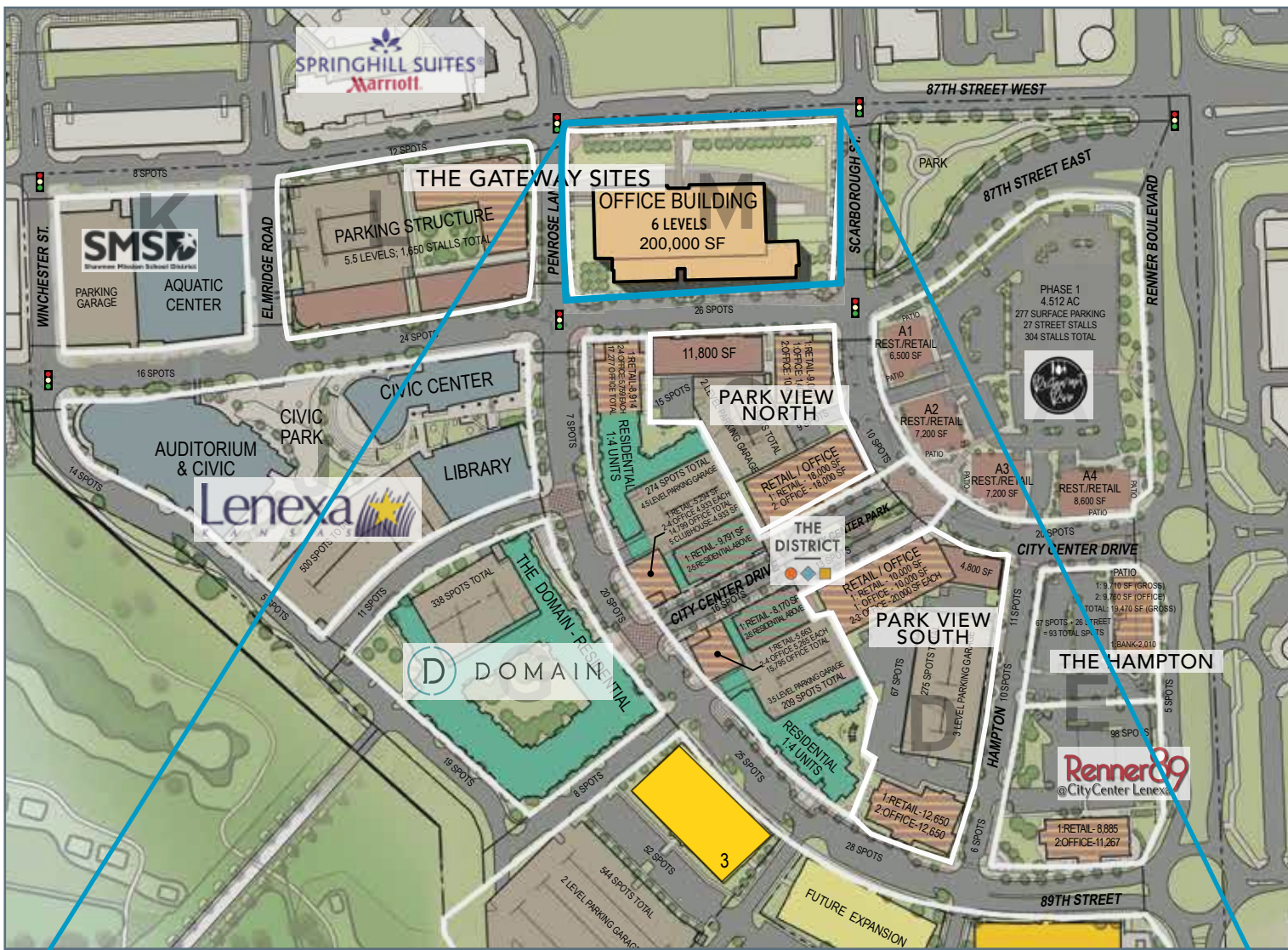
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## SITE PLAN





## 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 purchased the land and is currently building a **27.5-acres Health and Wellness campus**.

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

To learn more visit: [www.adventhealth.com/hospital/adventhealth-lenexa](http://www.adventhealth.com/hospital/adventhealth-lenexa)



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

– Karsten Randolph, CFO of AdventHealth’s Mid-America Region

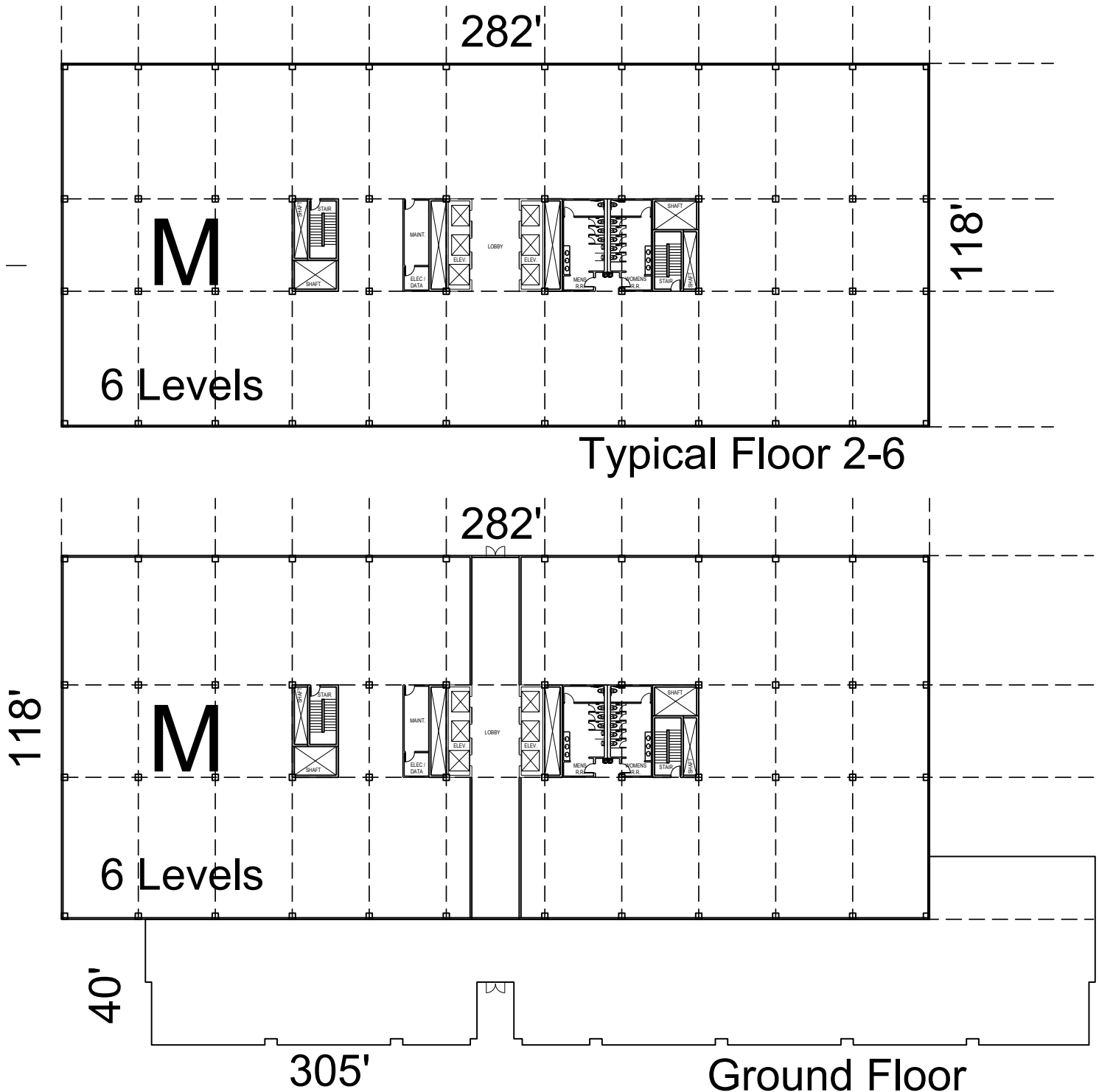


**The new AdventHealth will include:**

- A 100-bed hospital
- Medical office buildings
- Urgent care center
- Lifestyle center
- Retail & Commercial building
- Bariatric center



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



# BUILD TO SUIT AVAILABLE



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