

THE DISTRICT — OFFICE



OFFICE HIGHLIGHTS AT PENN

- **5,407 SF Available - 2nd Floor at Penn I**
- Located in the heart of City Center Lenexa
- Adjacent from AdventHealth Wellness Campus (Coming Soon)
- Amenity Floor available for Tenants
- Structured Parking for Office Tenants
- On-Site Property Management

LEASING CONTACTS

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

DEVELOPMENT HIGHLIGHTS

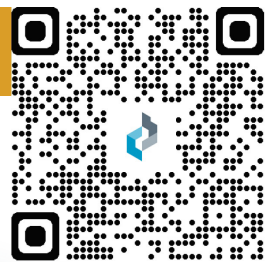


When fully developed, City Center Lenexa will consist of more than 2 million square feet, including civic components for the City of Lenexa, nearly 1 million square feet of office and retail, and 375 residential units. To date, 1.6 million square feet has been developed.

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 come together to create an experience unlike any other.

- Total of 45,000 SF office available
- 30,000 SF street-level retail and 175 residential units
- 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.

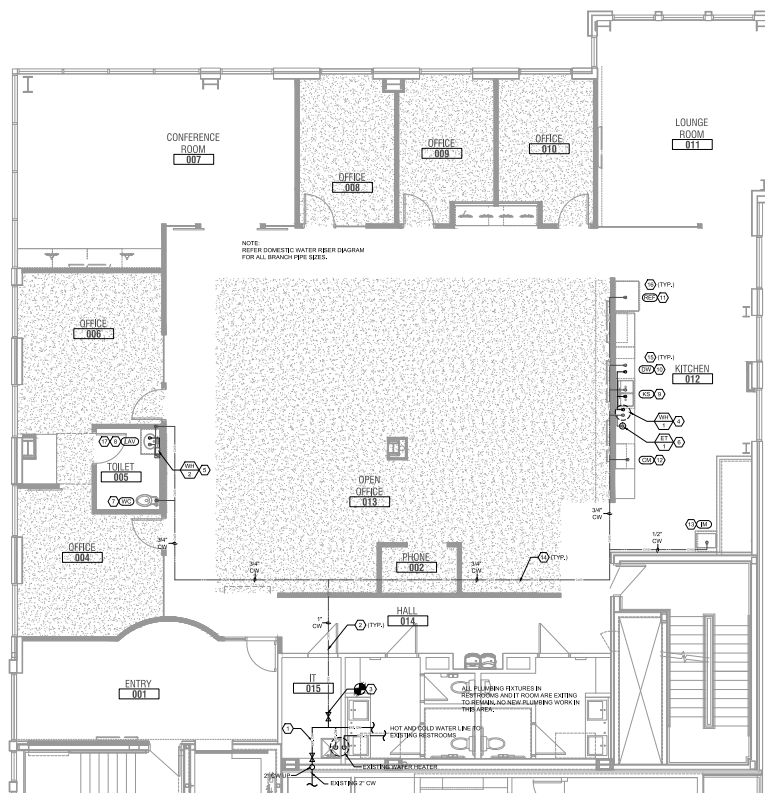
With easy access to and from major roads and highways – 20 minutes from downtown Kansas City and 30 minutes from Kansas City International Airport – The District is truly a remarkable and exciting opportunity.



PENN I AT THE DISTRICT

8711 PENROSE LANE
5,407 RSF

- 3-story building atop retail
- Office above retail in dense, mixed-use development at the heart of The District and City Center Lenexa
- Current Building Tenants: Hinkle Law Firm and GE Johnson



PENN II AT THE DISTRICT

8789 PENROSE LANE



- 4-story building atop retail
- 5th Floor Amenity Deck
- Ideal for smaller office user
- Office above retail in dense, mixed-use development at the heart of The District
- Amenity room includes: Conference Room, Outdoor Deck with fireplace, Social lounge
- Current Building Tenants: Centralized Supply Chain Services



PENN III AT THE DISTRICT

8813 PENROSE LANE

- 3-story building atop retail
- Ideal for smaller office user
- Office above retail in dense, mixed-use development at the heart of The District and City Center Lenexa
- Current Building Tenants: The One Bridal and Klover Architects



CCL SITE PLAN



AMENITY DECK

The amenity deck at Penn II is open to all office tenants at Penn I, II and III and includes:

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



Office tenants benefit from the District Flat's 24 hour fitness center located inside Penn II.



THE DISTRICT RETAIL

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



PENN III END-CAP





and much more in Lenexa City Center and surroundings.



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 is building 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.

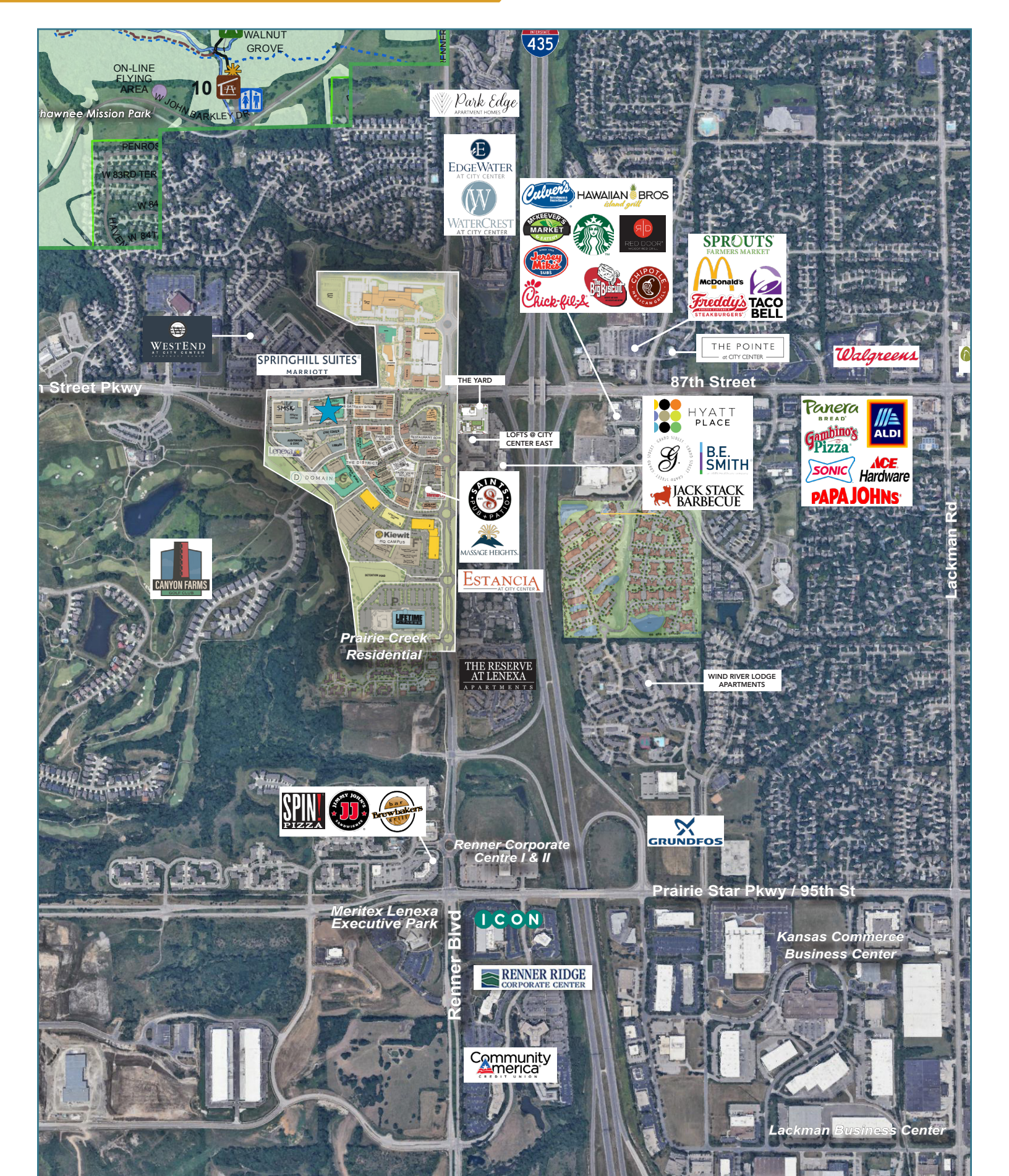
Largest employers in Lenexa



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



NEIGHBORHOOD AERIAL



OFFICE SPACE AVAILABLE



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