

THE DISTRICT — SHOPS



FIRST FLOOR RETAIL OPPORTUNITIES

RETAIL HIGHLIGHTS

- Convenient In-Line Retail Available along City Center Drive
- End-Cap Restaurant Spaces Available for Leasing
- Prime Locations with Patios
- Built-in Customer Base with Office and Residential Above
- High Traffic Draw with Pedestrian and Vehicle Access

LEASING CONTACT

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DEVELOPMENT HIGHLIGHTS



When fully developed, City Center Lenexa will consist of more than 2 million square feet, including civic components for the City of Lenexa, nearly 1 million square feet of office and retail, and 375 residential units.

Workday, weekend, all in one place.

the pulse of the city in the heart of the neighborhood



Work, play, live ...*all in one incomparable setting*

Welcome to The District, the urban-suburban destination where retail, corporate, residential, civic, and recreational interests will come together to create an experience unlike any other.

- 30,000 SF street-level retail and 175 residential units
- Total of 45,000 SF office available
- Walkable amenities ideal for daytime and night/weekend visitors
- Ample structured parking
- Signature office headquarters sites
- Prominent signage available
- Immediate access to Interstate 435

A day at the office, a night on the town, and *a place to call home*.

The District hosts a mix of living spaces allowing residents to take full advantage of their exciting new downtown surroundings.

A dynamic destination with an *entire community* around it.

Public amenities such as a multi-use civic center and on-site government blend with green spaces, parks, and community gathering areas.

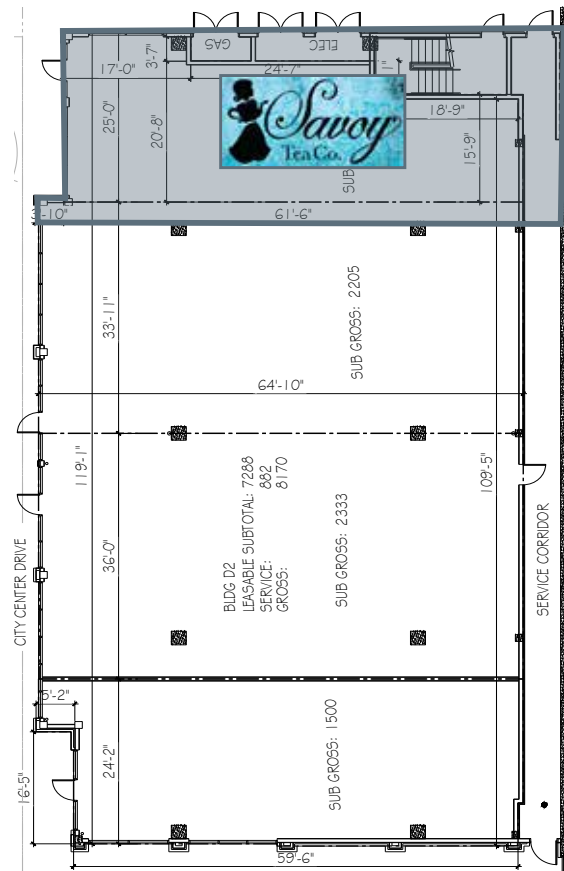
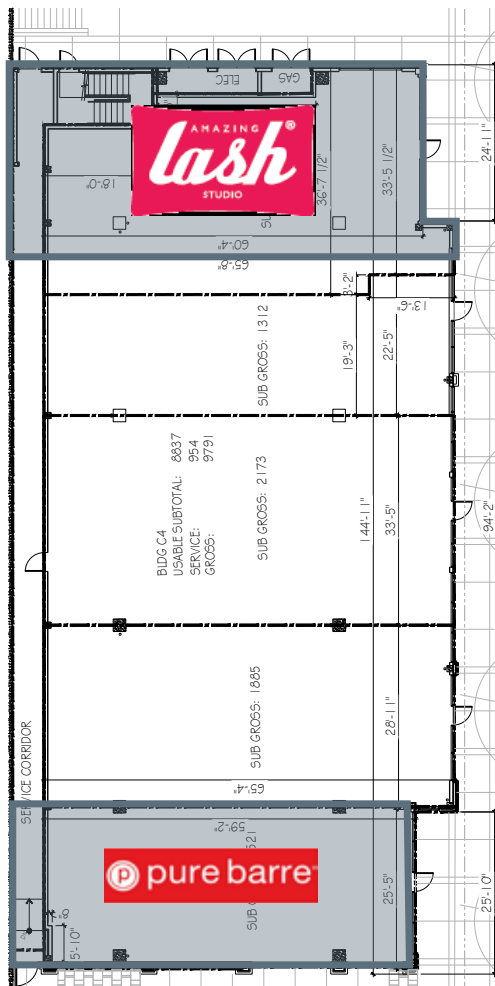
With easy access to and from major roads and highways - 20 minutes from downtown Kansas City and 30 minutes from Kansas City International Airport - The District is truly a remarkable and exciting opportunity.



AVAILABLE RETAIL SPACE

IN-LINE RETAIL

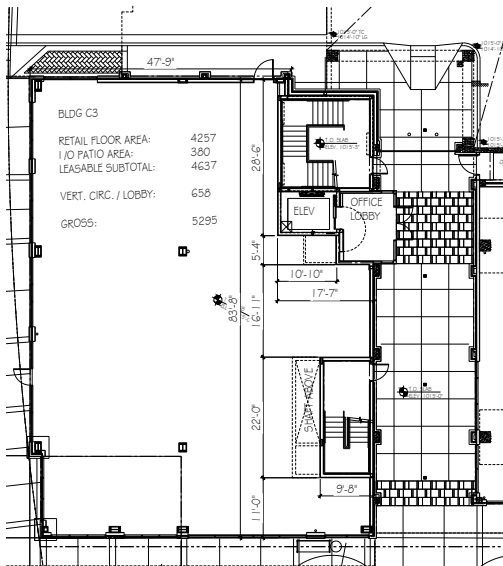
- 4-Story Building
- Located along main pedestrian artery connecting to City Center Park
- First floor retail with residential and office above
- Able to accommodate to various retail space requirements
- Ideal for boutique retailers, cafe's and coffee shops



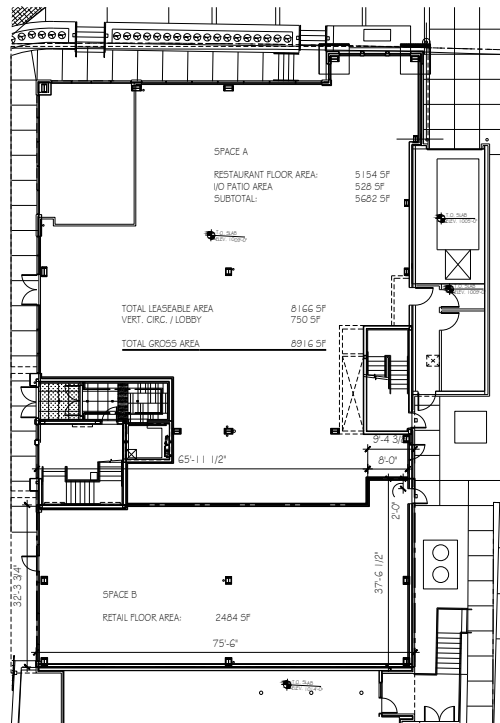
END CAP RESTAURANTS



- Prime corner locations in the center of City Center Lenexa
- Large indoor and outdoor patio opportunities
- High traffic draw with pedestrian and vehicle access
- Built-in customer base with office and residential tenants above
- Approximately 5,000 SF each



PENN I



PENN II



PENN III

RETAIL AT THE CIVIC AND RECREATION CENTER

A new city center is emerging as *a home* for civic activity and *a gathering place* for the community



City Center Lenexa at City Center is envisioned as the new central meeting place for residents, as Lenexa's "new downtown" and gathering area

- 5 acre Civic Center site
- \$75 million investment
- City Hall
- Recreation facility
- Festival plaza and amphitheater
- Public market
- Johnson County Library branch
- Shawnee Mission School District Aquatic Center
- Structured parking





CURRENT PROGRESS



COMPLETED PROJECTS

Lifetime Fitness
Kiewit (Formerly Lexmark HQ)
Renner 89
The Hampton
Domain Luxury Apartments

Recreation Center
City Hall
Public Market
Johnson County Library
The District Office, Retail & Flats



COMING SOON

Restaurant Row at 87th & Renner
Gateway Development Sites
AdventHealth Health and Wellness Campus
Park View North & South Development Sites
Shawnee Mission School District Aquatic Center

DEMOGRAPHICS

Located in Johnson County's ever-growing suburban community, City Center Lenexa will build on the energy of the entire city while creating a destination unto itself.

Ideally positioned at the intersection of I-435 and 87th Street, City Center Lenexa stands at the nexus of dramatic economic growth in western Johnson County. This progressive, technologically advanced area offers:

REGIONAL DRAW

- LifeTime Fitness (55,000 visits/month)
- Civic Center, City Hall, Aquatic Center, Library
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

STRONG DEMOGRAPHICS

- 20% growth rate in the last ten years
- Residents: 48,000 (3 miles), 162,000 (5 miles)
- Average Household Income: \$102,000 (3 miles)

VIBRANT AREA

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+

Johnson County, Kansas is ranked in the nation's top 2% for income, is among the Midwest's top 10 counties for growth, and is home to some of the nation's top brands and Fortune 500 companies.

Largest employers in Lenexa



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.





NOW LEASING RETAIL SPACE



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