

TURNKEY HEADQUARTERS FOR SALE OR LEASE

600 New Century Parkway
& 561 Sumner Way
New Century, Kansas

468,255 SF
AVAILABLE, 2 BUILDINGS



NEWMARK
ZIMMER

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Sale Price
\$12,500,000
Lease Rate: \$14.50/SF

HEADQUARTERS LOCATION

Located within
the New Century
AirCenter

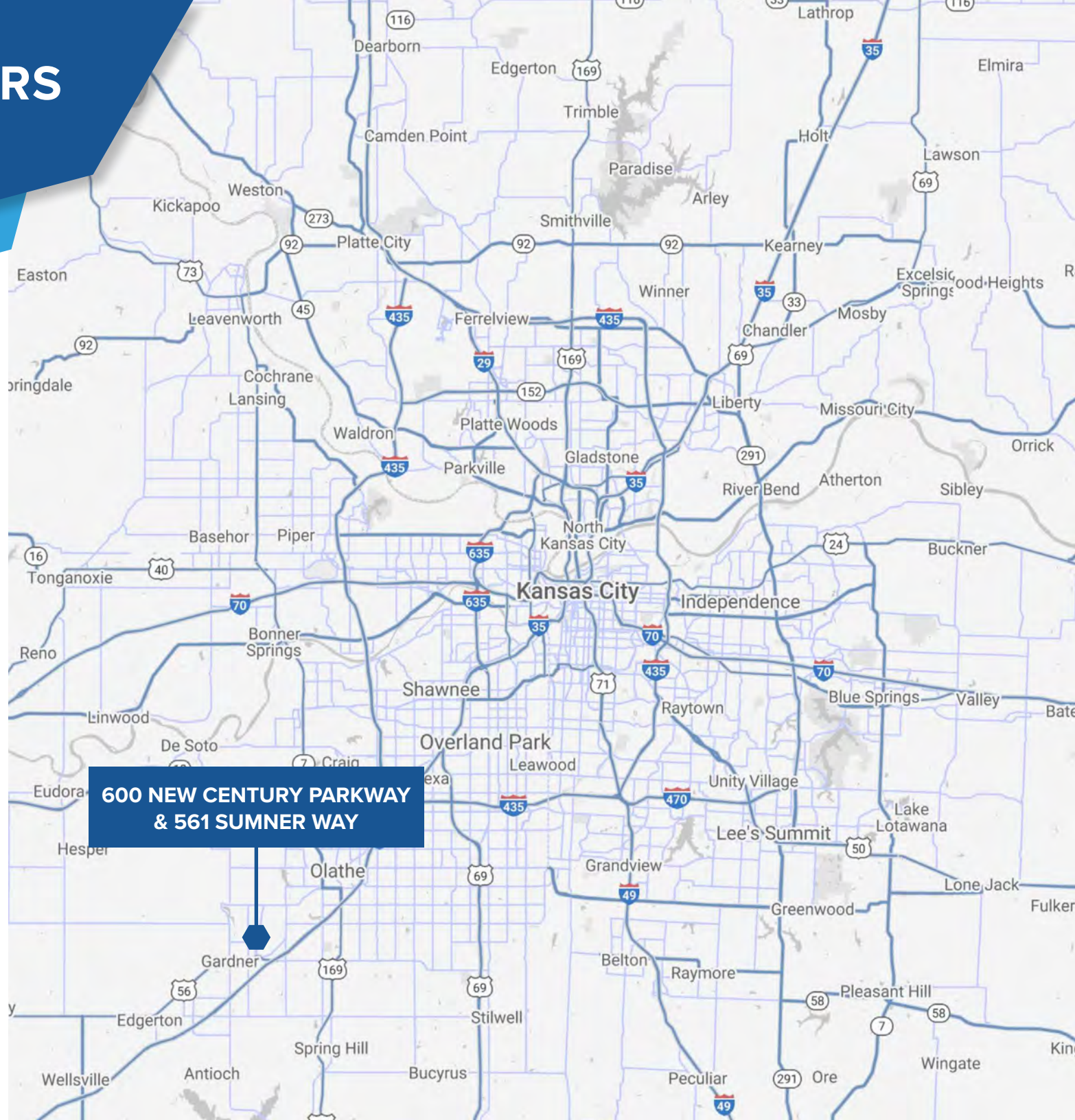
4 minutes to I-35

15 minutes to I-435

32 minutes to
Downtown
Kansas City

45 minutes to KCI
International Airport

20+ restaurants
within 2 miles



**600 NEW CENTURY PARKWAY
& 561 SUMNER WAY**

HEADQUARTERS AERIAL



GARDNER JUSTICE CENTER

SAUER'S

W 167th St

W 167th St

STEEL AND PIPE SUPPLY

561 SUMNER WAY

NEW CENTURY AIR CENTER



NEW CENTURY FIELDHOUSE

600 NEW CENTURY PARKWAY

SUNFLOWER ELEMENTARY

ASPEN PLACE APARTMENTS

GARDNER AQUATIC CENTER

WHEATRIDGE MIDDLE

AUSTINS BAR & GRILL



GARDNER ELEMENTARY



Storage Mart

CITY OF GARDNER



Walmart

GRAND STAR ELEMENTARY

TRAILRIDGE MIDDLE

TREADWAY AT NEW TRAILS APARTMENTS

PROPERTY HIGHLIGHTS

600 New Century Parkway

- One of the largest blocks of contiguous office space in the Kansas City metro
- Well maintained with demisable floor plans
- Open floor plate concept with all supporting infrastructure
- Headquarters opportunity with full service cafeteria
- 125 person conference center and data center on-site
- Exterior courtyard with seating
- Adjacent to New Century Airport
- Excellent access to I-35



PROPERTY DETAILS

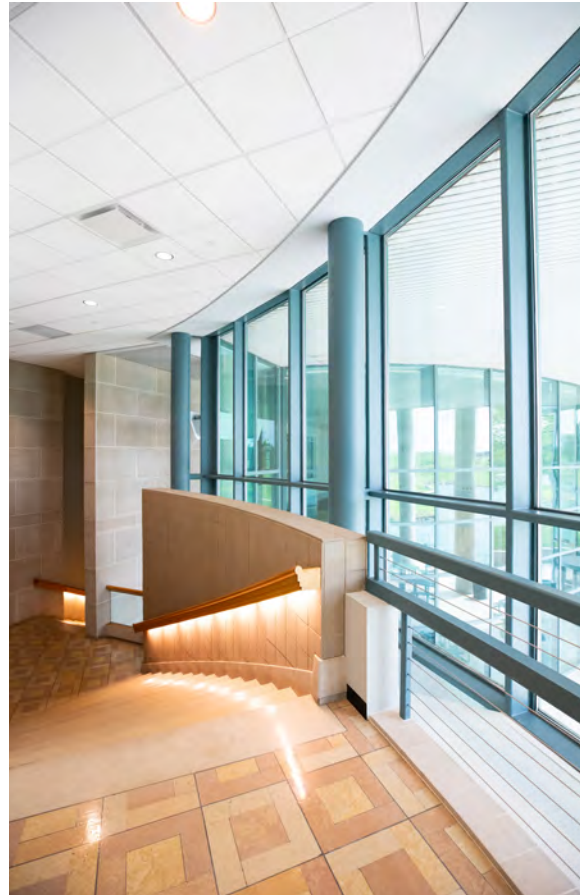
600 New Century Parkway



| | |
|--------------------------|---|
| ADDRESS | 600 NEW CENTURY PARKWAY |
| CITY, STATE | NEW CENTURY, KANSAS |
| SQUARE FOOTAGE | 455,098 SF |
| ACRES | 37.2 Acres |
| DIVISIBLE | 200,000 SF |
| FLOORS | 5 |
| CLASS | A- / B+ |
| ZONING | PEC3 |
| YEAR BUILT | 1981 |
| CONSTRUCTION | STEEL, 12' SLAB-TO-SLAB |
| PARKING | 1,150 STALLS |
| ON-SITE AMENITIES | EXPANSIVE LOBBY, CAFETERIA, 125 PERSON CONFERENCE CENTER, DATA CENTER, OUTDOOR COURTYARD WITH SEATING |
| LAYOUT | OPEN FLOOR PLATE CONCEPT |
| ELECTRIC | EVERGY |
| GAS | ATMOS ENERGY |
| WATER | AIRPORT COMMISSION |
| SEWER | JOHNSON COUNTY WASTEWATER |
| STORM WATER | JOHNSON COUNTY PUBLIC WORKS |
| CABLE/INTERNET | SPECTRUM, AT&T |
| SALE PRICE | \$12,500,000 |
| LEASE RATE | \$14.50/SF |

PROPERTY PHOTOS

600 New Century Parkway



PROPERTY PHOTOS

600 New Century Parkway



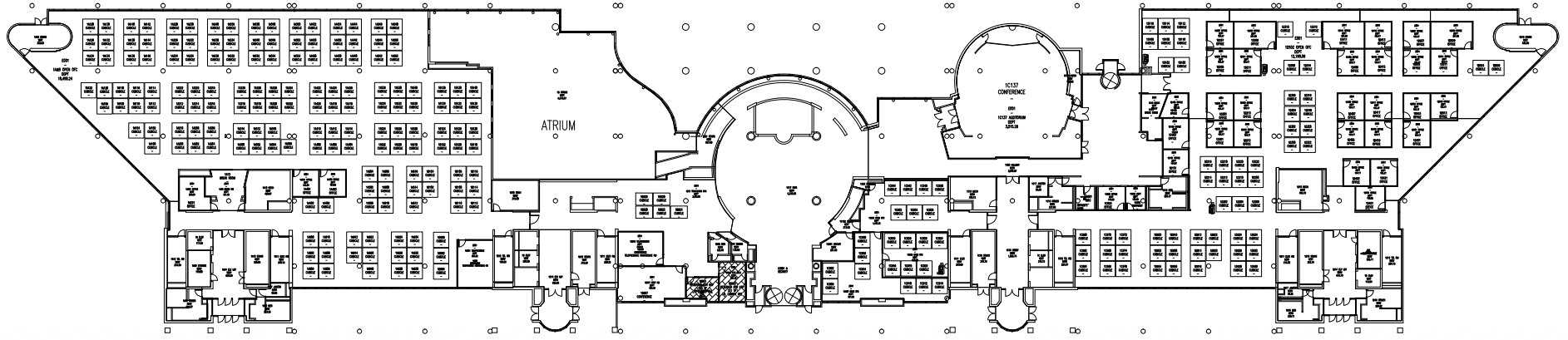
PROPERTY PHOTOS

600 New Century Parkway



FIRST FLOOR PLAN

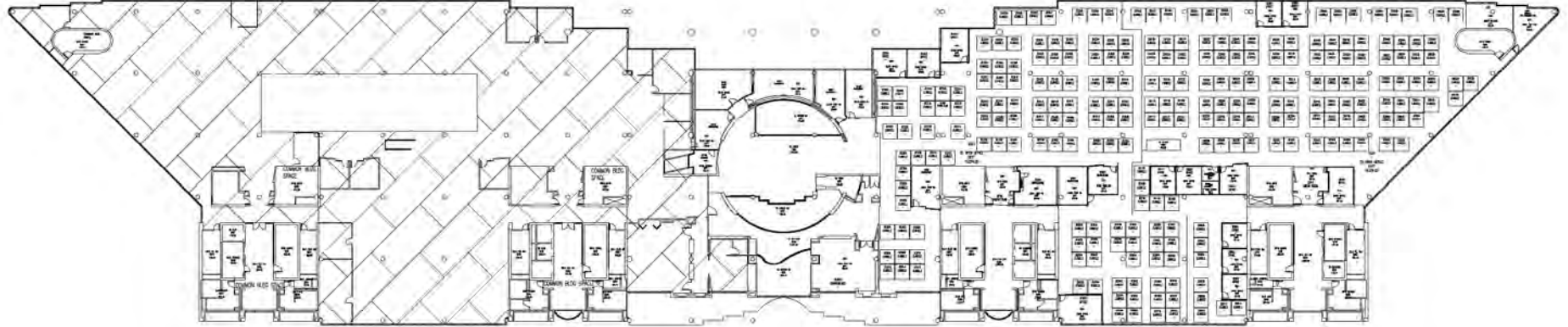
600 New Century Parkway



67,981 SF

SECOND FLOOR PLAN

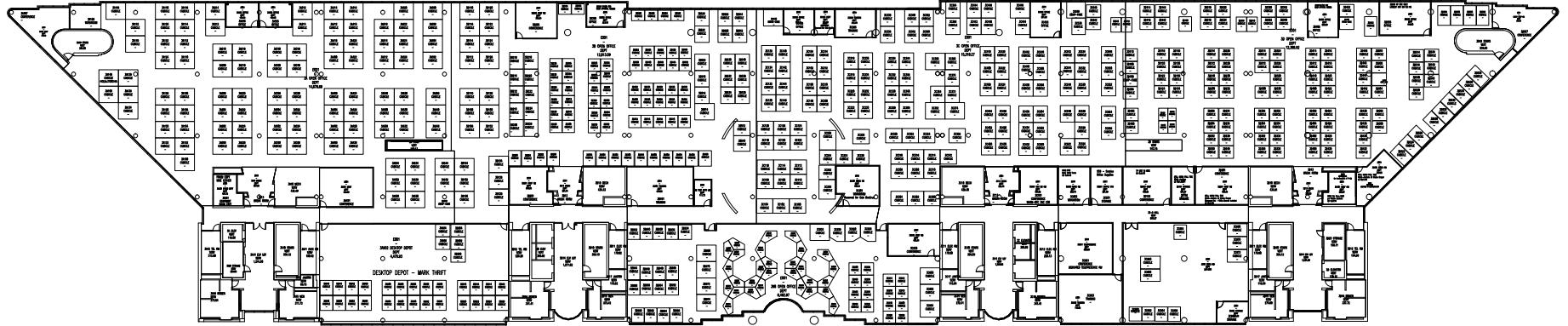
600 New Century Parkway



87,578 SF

THIRD FLOOR PLAN

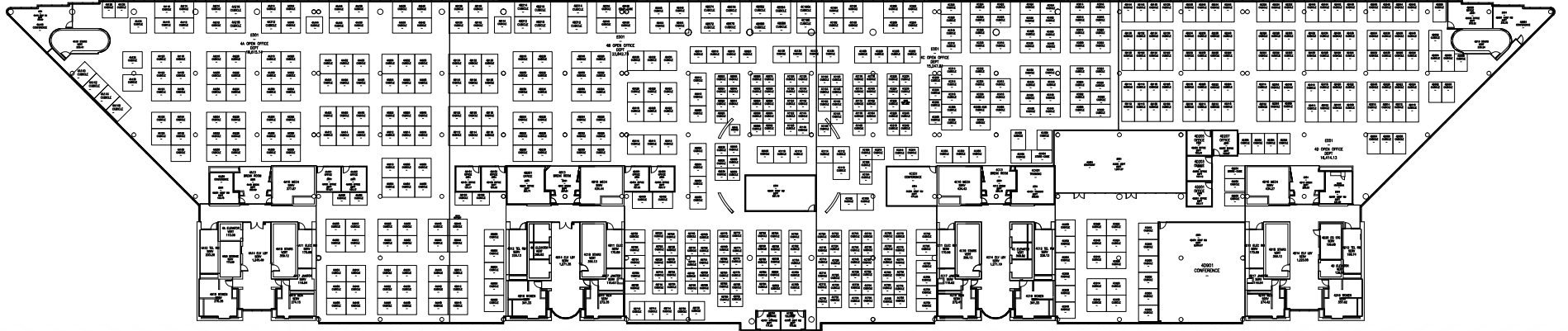
600 New Century Parkway



96,816 SF

FOURTH FLOOR PLAN

600 New Century Parkway



98,066 SF

PROPERTY DETAILS

561 Sumner Way

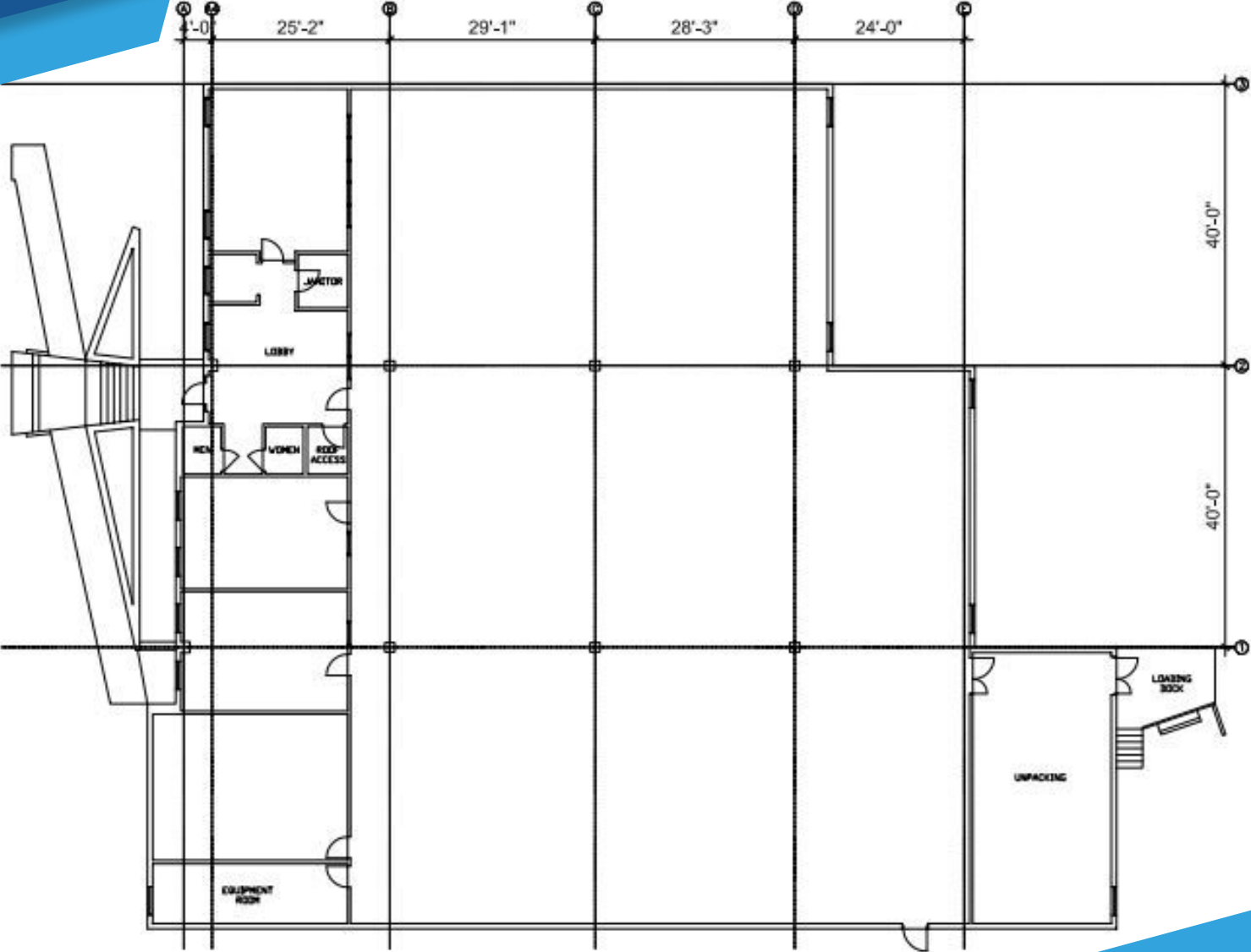


100% AIR CONDITIONED FLEX SPACE

| | |
|-----------------------|-----------------------------|
| ADDRESS | 561 SUMNER WAY |
| CITY, STATE | NEW CENTURY, KANSAS |
| SQUARE FOOTAGE | 13,157 SF |
| OFFICE SPACE | 918 SF |
| DOCKS | 1 PLATFORM |
| CLEAR HEIGHT | 13' - 15' |
| YEAR BUILT | 1990 |
| CONSTRUCTION | REINFORCED CONCRETE |
| LAYOUT | FREE STANDING BUILDING |
| PARKING | 120 STALLS |
| ELECTRIC | EVERGY |
| GAS | ATMOS ENERGY |
| WATER | AIRPORT COMMISSION |
| SEWER | JOHNSON COUNTY WASTEWATER |
| STORM WATER | JOHNSON COUNTY PUBLIC WORKS |
| CABLE/INTERNET | SPECTRUM, AT&T |
| LEASE RATE | \$8.00/SF |

FLOOR PLAN

561 Sumner Way



13,157 SF

KANSAS CITY OVERVIEW

Located in the heart of the United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.2 million people. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.2 million is up 20% since 2000, and is expected to add an additional 100,000 residents by 2025. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

KC RATINGS & RANKINGS

- #1 City to Work Remotely (2022) | 
- #Best Airport in the United States (2023) | 
- #3 Best-Paying City for Recent College Grads (2021) | 
- Best Cities to Live in America (2021) | 
- Top 10 Best Places to Visit in 2024 | 
- 23 Best Places to Go in the U.S. in 2023 | 
- Great American City for Creatives (2022) | 
- Best in Travel 2024 | 
- #2 City to Watch for Rental Activity in 2024 | 
- 52 Places to Go in 2024 | 



KANSAS CITY BIG WINS



**META CAMPUS – \$800M
HYPERSCALE DATA CENTER**



**\$70M KC CURRENT STADIUM –
1ST WOMEN'S SOCCER STADIUM**



**\$487M MATTEL THEME
PARK DEVELOPMENT**



**\$350M KC STREETCAR
EXPANSION**



**2026 WORLD CUP
HOST CITY**

\$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL



Kansas City's new single terminal airport opened in February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates with the ability to expand to 50 in the future. The project also includes a 6,300-space parking structure.

PANASONIC EV BATTERY PLANT



Panasonic has selected De Soto, Kansas for the site of its \$4 billion EV battery plant. The 3 million-square-foot manufacturing plant will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant, along Kansas 10 in Johnson County. There is space at the parcel to enable Panasonic to expand production operations. Panasonic formally broke ground in 2022 with the first positions opening in 2023 and mass production set to begin in 2025. The plant is set to manufacture lithium-ion 2170 batteries for Tesla, as well as expand into batteries for various other customers. More than 4,000 people will be employed at the Panasonic plant and the project is estimated to deliver \$2.5 billion in annual economic benefit to the Kansas City Region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.

KANSAS CITY ECONOMY

Kansas City has a 3.2% Unemployment Rate, lower than the national average of 3.8%. The Kansas City area has a thriving technology industry and is at the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Cerner, Garmin, Hallmark, AMC, American Century, and H&R Block.

COST OF LIVING COMPARISON

| City | Composite Index | Groceries | Housing | Transportation | Healthcare |
|------------------------|-----------------|-------------|-------------|----------------|-------------|
| Atlanta, GA | 102.6 | 99.5 | 107.8 | 99.6 | 104.6 |
| Chicago, IL | 123.9 | 104.8 | 161.7 | 118.1 | 97.6 |
| Columbus, OH | 90.8 | 96.0 | 84.8 | 93.0 | 92.3 |
| Kansas City, MO | 94.1 | 91.1 | 95.1 | 83.0 | 91.2 |
| Los Angeles, CA | 146.6 | 112.6 | 225.5 | 132.9 | 110.1 |
| Minneapolis, MN | 104.7 | 101.9 | 100.7 | 105.6 | 100.8 |
| Denver, CO | 114.7 | 94.9 | 136.7 | 105.4 | 103.7 |

Source: ACCRA Cost of Living Index, 1Q 2021

MAJOR EMPLOYERS

| | |
|-----------------------------|---------------------|
| Oracle | Hallmark Cards Inc. |
| The University of KS Health | Honeywell |
| HCA Midwest Health | Burns & McDonnell |
| Ford Motor Company | Children's Mercy |
| St. Luke's Health | Commerce Bank |
| T-Mobile | Black & Veatch |



37.7

Median Age
(U.S. 38)



2.2 M

Kansas City
MSA Population



\$70,215

Median Household Income
(10% above national median)



37.7%

Bachelor's Degree or
Higher (US 33.1%)



2.5

Average
Household Size



92.8%

High School Graduate
of Higher (US 88.6%)

JOHNSON COUNTY OVERVIEW

Johnson County is the premier county for the Kansas City Metro area and contains 4 of the 10 largest cities in Kansas. Driven by excellent public schools and the most robust job market in the area, Johnson County has been one of the highest growth areas in the metro for decades. Outstanding access to the entire metro via I-35, I-635, and I-435 and an impressive modern infrastructure featuring over 3,500 miles of city streets, allows employers to draw top talent from across the county and the metro.

Johnson County is positioned to continue to be the most economically dominant county in the region for years to come after accounting for 60% of the Kansas City MSA GDP growth and 36% of the population growth between 2010 & 2020.

MAJOR EMPLOYERS

| | |
|----------|---------------------------------|
| T-Mobile | Black & Veatch |
| Garmin | Blue Valley School District |
| Amazon | Quest Diagnostics |
| Dupont | Shawnee Mission School District |
| Coleman | Olathe Medical Center |
| Fedex | United Parcel Service |



38.8

Median Age
(U.S. 38)



622K

Johnson County
Population



\$103,644

Median Household Income
(7% above national median)



57.9%

Bachelor's Degree or
Higher (US 35.7%)



2.51

Average
Household Size



97%

High School Graduate
of Higher (US 89.6%)

600 NEW CENTURY PARKWAY & 561 SUMNER WAY NEW CENTURY, KANSAS FOR SALE OR LEASE



NEWMARK
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR MORE INFORMATION:

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