

the
VILLAGE
at discovery park



DISCOVERY PARK™
lee's summit

LEASING:

NEWMARK
ZIMMER

DEVELOPER:

Intrinsic
DEVELOPMENT





DISCOVERY PARKSM

lee's summit

Discovery Park, Lee's Summit is a mixed-use development designed to live, work, stay and play. Consisting of four distinct phases of development, the project has a ±268-acre footprint that is comprised of 2,800 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



2,800 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

LIVE WORK STAY AND PLAY

the Promenade
at discovery park
(Zone 3)

the Promenade
at discovery park
(Zone 4)

the hill
at discovery park
(Zone 5)

the VILLAGE
at discovery park
(Zone 1)

DISCOVERY
CROSSING
(Zone 2)

17,400 VPD
(Colbern Rd)

20,400 VPD
(Douglas St)

38,000 VPD
(East Bound I-470)

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
6,500 SF

1921 NE Discovery Ave

HOME2
SUITES BY HILTON

1900 NE Discovery Ave

village
MARKET
— coffee —
HAUS

WOODFIRE
PIZZA & BREW

**TOWNEPLACE
SUITES®**
BY MARRIOTT

nuggins

YOGASIX

FOR LEASE
2,800 SF

BODYBAR
PILATES

SWTHZ

FOR LEASE
3,980 SF

PROTEINHOUSE
HEALTHY • FIT • KITCHEN

NE Discovery Ave

NE Discovery Ave

NEWMARK
ZIMMER

the
VILLAGE
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A VILLAGE CENTER - 221 NE ALURA WAY

1ST LEVEL

- 5,194 SF - Retail/Office, Divisible
- 1,998 SF - Retail/Office (AT LOI)
- 5,923 SF - Retail, Divisible

2ND LEVEL

- 6,093 SF Office, Divisible

B 1900 NE DISCOVERY AVE

- 3,980 SF - Retail/Office, Divisible

C 1920 NE DISCOVERY AVE

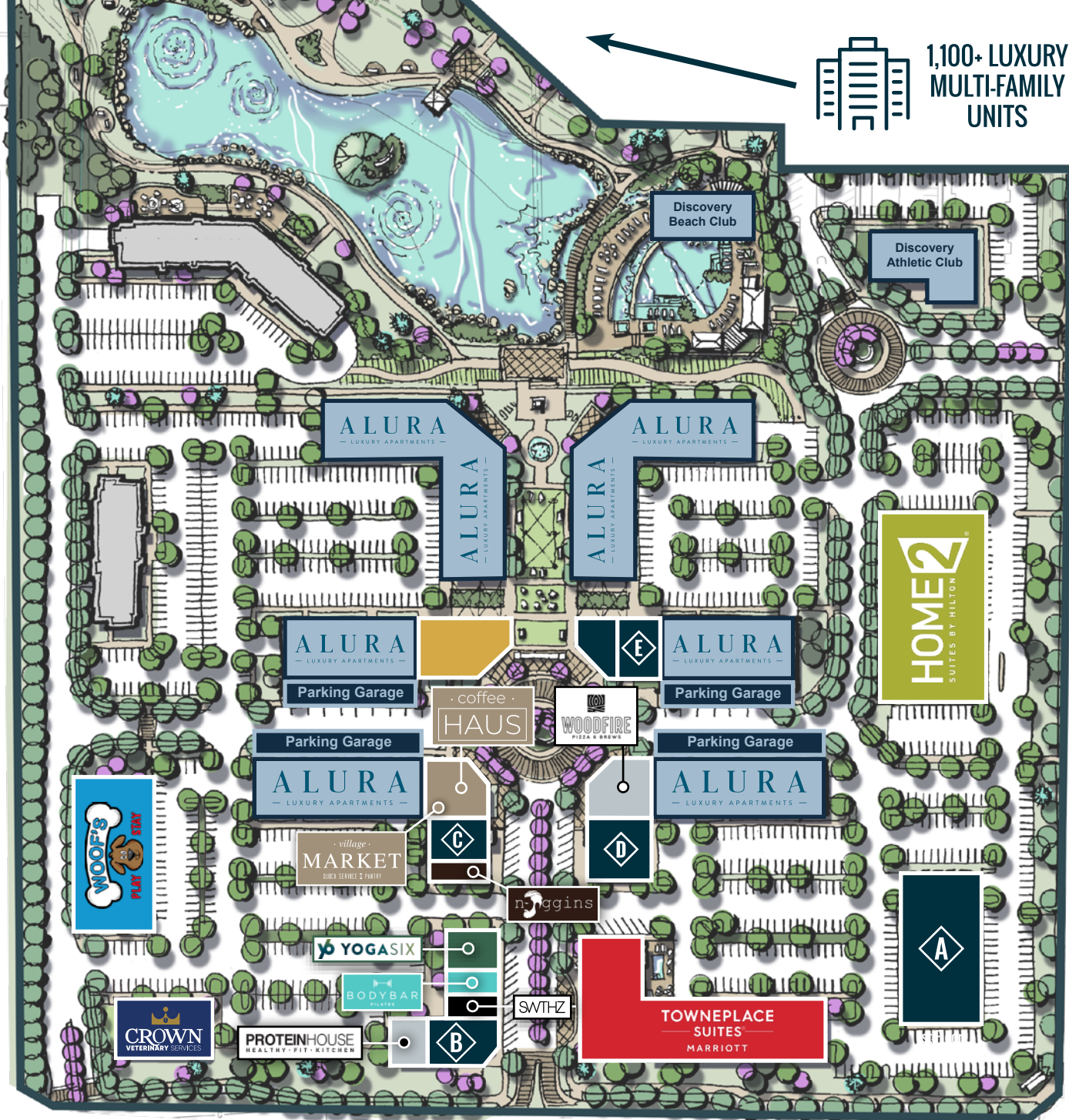
- 3,400 SF - Retail, Divisible

D 1921 NE DISCOVERY AVE

- 2,812 SF - Retail/Office

E 200 ALURA WAY

- 6,500 SF - Retail/Office, Divisible



1,100+ LUXURY
MULTI-FAMILY
UNITS

AVAILABLE

AT LEASE

AT LOI



FLOOR PLANS



AVAILABLE



AT LEASE



AT LOI

B

1900 NE DISCOVERY AVE



C

1920 NE DISCOVERY AVE



FLOOR PLANS



AVAILABLE



AT LEASE



AT LOI

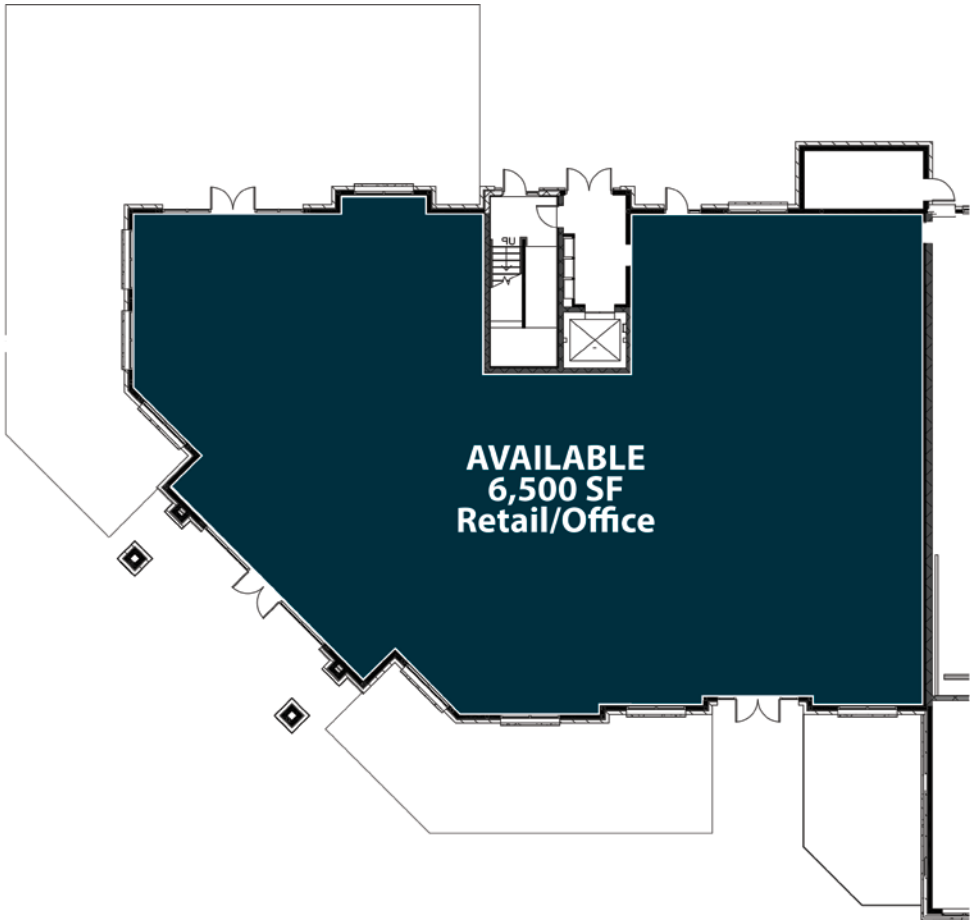
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1921 NE DISCOVERY AVE



E

200 NE ALURA WAY



VILLAGE CENTER

(Representative Signage)





VILLAGE CENTER FLOOR PLAN | 1ST FLOOR





VILLAGE CENTER FLOOR PLAN | 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 107,000. Median Household Income of over \$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 blend of small town charm and big city amenities. 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

106k±
Population

\$392k±
Average Home
Value

49%
Bachelor's Degree

97%
High School
Educated

\$105k±
Median Household
Income

38.6
Median Age

MAJOR EMPLOYERS



LEE'S SUMMIT, MO

MARKET OVERVIEW



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NEWMARK
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DEVELOPMENT