

BUILD-TO-SUIT OPPORTUNITY



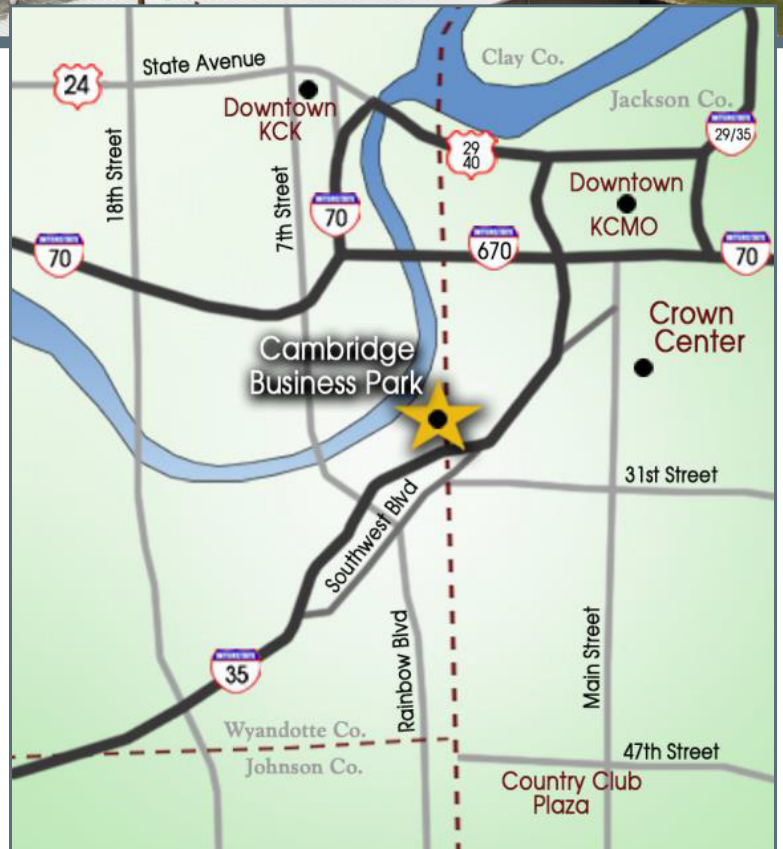
LAND PARCEL HIGHLIGHTS

- **5.67 Acres** along I-35 and Cambridge Circle Drive on Highway Pad Site
- Visible to traffic counts over **100,000 vehicles** per day
- Positioned in a **well-maintained** and **secured** business park setting
- **Clear visibility** and **instant accessibility** to I-35
- **Great location** central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

LEASING CONTACT

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LOCATION



PROPOSED OFFICE BUILDING

- 68,400 Square Feet Class A Office Building
- 3 Story building
- 22,800± SF Floor Plates
- Four executive patios on third floor
- Outside patio area on the west side of the building
- 4:1 Parking Ratio
- Kansas Tax Incentives - No State Income Tax



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