

**OFFICES AT RESTAURANT ROW**  
IN LENEXA CITY CENTER



**OFFICE HIGHLIGHTS**

- 12,000 -13,100 SF Full Office Floor Options
- Prime location with frontage and visibility to 87th Street and Renner Blvd
- Signage visible to Renner Road
- Located on City Center Drive at the entrance of the growing Lenexa City Center
- Outdoor balconies to take in the views
- Immediate access to I-435
- Large Surface Parking

**Drone  
Videos  
and More  
Here!**



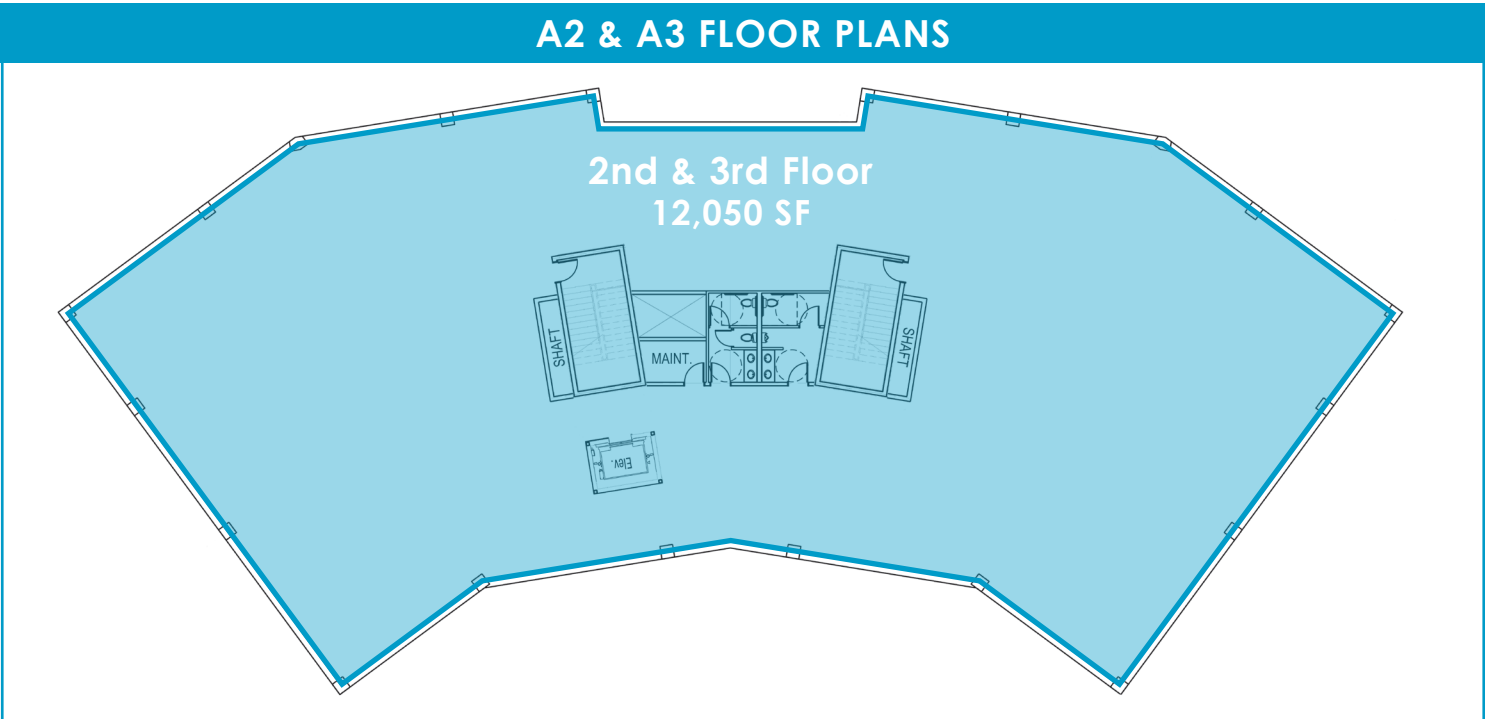
**LEASING CONTACTS**

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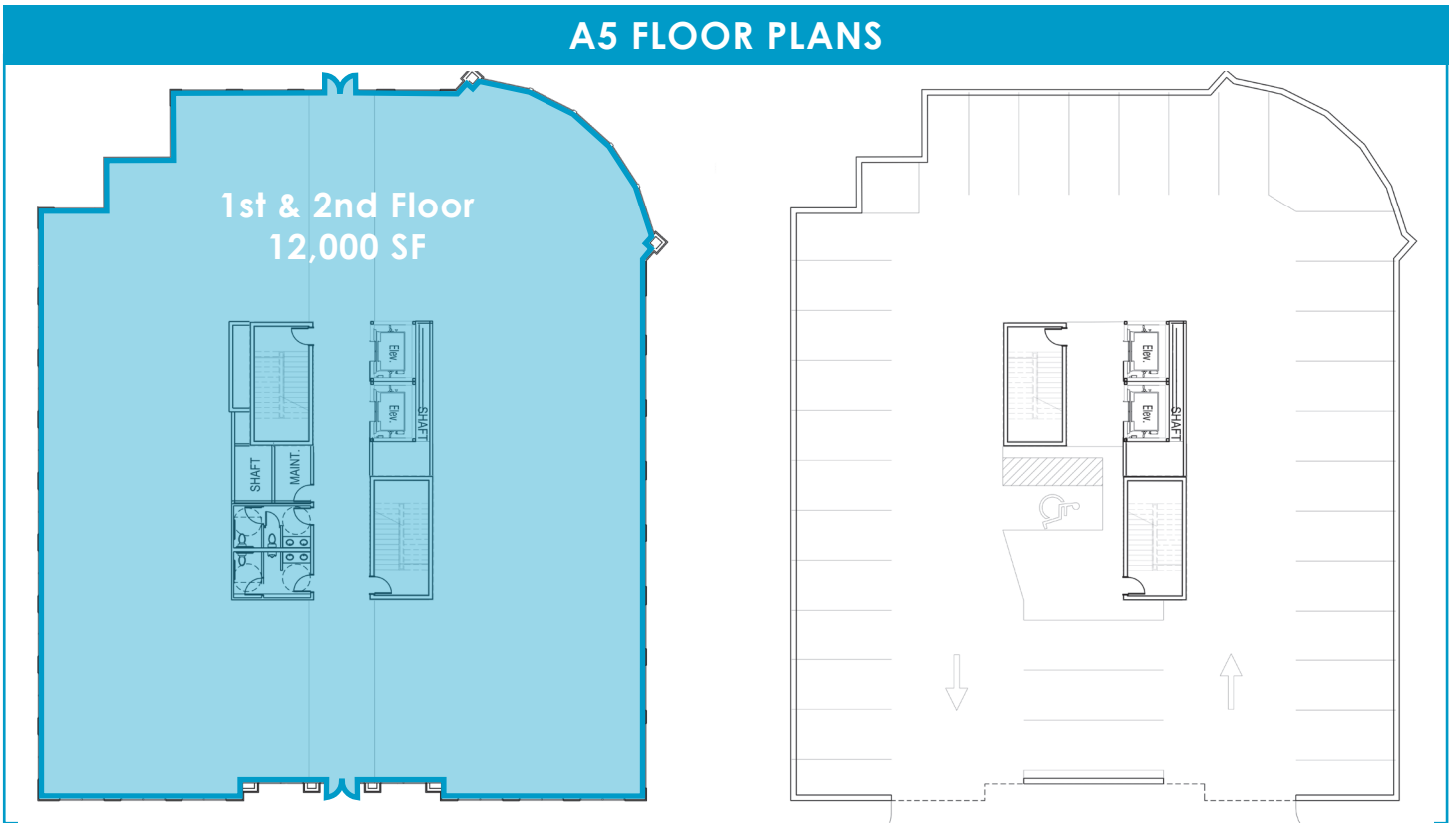


A2 & A3 FLOOR PLANS





A5 FLOOR PLANS





# SITE PLAN



LEGEND	
[Brown Box]	RETAIL / RESTAURANT
[Orange Box]	RETAIL WITH OFFICE ABOVE
[Light Brown Box]	RETAIL WITH PARKING ABOVE
[Yellow Box]	OFFICE
[Light Green Box]	RETAIL WITH RESIDENTIAL ABOVE
[Green Box]	RESIDENTIAL
[Blue Box]	CIVIC
[Light Blue Box]	FITNESS CENTER
[Grey Box]	PARKING STRUCTURE
[Yellow Box]	KIEWIT BUILDINGS
[Light Yellow Box]	KIEWIT FUTURE EXPANSION



Ideally positioned at the intersection of I-435 and 87th Street, Lenexa City Center 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.





# DEMOGRAPHICS

## TOTAL POPULATION

1 mile: 11,002  
3 mile: 46,881  
5 mile: 167,290

## AVERAGE HOUSEHOLD INCOME

1 mile: \$105,076  
3 mile: \$116,804  
5 mile: \$105,821

## DAYTIME POPULATION

1 mile: 4,445  
3 mile: 42,793  
5 mile: 115,609

## 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



## UNDER CONSTRUCTION AT 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.

Construction is underway with hospital construction date expected for 2025.



“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



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



# OFFICE SPACE FOR LEASE



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