

Cedar Creek Development V

Building Specifications

BUILDING DESCRIPTION:

TYPE – 2 Story

ARCHITECTURE – Prairie Style

EXTERIOR – Low maintenance exterior using Hackett limestone, masonry stucco, copper fascia, and Pella windows.

GLAZING – Insulated glass with a Low E film and operable windows.

STRUCTURE – Steel frame shell with a wood truss roof system and concrete roof tiles.

SIZE – Total Building – 44,942 gross square feet
Upper Level – 21,964 rentable square feet
Lower Level – 21,466 rentable square feet

FLOOR LOAD – 100lb. psf live load

BAY SIZE – 64 feet

CEILING HEIGHT – 9 feet

LOBBY - 1½ Story with Brazilian slate floors and unique tiered cove ceiling design.

RESTROOMS – One men’s and women’s per floor with Brazilian slate floors and vanity tops.

MECHANICAL SYSTEMS:

HVAC – High efficiency water chilled system with tenant controlled zoned V.A.V. fan box distribution. After hours and weekend operation is available.

ELECTRICAL –

Main System – 277-480 Volts, 3 phase, 4 wire, 1200 amps.
Capacity – 14 watts per square feet (1.5 watts for lighting, 7.5 watts for HVAC and 5 watts for general purpose power).

Lighting – 2x4 fluorescent, electronic ballast, T8 lamps with parabolic lens.

ELEVATOR – One 3500 lb. passenger elevator that serves both floors.

MANAGEMENT CONTROL SYSTEM – State-of-the-art computerized DDC (Direct Digital Control) integrated with HVAC, fire protection, security with card access, lighting, and elevator control.

Fire Protection – The building has a computerized fire detection system with 24 hour central station monitoring and is fully sprinkled. Also opening this spring will be Olathe Fire Station #6. It is located next to Cedar Creek Corporate Park at Clare Road and College Blvd.

Security – Computerized security system with card access.

UTILITIES:

SEWER – City of Olathe

WATER – City of Olathe

ELECTRICITY – KCP&L – Total underground distribution, dual power feed is available. Sub-station located only one (1) mile from Cedar Creek Corporate Park.

TELEPHONE – Full fiber optic distribution system. Cedar Creek Corporate Park is a designated “Southwestern Bell Fiber Park.”

SITE:

LOCATION – Located on a 4½ acre wooded site overlooking a meandering stream and nine (9) acre park complete with small lakes, water falls and a jogging trail. The front of the building has K-10 visibility.

PARKING – Four (4) spaces per 1,000 square feet.

RENT:

LEASE RATE – \$20.50 full service lease rate.

OPERATING EXPENSES & TAXES – are estimated to be \$6.00 including property taxes that receive a 50% tax abatement from the City of Olathe.

OCCUPANCY – Immediate