16800 W 89TH STREET
LENEXA, KANSAS

copaken brooks
COMMERCIAL REAL ESTATE

HIGH VISIBILITY OFFICE SPACE AVAILABLE
IN LENEXA CITY CENTER



OFFICE HIGHLIGHTS

- **Full Second Floor Available: 9,849 SF Office, Divisible**
- Call Broker for Rental Rate
- Multi-tenant building with Massage Heights, Saints Bar & Grill, and Perspire Sauna Studio.
- Immediate access to I-435 with approximately 40,000 VPD traveling at the corner of Renner & 87th
- Located within thriving Lenexa City Center and adjacent to Kiewit Headquarters, providing a built-in customer base with office and residential nearby
- Walkable amenities at Lenexa City Center including Civic Center, Public Library, Public Market, The District (Office & Retail), The Village at City Center North and more.

LEASING CONTACTS

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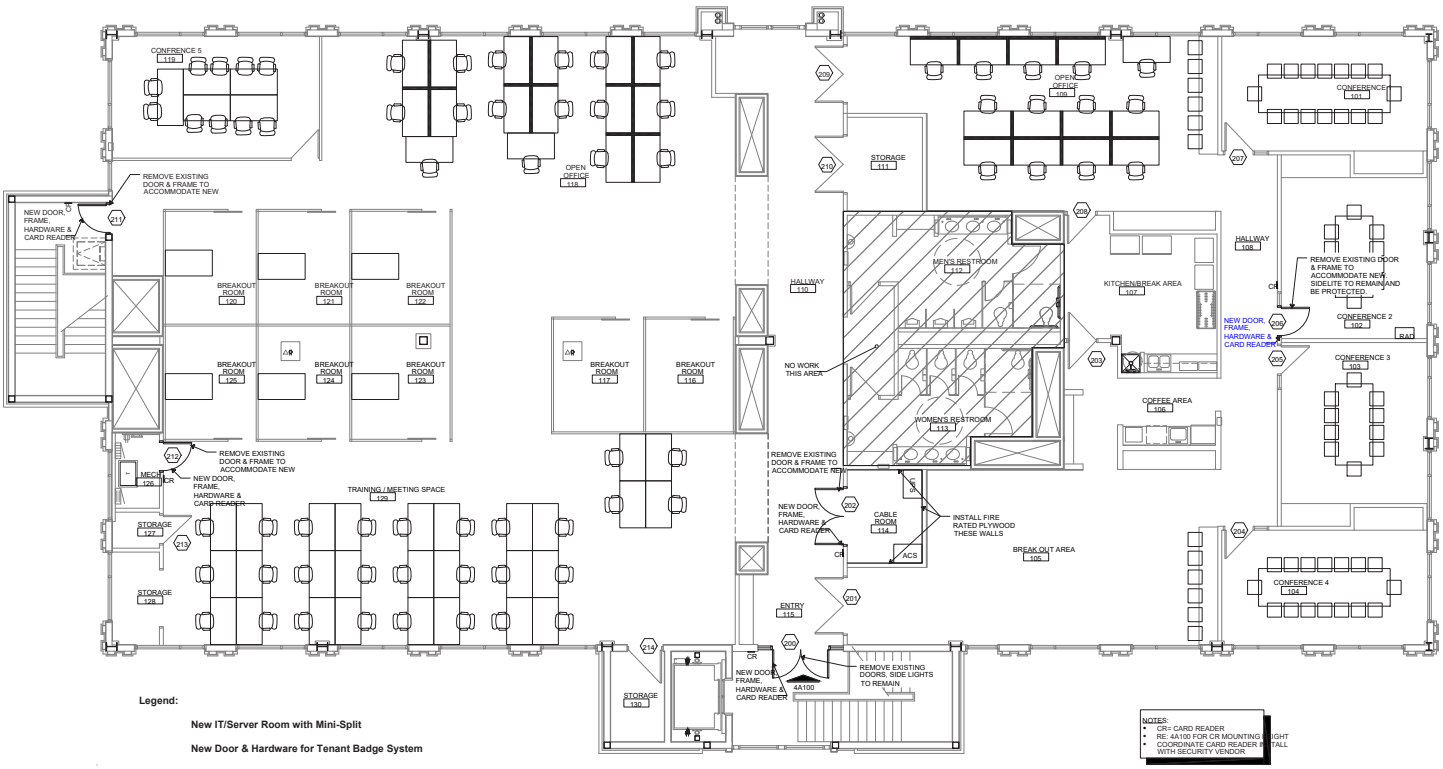
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RENNER 89

16800 W 89TH STREET

- 9,849 +/- SF Office Space
- Available July 2027
- Private Office Floor
- Office above retail in mixed-use development at the heart of City Center Lenexa





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 (100,000K Visitors)
- 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, Quest Diagnostics, UPS, ICON, Community America Credit Union, Kiewit, heartland Coca-Cola Bottling Company, bread financial, Gear For Sports, P1 Construction, LLC

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

LENEXA, KANSAS

When fully developed, City Center will consist of more than 2 million square feet, including civic compnents 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:

and many more.

Additionally, the area includes the following offices:



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

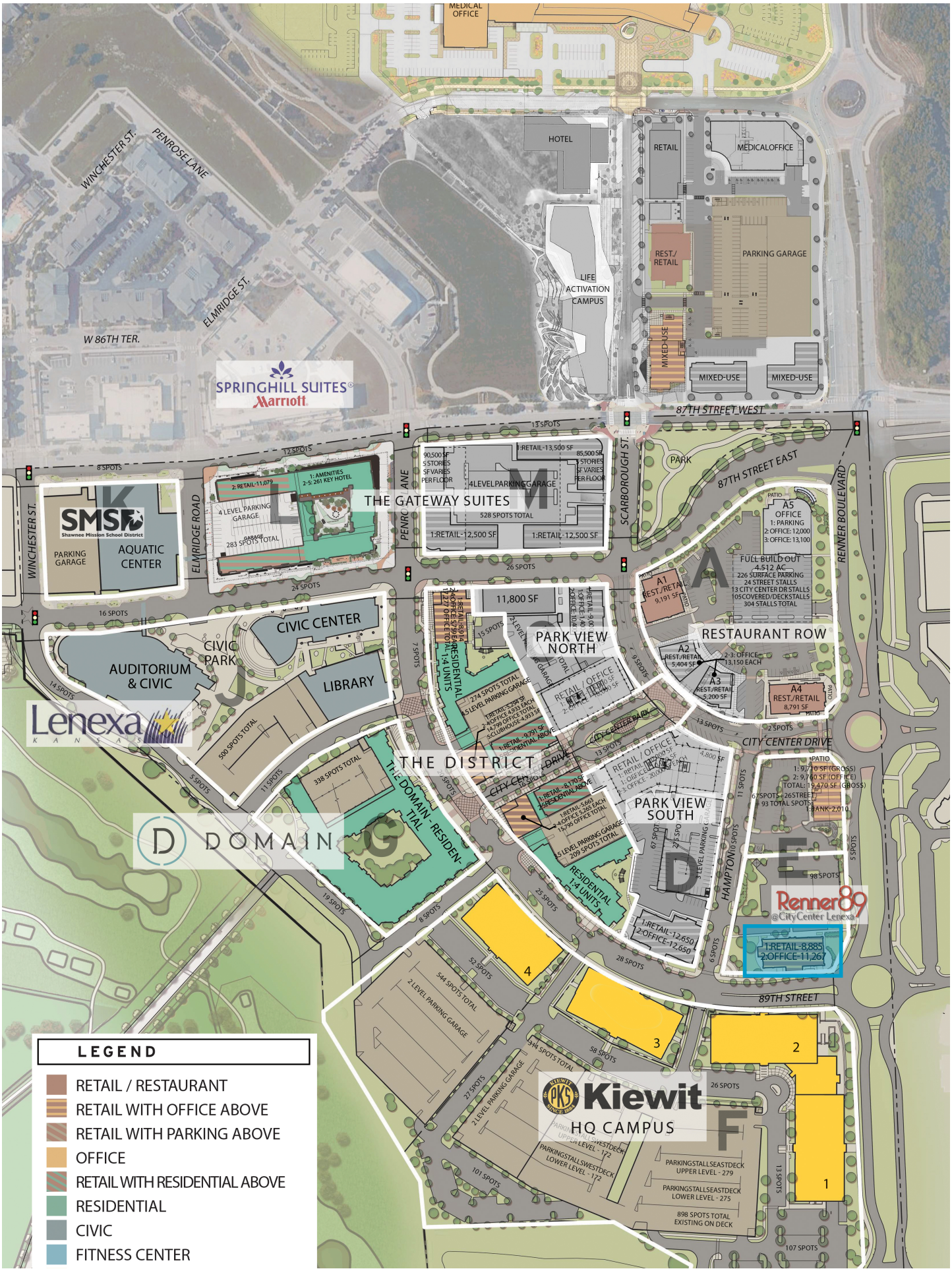
SHOPPING

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

SITE PLAN


MEDICAL OFFICE
HOTEL
RETAIL
MEDICALOFFICE
REST./ RETAIL
PARKING GARAGE
LIFE ACTIVATION CAMPUS
MIXED-USE
MIXED-USE
MIXED-USE
WINCHESTER ST.
PENROSE LANE
ELMRIDGE ST.
W 86TH TER.
SPRINGHILL SUITES Marriott
87TH STREET WEST
87TH STREET EAST
PARK
SCARBOROUGH ST.
RENNER BOULEVARD
WINCHESTER ST.
ELMRIDGE ROAD
PENROSE LANE
K
SMSD Shawnee Mission School District
PARKING GARAGE
AQUATIC CENTER
4 LEVEL PARKING GARAGE
283 SPOTS TOTAL
2: RETAIL-11,079
1: AMENITIES
2-5: 261 KEY HOTEL
THE GATEWAY SUITES
M
4 LEVEL PARKING GARAGE
528 SPOTS TOTAL
1:RETAIL-13,500 SF
1:RETAIL-12,500 SF
1:RETAIL-12,500 SF
90,500 SF 5 STORIES SF VARIES PER FLOOR
85,500 SF 5 STORIES SF VARIES PER FLOOR
A
A5 OFFICE
1: PARKING
2: OFFICE: 12,000
3: OFFICE: 13,100
FULL BUILD OUT
4.512 AC
226 SURFACE PARKING
24 STREET STALLS
13 CITY CENTER DR STALLS
105 COVERED/DECK STALLS
304 STALLS TOTAL
A1 REST./RETAIL 9,191 SF
RESTAURANT ROW
A2 REST./RETAIL 5,404 SF
2-3: OFFICE 13,150 EACH
A3 REST./RETAIL 5,200 SF
A4 REST./RETAIL 8,791 SF
PATIO
CIVIC CENTER
CIVIC PARK
AUDITORIUM & CIVIC
LIBRARY
J
Lenexa KANSAS
500 SPOTS TOTAL
11,800 SF
PARK VIEW NORTH
RETAIL / OFFICE
RESIDENTIAL 1-4 UNITS
274 SPOTS TOTAL
5 LEVEL PARKING GARAGE
CITY CENTER PARK
CITY CENTER DRIVE
THE DISTRICT - DRIVE
THE DOMAIN - RESIDENTIAL
338 SPOTS TOTAL
DOMAIN
G
PARK VIEW SOUTH
D
5 LEVEL PARKING GARAGE
209 SPOTS TOTAL
RESIDENTIAL 1-4 UNITS
HAMPTON
E
PATIO
1: 9,770 SF (GROSS)
2: 9,760 SF (OFFICE)
TOTAL: 19,470 SF (GROSS)
67 SPOTS - 26 STREET
93 TOTAL SPOTS
1: BANK-2,010
Renner89 @City Center Lenexa
1:RETAIL-8,885
2:OFFICE-11,267
1:RETAIL-12,650
2:OFFICE-12,650
89TH STREET
4
3
2
1
544 SPOTS TOTAL
2 LEVEL PARKING GARAGE
494 SPOTS TOTAL
2 LEVEL PARKING GARAGE
Kiewit HQ CAMPUS
F
PARKINGSTALLSWESTDECK UPPER LEVEL - 172
PARKINGSTALLSWESTDECK LOWER LEVEL - 172
PARKINGSTALLSEASTDECK UPPER LEVEL - 279
PARKINGSTALLSEASTDECK LOWER LEVEL - 275
898 SPOTS TOTAL EXISTING ON DECK
LEGEND
RETAIL / RESTAURANT
RETAIL WITH OFFICE ABOVE
RETAIL WITH PARKING ABOVE
OFFICE
RETAIL WITH RESIDENTIAL ABOVE
RESIDENTIAL
CIVIC
FITNESS CENTER

AdventHealth at Lenexa 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.

The AdventHealth hospital is open. Construction will continue on the mixed-use aspects of the campus.



"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 96-bed hospital
- Medical office buildings
- 24/7 emergency department
- Lifestyle center
- Retail, Restaurants and Offices

AdventHealth

To learn more visit: www.adventhealth.com/hospital/adventhealth-lenexa

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FOR MORE INFORMATION

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