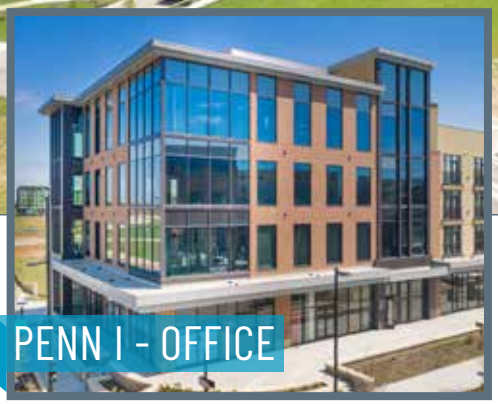
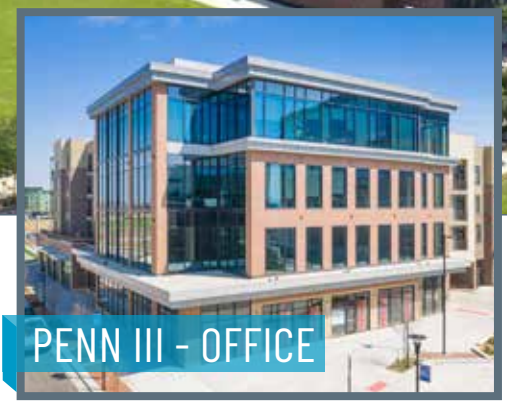
THE DISTRICT - OFFICE




PENN I - OFFICE


PENN II - OFFICE


PENN III - OFFICE

OFFICE HIGHLIGHTS AT PENN

- **4,862 RSF Office Space Available at Penn III**
- Located in the heart of City Center Lenexa
- Adjacent from AdventHealth Wellness Campus
- Amenity Floor with Conference Room, Tenant Lounge, and Fitness Center
- Structured Parking for Office Tenants
- On-Site Property Management

LEASING CONTACT

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

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.

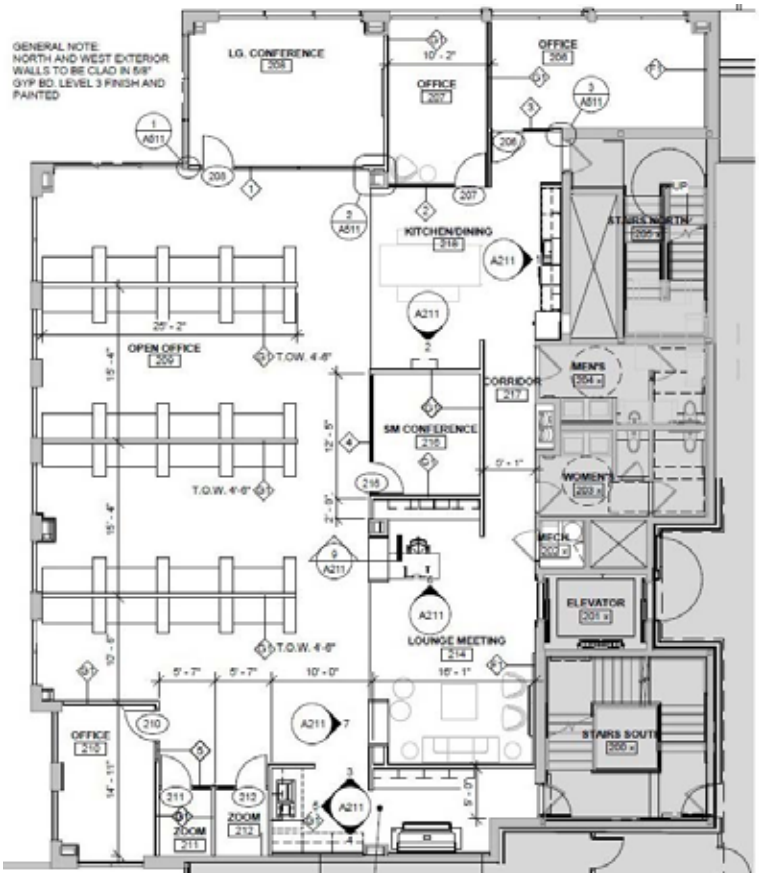


PENN III AT THE DISTRICT

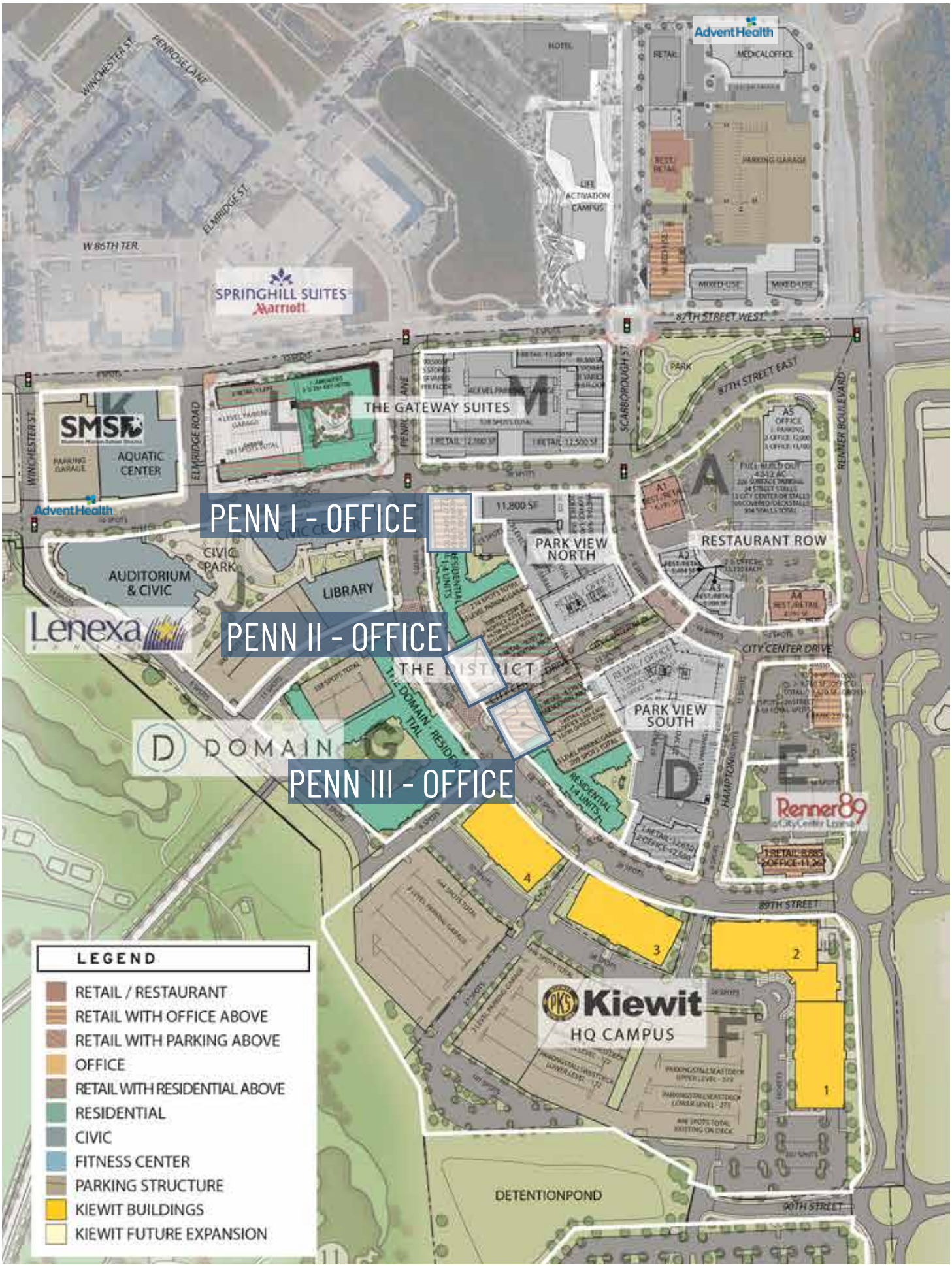
8813 PENROSE LANE

- 4,862 +/- SF Office Space
- $37.50 - $39.00/SF Full Service
- Available June 2027
- 3-story building atop retail
- Private Office Floor
- Office above retail in dense, mixed-use development at the heart of The District and City Center Lenexa





CCL SITE PLAN



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, Full Kitchen, and a 24 hour fitness center located inside Penn II.













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.

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

JCPenney · T-Mobile · Community America · FREIGHTQUOTE by C.H. ROBINSON · Kiewit · GBA · EPA

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

TOTAL POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	EASY ACCESS TO
1 mile: 7,699	1 mile: $89,223	1 mile: 9,624	Interstate 435 & 35
3 mile: 43,709	3 mile: $104,282	3 mile: 48,369	K-10
5 mile: 160,275	5 mile: $ 93,559	5 mile: 122,375	KCI Airport



NEIGHBORHOOD AERIAL

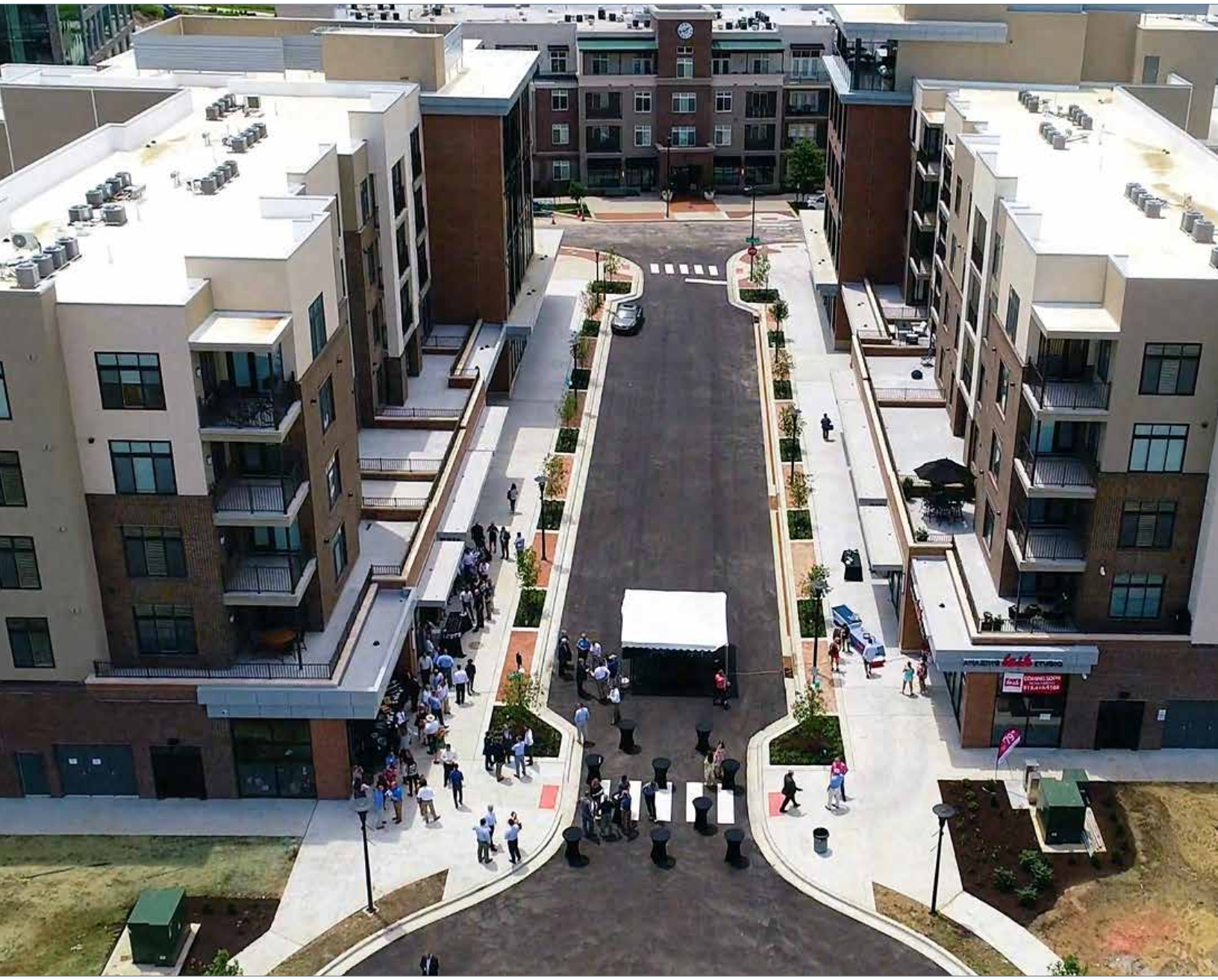


AMENITIES	
1	Spring Hill Suites
2	Orangetheory Fitness
3	Shawnee Mission School District Aquatic Center
4	AC Hotels by Marriott
5	Residence Inn by Marriott
6	Lenexa Recreation Center
7	Johnson County Library
8	Pure Barre
9	Chiro One Wellness Center
10	Topcoat Nail Bar
11	District Eyecare
12	Academy Bank
13	Massage Heights
14	Canyon Farms Golf Club
15	Lifetime Fitness
16	Hyatt Place
17	Smart Storage

SHOPPING	
18	Gomer's of Kansas Fine Wine & Spirits
19	Made In Kansas City Marketplace
20	Sprouts Farmer's Market
21	McKeever's Market & Eatery

FOOD	
22	Sierra Grill
23	Lenexa Public Market
24	Cactus Grill
25	Enjoy Food + Drink
26	Zhoug Mediterranean
27	Tupelo Honey Southern Kitchen & Bar
28	Jack Stack BBQ
29	Grand Street Cafe
30	Martin City Brewery
31	Saints Bar & Grill
32	Panera Bread
33	The Big Biscuit
34	Starbucks
35	Chipotle
36	Chick-Fil-A
37	Red Door Grill
38	Five Four - Coming Soon
39	Stoney River - Coming Soon
40	Urban Egg - Coming Soon

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