

OFFICE SPACE FOR LEASE WITH PATIO ACCESS



SPACE HIGHLIGHTS

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

LEASING CONTACTS

RYAN BIERY, SIOR
P (816) 701-5000
rbieri@copaken-brooks.com

JOHN D. COE, SIOR, CCIM
P (816) 701-5064
jcoe@copaken-brooks.com

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:

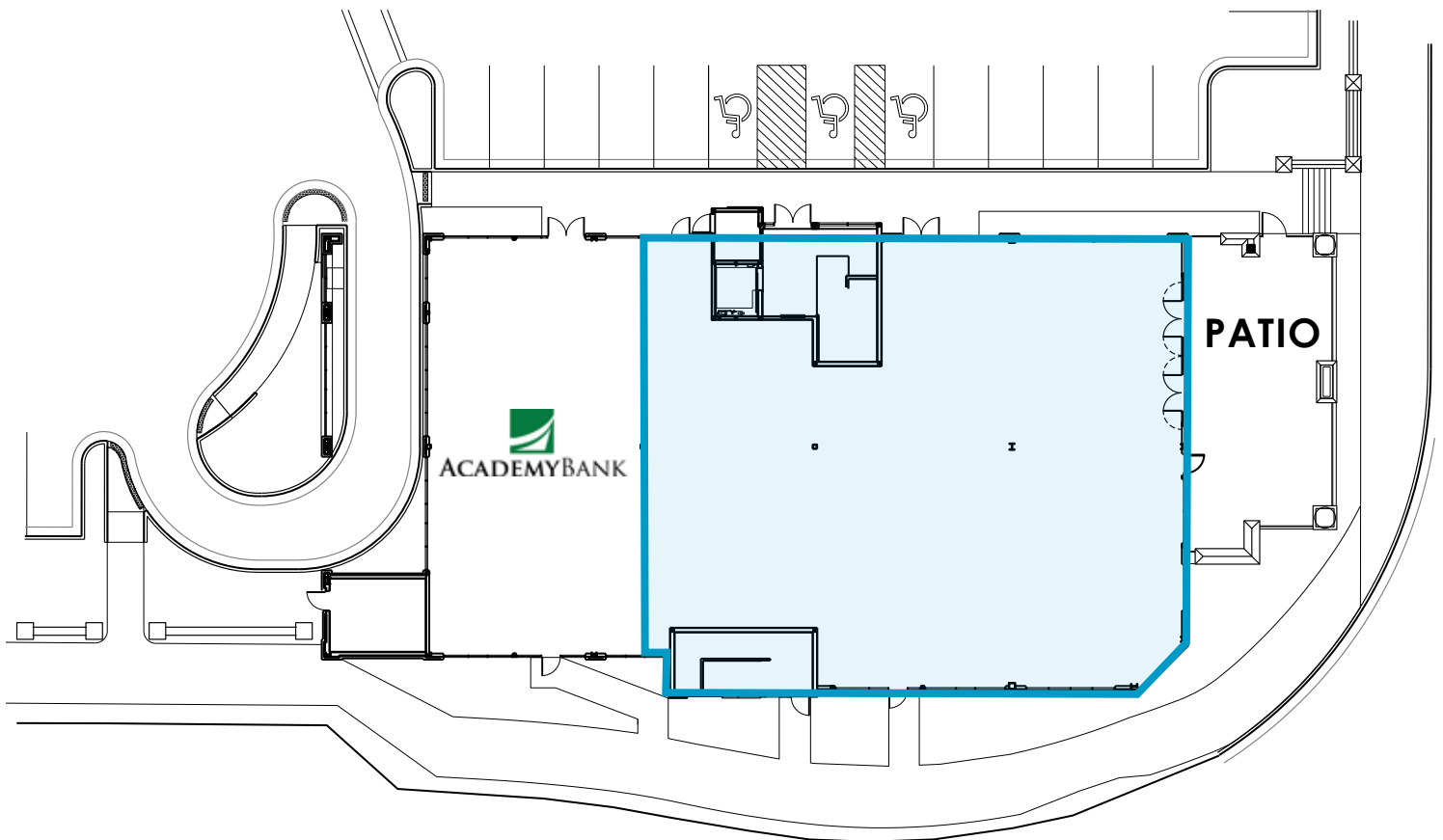
- The Lenexa Recreation Center
- The Public Market
- Shawnee Mission School District Aquatic Center
- Lenexa Public Library
- Kiewit Headquarters
- The Domain & District Flats Apartment Communities
- Hyatt Place Hotel and Lenexa Conference Center
- Lenexa City Hall
- Canyon Farms Golf Club

SITE PLAN

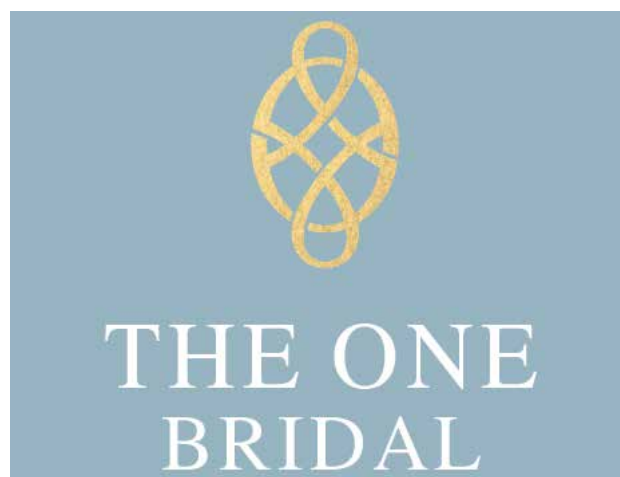


FIRST FLOOR

6,000 SF



SURROUNDING RETAILERS



COMING SOON TO CITY CENTER

AdventHealth purchased the land and is currently building a **27.5-acre 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



“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



OFFICE SPACE AVAILABLE WITH PATIO ACCESS



LEASING CONTACT

RYAN BIERY, SIOR

P (816) 701-5000

rbieri@copaken-brooks.com

JOHN D. COE, SIOR, CCIM

P (816) 701-5064

jcoe@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.