

## THE DISTRICT — SHOPS



### FIRST FLOOR RETAIL OPPORTUNITIES

#### RETAIL HIGHLIGHTS

- 1,302 SF In-Line Retail Available along City Center Drive
- Built-in Customer Base with Office and Residential Above
- High Traffic Draw with Pedestrian and Vehicle Access
- Dynamic cotenancy with MIKC, PureBarre, Savoy Tea, and more

#### LEASING CONTACT

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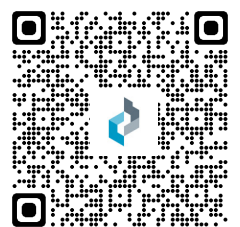
# DEVELOPMENT HIGHLIGHTS



When fully developed, City Center Lenexa 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.

*Workday, weekend, all in one place.  
the pulse of the city in the heart of the neighborhood*

Scan with your smartphone to view  
Lenexa City Center Video





## Work, play, live ...*all in one incomparable setting*

Welcome to The District,  
the urban-suburban destination where retail,  
corporate, residential, civic, and recreational  
interests will come together to create an  
experience unlike any other.

- 30,000 SF street-level retail and 175 residential units
- Total of 45,000 SF office space
- Walkable amenities ideal for daytime and night/weekend visitors
- Ample structured parking
- Signature office headquarters sites
- Prominent signage available
- Immediate access to Interstate 435

A day at the office, a night on the town, and *a place to call home*.

The District hosts a mix of living spaces allowing residents to take full advantage of their exciting new downtown surroundings.

A dynamic destination with an *entire community* around it.

Public amenities such as a multi-use civic center and on-site government blend with green spaces, parks, and community gathering areas.

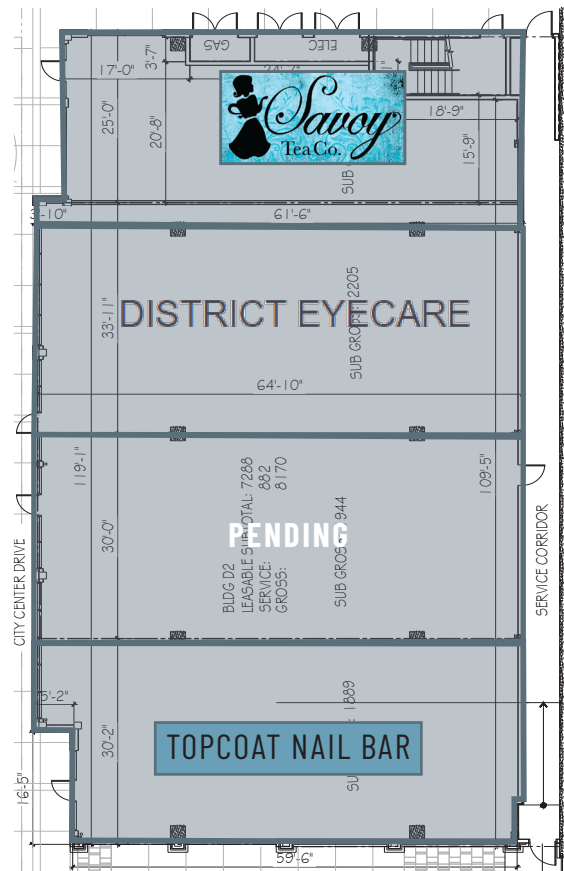
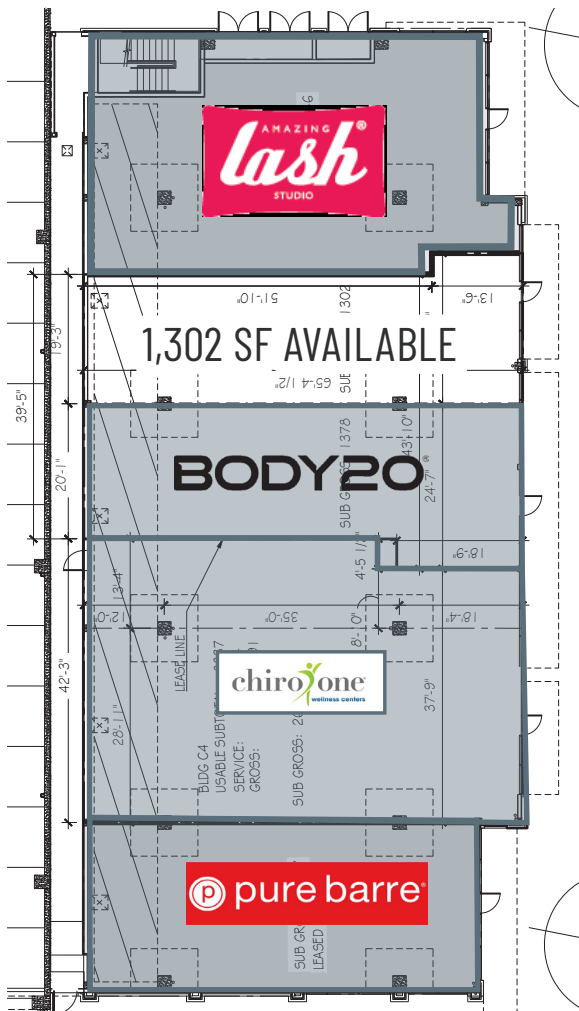
With easy access to and from major roads and highways – 20 minutes from downtown Kansas City and 30 minutes from Kansas City International Airport – The District is truly a remarkable and exciting opportunity.



# AVAILABLE RETAIL SPACE

## IN-LINE RETAIL

- 4-Story Building
- First floor retail with residential and office above
- Located along main pedestrian artery connecting to City Center Park
- Able to accommodate various retail space requirements
- Ideal for boutique retailers, cafe's and coffee shops

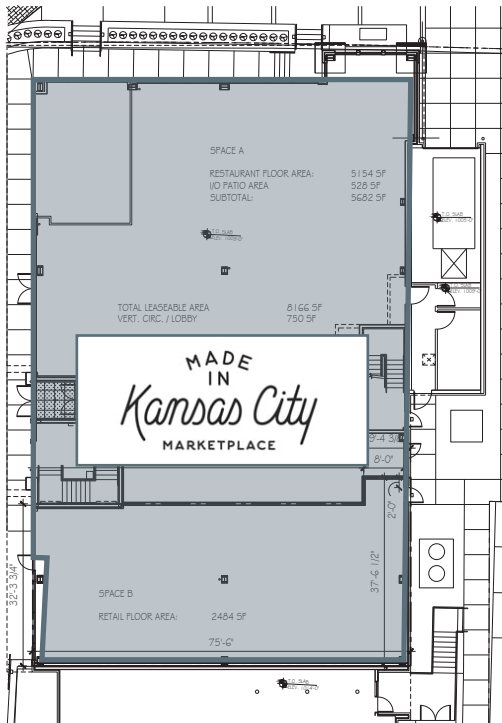




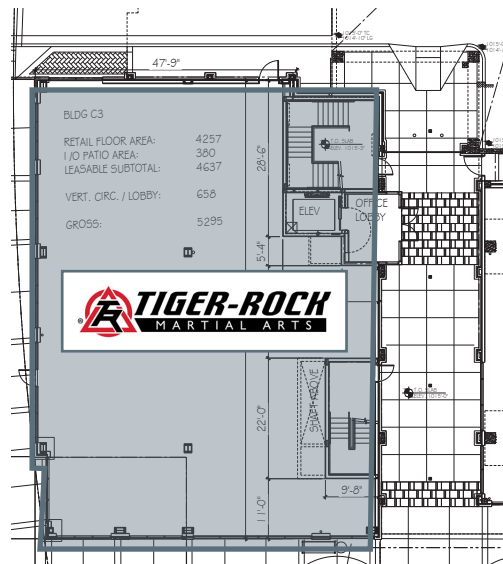
## END CAP RETAIL



- Prime corner locations in the center of City Center Lenexa are Fully Leased
- Large outdoor patios
- High traffic draw with pedestrian and vehicle access
- Built-in customer base with office and residential tenants above



PENN I



PENN II



PENN III



# CURRENT RETAIL

Office tenants have convenient front door access to the areas growing retail at the **District Shops**.



PENN III END-CAP



PENN II END-CAP





*and much more in Lenexa City Center and surroundings.*





# CIVIC AND REC CENTER

A new city center is emerging as *a home* for civic activity  
and *a gathering place* for the community



kansascity.com



City Center Lenexa at City Center is envisioned as the new central meeting place for residents, as Lenexa's "new downtown" and gathering area

- 5 acre Civic Center site
- \$75 million investment
- City Hall
- Recreation facility
- Festival plaza and amphitheater
- Public Market
- Johnson County Library branch
- Shawnee Mission School District Aquatic Center
- Structured parking





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# RETAIL OWNER AMENITIES

*The amenity deck at Penn II is available to all retail tenants which includes:*

Conference Room, Outdoor Deck with fireplace, Social lounge, and Full Kitchen





## UNDER CONSTRUCTION AT 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.

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)



# CURRENT PROGRESS



## COMPLETED PROJECTS

Lifetime Fitness  
Kiewit (Formerly Lexmark HQ)  
Renner 89 Office & Retail  
The Hampton Office & Retail  
Domain Luxury Apartments  
The District Flats

City Hall  
Public Market  
Johnson County Library Branch  
Recreation Center  
Shawnee Mission Aquatic Center





## COMING SOON

"Main street" Office, Retail & Apartments on Penrose  
AdventHealth Health and Wellness Campus  
Restaurant Row  
Gateway Development Sites  
Park View North & South Development Sites



# DEMOGRAPHICS

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: \$102,000 (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.

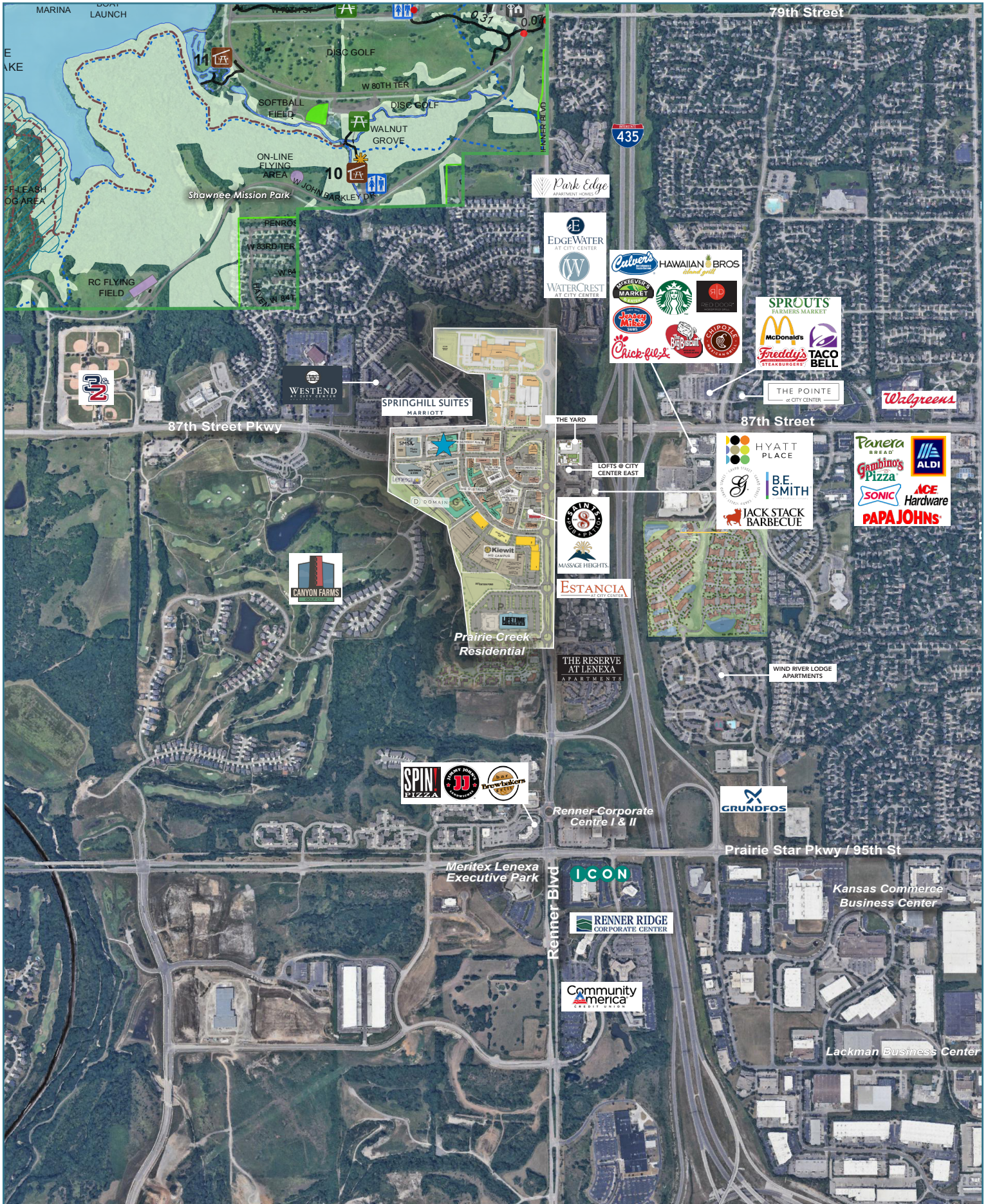
## Largest employers in Lenexa



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.









# RETAIL SPACE AVAILABLE



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