

OFFICE SPACE FOR LEASE IN NEW ADVENTHEALTH CAMPUS



OFFICE HIGHLIGHTS

- **Up to approximately 27,000 SF available in Mixed-Use Building I and 7,500 SF available in Mixed-Use Building II**
- Ability to accommodate small and large office users
- Join the AdventHealth Wellness Campus that will bring a healthy walkable campus with retail, office, and medical clients
- Structured parking available for office tenants
- Walkable amenities at Lenexa City Center including Civic Center, Public Library, Public Market, Office, Retail, and more.

LEASING CONTACT

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Located in Johnson County's ever-growing suburban community, City Center Lenexa will build on the energy of the entire city while creating a destination unto itself.

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, Library
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

STRONG DEMOGRAPHICS

- 20% growth rate in the last ten years
- Residents: 48,000 (3 miles), 162,000 (5 miles)
- Average Household Income: \$115,000 (3 miles)

VIBRANT AREA

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+
- Over 4,000 apartments

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.



LENEXA, KANSAS

When fully developed, City Center will consist of more than 2 million square feet, including civic components for the City of Lenexa, nearly 1 million square feet of office and retail, and 375 residential units.



Current retailers in Lenexa City Center and surroundings include:



Additionally, the area includes the following offices:





AdventHealth is currently under development of a 27.5-Acres Health and Wellness Campus.

The phasing plan includes a **mixed-use retail and office component along Scarborough Street** with a three-level parking garage behind the building.

The new AdventHealth will include:

- 11 Total Buildings
- A 100-bed Hospital
- Medical office buildings
- Urgent Care Center
- Lifestyle Center
- Retail and Commercial Buildings
- Hotel





CONCEPTUAL SITE PLAN

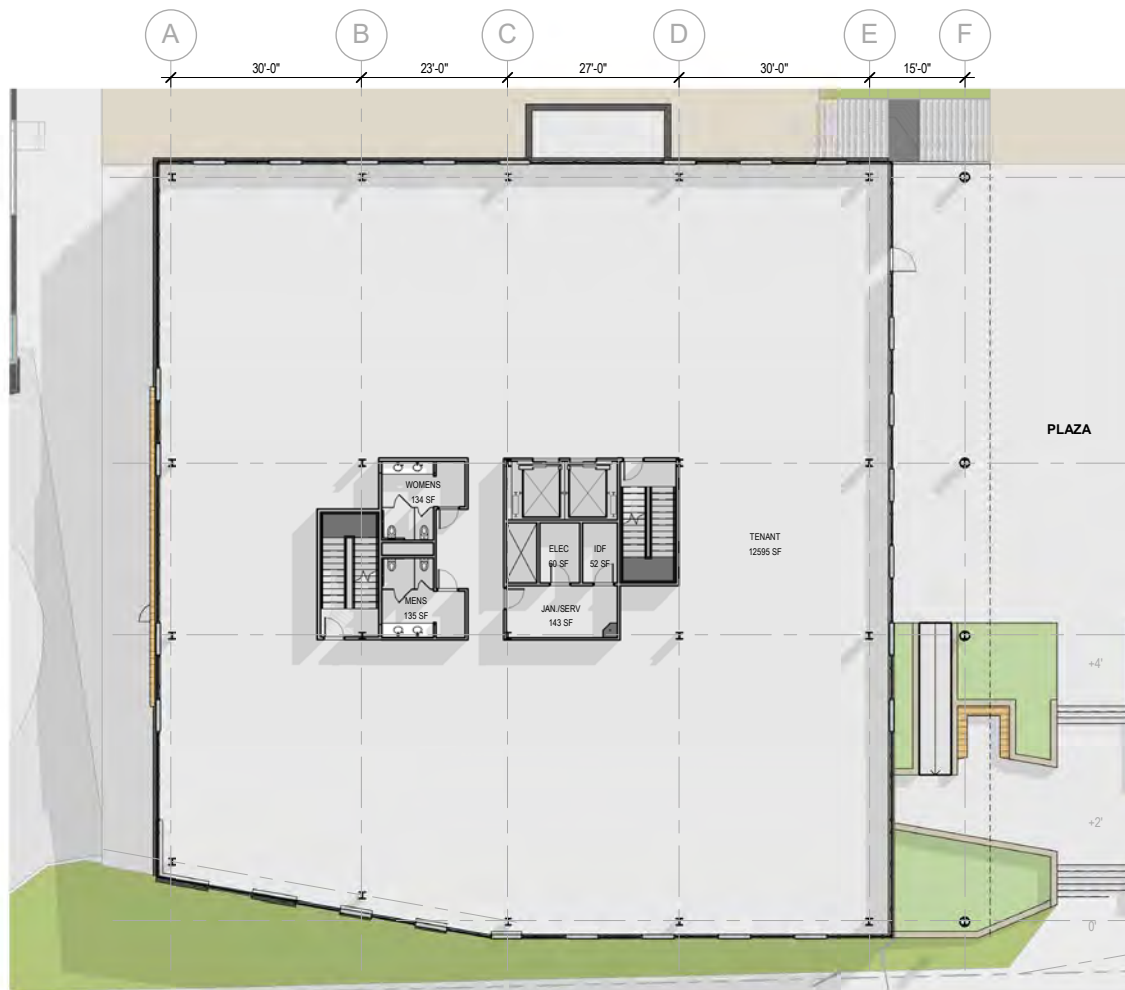




MIXED-USE BUILDING I



2nd Floor: 12,595 SF



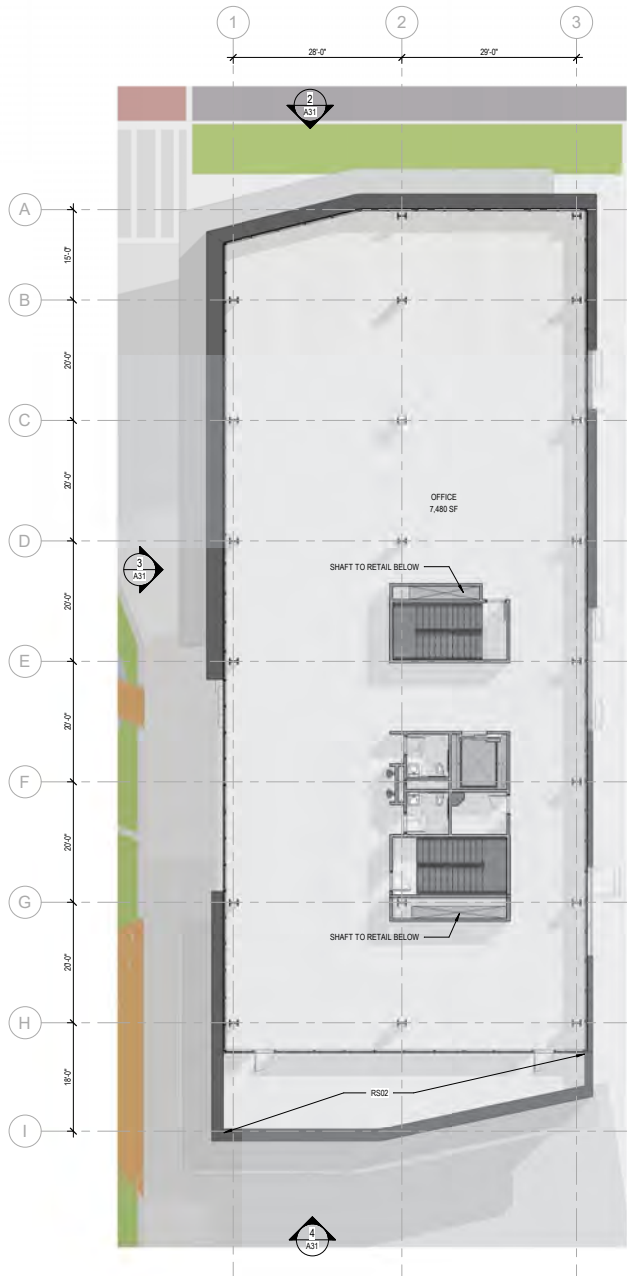


3rd Floor: 14,268 SF



MIXED-USE BUILDING II

2nd Floor: 7,480 SF





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