

GATEWAY SITE - 87TH & PENROSE, LENEXA, KANSAS



BUILDING HIGHLIGHTS

- Prime location at the entrance of the mixed-use, dense, and walkable City Center Lenexa
- Current plans include a 6-story Class-A Building with ground floor retail space (200,000 RSF building)
- Prime location on 87th Street and Renner with close proximity to I-435
- Prominent signage
- Structured parking
- Signature headquarters opportunity

LEASING CONTACTS

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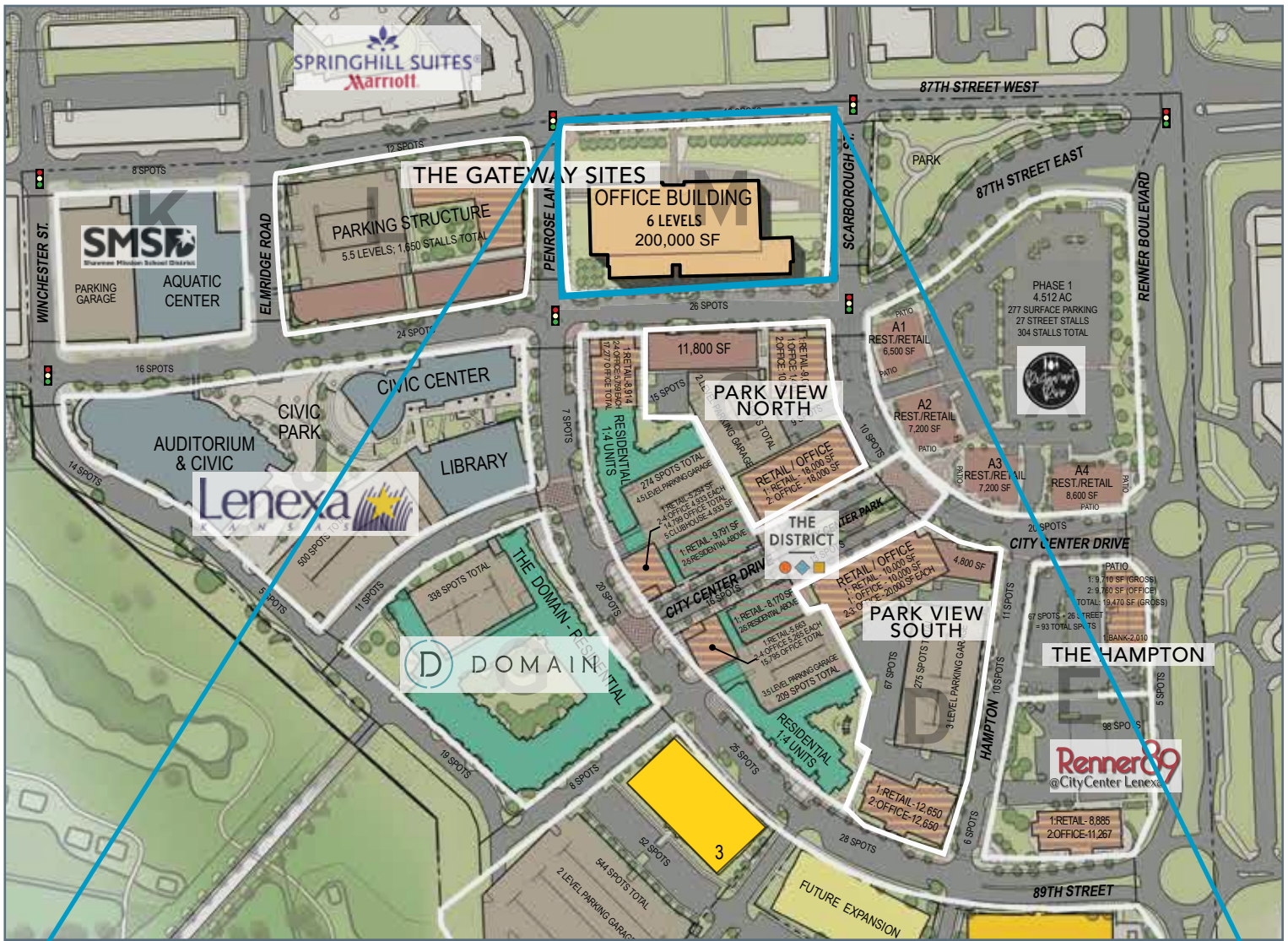
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SITE PLAN



TOTAL POPULATION

1 mile: 7,699
3 mile: 43,709
5 mile: 160,275

AVERAGE HOUSEHOLD INCOME

1 mile: \$89,223
3 mile: \$104,282
5 mile: \$ 93,559

DAYTIME POPULATION

1 mile: 9,624
3 mile: 48,369
5 mile: 122,375

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

COMING SOON TO CITY CENTER

AdventHealth's has purchased the land and plans to build a **27.5-acres Health and Wellness campus**.

The new development will be situated at the Northwest Corner of 87th Street and Renner Boulevard, directly north of the Gateway Sites.

Construction is expected to begin Summer 2021.



“AdventHealth’s future campus in Lenexa City Center will redefine health care in Kansas City.”

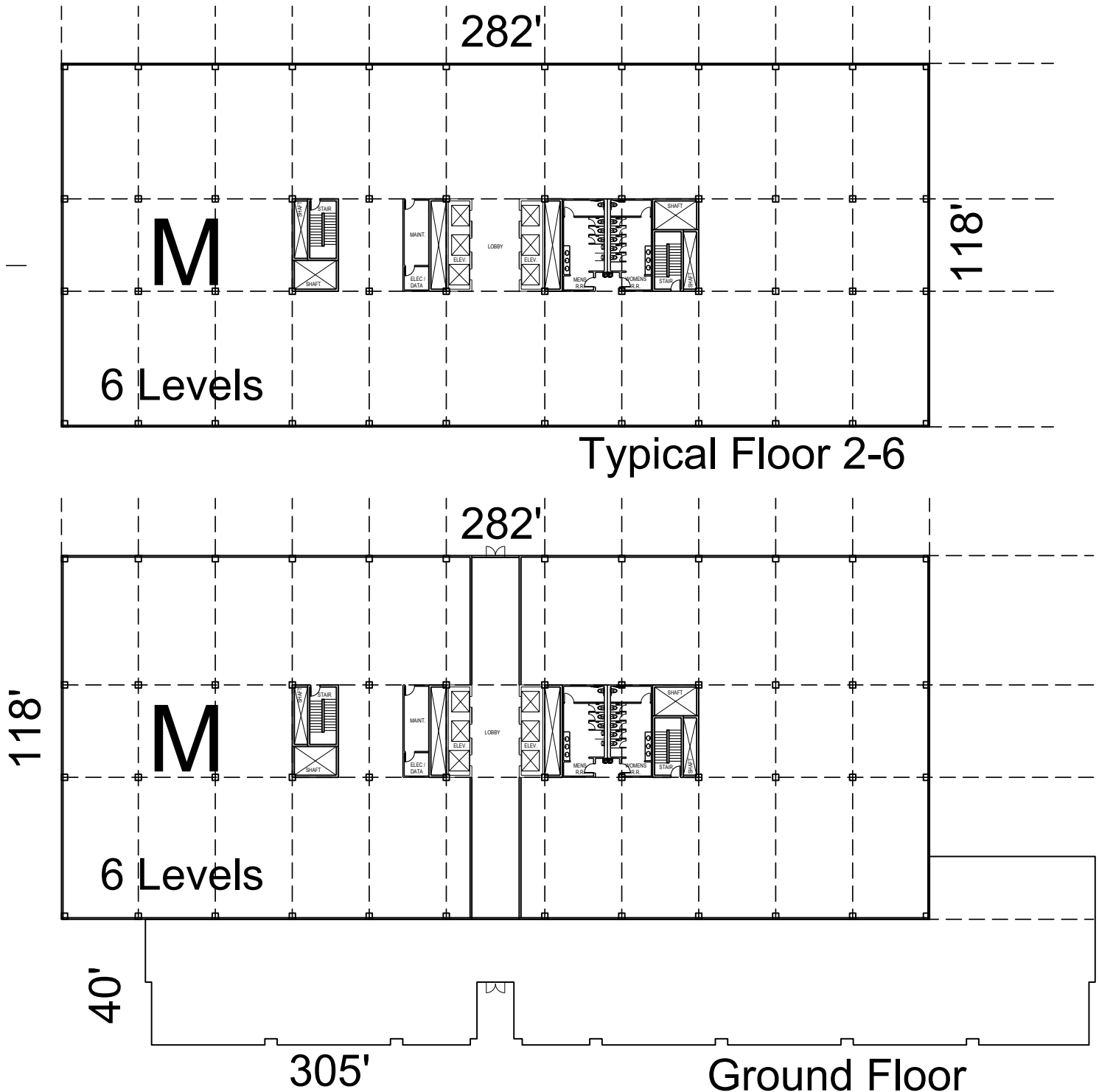
- Karsten Randolph, CFO of AdventHealth’s Mid-America Region



The new AdventHealth will include:

- A 200-bed hospital
- Two medical office buildings, each at 72,000 SF
- A 16,000 SF urgent care center
- A 60,000 SF “lifestyle center”
- A 32,000 SF retail building & a 45,000 SF commercial building
- A 52,000 SF bariatric center

Typical Floor Plans for the currently planned
6-Story Class-A Office Building with ground floor retail



BUILD TO SUIT AVAILABLE



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