

*the*  
**VILLAGE**  
at discovery park



**DISCOVERY PARK**<sup>SM</sup>  
lee's summit

LEASING:

**NEWMARK**  
ZIMMER

DEVELOPER:

**Intrinsic**  
DEVELOPMENT





# DISCOVERY PARK<sup>SM</sup>

lee's summit

Discovery Park, Lee's Summit is a mixed-use development designed to live, work, and play. Consisting of four distinct phases of development, the project will have a ±268-acre footprint that is comprised of 2,791 residential units as well as retail, restaurant, offices and two hotels.

## 660,500 SF

RETAIL, OFFICE, MEDICAL OFFICE, ENTERTAINMENT AND HOSPITALITY



STRUCTURED AND  
ADDITIONAL SURFACE  
PARKING



230 HOTEL  
ROOMS



2,791 LUXURY  
MULTI-FAMILY  
UNITS



Discovery Park is in the process of being refined. All plans and concepts identified in the following pages are subject to change.



# 4

PHASES  
(2023-2031)

LIVE  
WORK  
PLAY

  
**the hill**  
at discovery park  
(Zone 5)


*the*  
**VILLAGE**  
at discovery park  
(Zone 1)

*the Promenade*  
at discovery park  
(Zone 3)

*the Promenade*  
at discovery park  
(Zone 4)

 **38,000 VPD**  
(East Bound I-470)

 **DISCOVERY CROSSING**  
(Zone 2)

 **48,000 VPD**  
(West Bound I-470)



# the VILLAGE

at discovery park

ALURA

— LUXURY APARTMENTS —  
1,100+ luxury multifamily units

100 Alura Way

200 Alura Way

1920 NE Discovery Ave

FOR LEASE  
3,234 SF

1921 NE Discovery Ave

village  
MARKET  
coffee • HAUS

noggins

YOGASIX

1900 NE Discovery Ave

FOR LEASE  
6,571 SF

FOR LEASE  
9,686 SF

TOWNEPLACE  
SUITES®  
BY MARRIOTT

HOME2  
SUITES BY HILTON



# the VILLAGE

at discovery park

## A VILLAGE CENTER - 221 NE ALURA WAY

### 1ST LEVEL

- 6,453 SF - Retail, Divisible
- 6,093 SF - Retail, Divisible

### 2nd Level

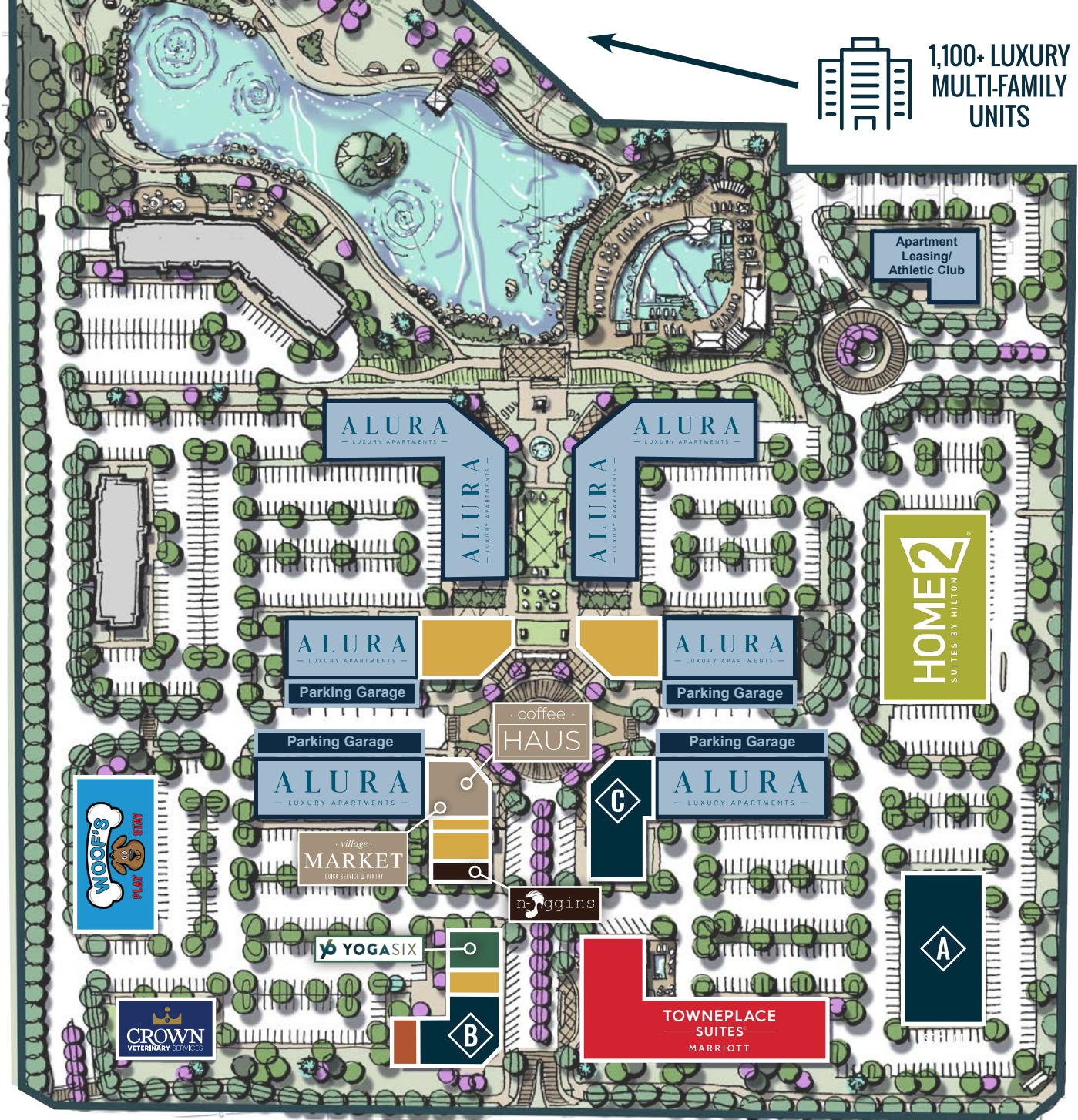
- 12,252 SF - Office, Divisible

## B 1900 NE DISCOVERY AVE

- 6,571 SF - Retail

## C 1921 NE DISCOVERY AVE

- 9,686 SF - Retail



AVAILABLE AT LEASE AT LOI







# FLOOR PLANS



AVAILABLE



AT LEASE



AT LOI



1900 NE DISCOVERY AVE



1921 NE DISCOVERY AVE



# VILLAGE CENTER

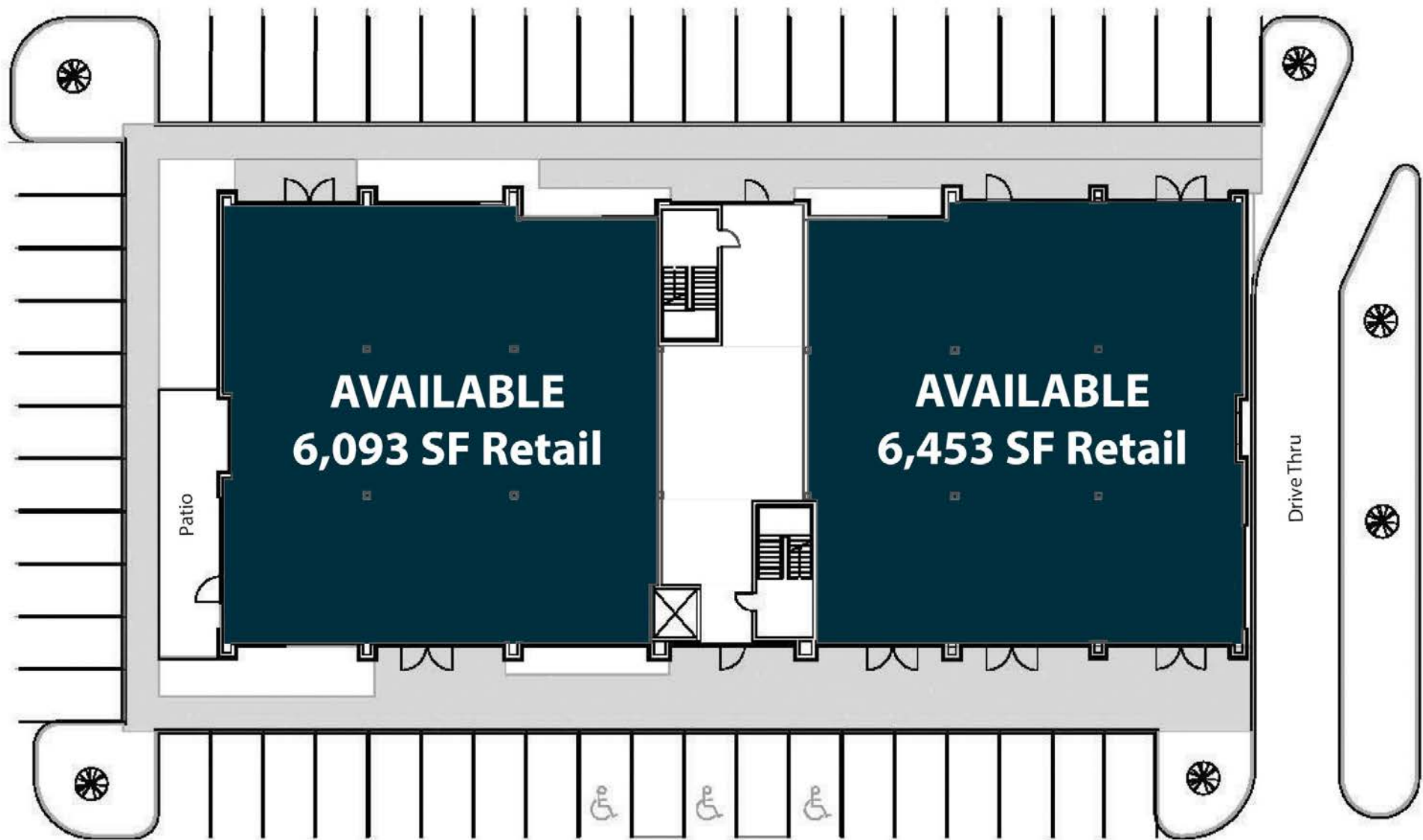
(Representative Signage)







# VILLAGE CENTER FLOOR PLANS | 1ST FLOOR







# VILLAGE CENTER FLOOR PLANS | 2ND FLOOR









# LEE'S SUMMIT, MO

## MARKET OVERVIEW

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of over 102,781. Median Household Income is approximately \$100,000. At 65 square miles - the fifth largest in the state - the city has room to grow with recently annexed properties in strategic highway served locations. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U.S. 71) Lee's Summit is accessible to regional and national markets.

However, Lee's Summit is not just a spot on a map. It has a genuine appreciation and respect for all people and things that are real and true. It's not only Lee's Summit residents who know they live in a great community. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee Summit is also renowned for their state and national award winning schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

### MARKET DEMOGRAPHICS

**103k±**  
Population

**\$250k±**  
Median Home  
Value

**49%**  
Bachelor's Degree

**97%**  
High School  
Educated

**\$100k±**  
Median Household  
Income

**39.2**  
Median Age

### MAJOR EMPLOYERS





# LEE'S SUMMIT, MO

## MARKET OVERVIEW





## FOR MORE INFORMATION:

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**NEWMARK**  
ZIMMER

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DEVELOPMENT