

GATEWAY CORNER OFFICE BUILDINGS WITH HIGH VISIBILITY IN LENEXA CITY CENTER



RESTAURANT ROW OFFICES



CORNER OFFICE BUILDING



OFFICE HIGHLIGHTS

- Positioned at the prime gateway corner, offering high visibility in two distinct buildings
- **Corner Office Building:** 2 stories of full office floor options on 12,000 SF floor plates
- **Restaurant Row Offices:** 2 stories of office space above retail/restaurant with 12,500 SF floor plates
- Prominent Signage visible to Renner Road
- Immediate access to I-435 with approximately 40,000 VPD traveling at the corner of Renner & 87th
- Ample parking in a large surface lot and garage
- Walkable amenities at Lenexa City Center including Civic Center, Public Library, Public Market, The District (Office & Retail), AdventHealth and more.

LEASING CONTACTS

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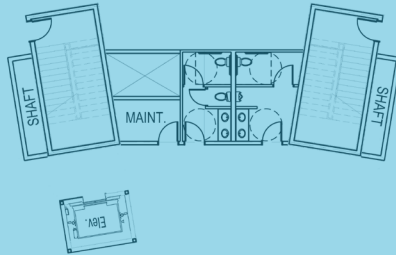
mcrawford@copaken-brooks.com

Drone
Videos
and More
Here!

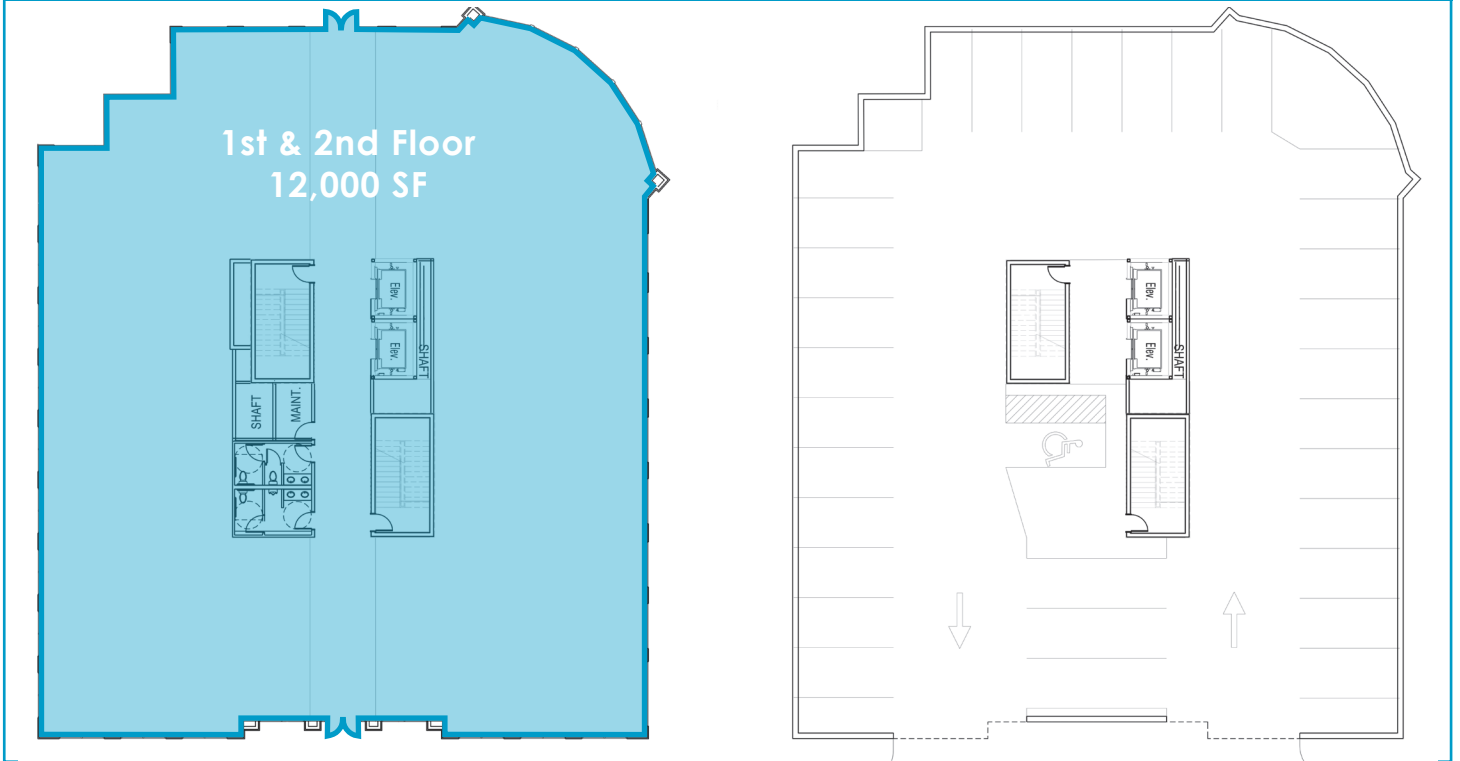


OFFICES ABOVE RESTAURANT ROW

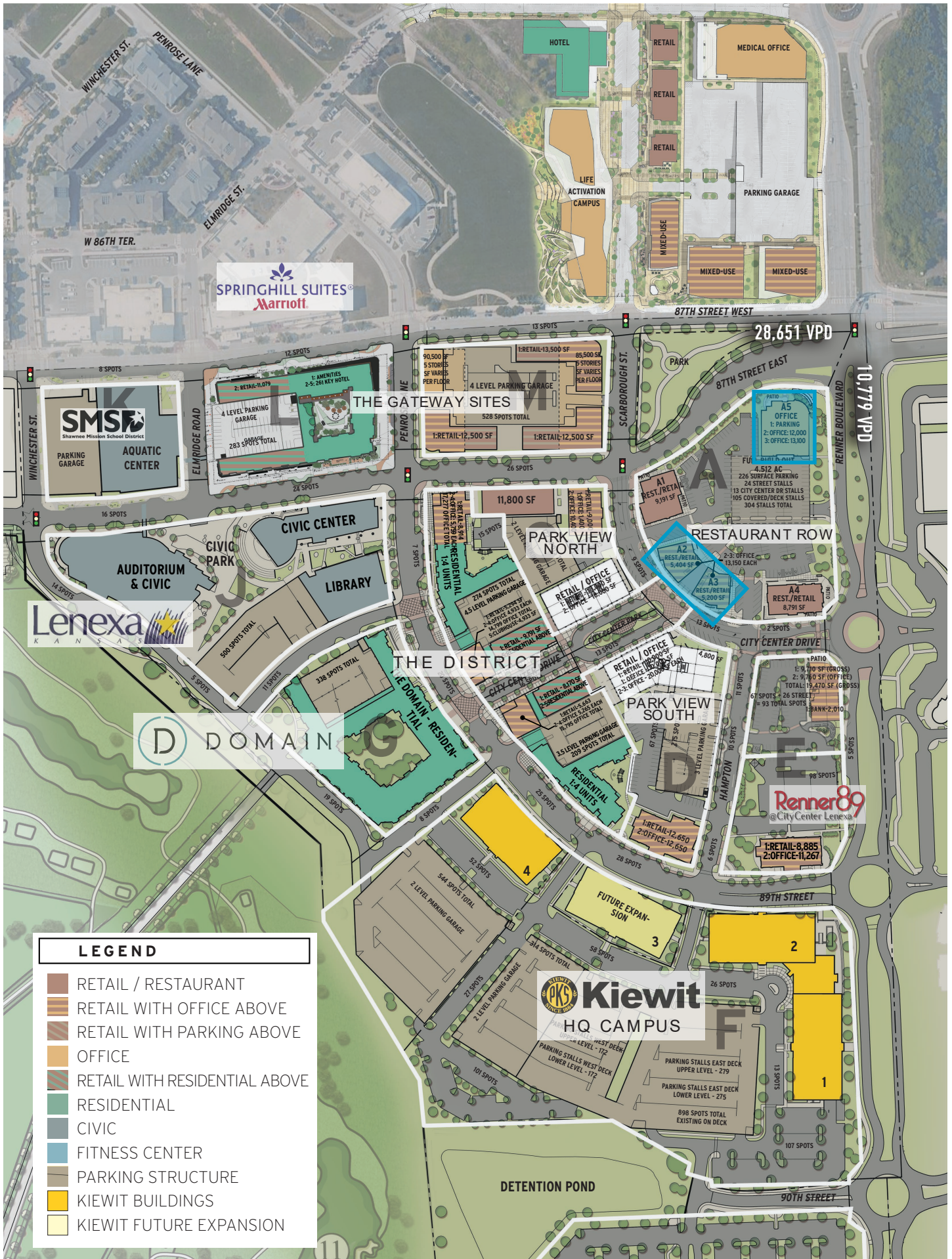
2nd & 3rd Floor
12,050 SF



OFFICES AT THE CORNER OFFICE BUILDING



SITE PLAN



SPRINGHILL SUITES
Marriott

SMSG
 Shawnee Mission School District
 AQUATIC CENTER
 PARKING GARAGE

Lenexa
 KANSAS

D DOMAIN

Kiewit
 HQ CAMPUS

Renner89
 @CityCenterLenexa

| LEGEND | |
|--------------------|-------------------------------|
| [Brown Box] | RETAIL / RESTAURANT |
| [Light Brown Box] | RETAIL WITH OFFICE ABOVE |
| [Dark Brown Box] | RETAIL WITH PARKING ABOVE |
| [Orange Box] | OFFICE |
| [Light Orange 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

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IN LENEXA CITY CENTER



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