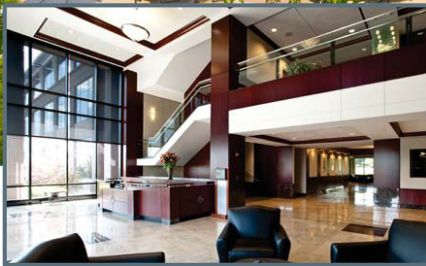


OFFICE BUILDING FOR SALE



CORPORATE HQ HIGHLIGHTS

- High Profile Class "A" Corporate Headquarters - 129,321 SF
- One of the Most Unique Offerings in the Metro Area
- Fully Equipped, Move-In Condition
- Extremely Well Maintained, Reflecting Pride of Ownership
- Building expandable by 40,000 SF
- Easy access to I-435 and K-10

CONTACT

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jcoe@copaken-brooks.com

Welcome to 9701 Renner,

a Class A Office Building located within the highly desirable Renner Ridge Corporate Center. Overlooking natural trails and water features, 9701 Renner sits in the path of Kansas City's rapidly growing Johnson County, Kansas suburbs.

Construction on the 129,321 RSF building was completed in 2002. The 13.2 acres site allows for an additional 40,000 SF building expansion with parking. Current parking contains 582 parking spaces (5 per 1,000 SF). Along with premier parking, the building includes 480 KVA generator, UPS and computer room, and transfer switch for portable generator, as well as several employee amenities including fitness center with showers and lockers and an outdoor patio space.

9701 Renner is ideal for a 'plug and play' business looking to sit in the middle of the action of the growing 'live, work, play' environment.





9701 RENNER

- Entry Lobby provides an open, unique and inviting setting
- Owner-occupied since construction completed in 2002
- Multi-purpose rooms with dividing walls and kitchen. Rooms open on to large outdoor patio with seating
- Mail room
- Expansion elevator shaft
- Parking on all sides of the building
- “Plug and Play”
- Dock loading door with leveler
- Fitness Center with locker rooms and showers
- Two balconies off of conference rooms on third floor
- Data Center with raised floor, two Liebert units with two backups and two UPS Generator
- Surrounded by growing ‘live, work, play’ environment including Lenexa's new downtown, Lenexa City Center
- Kansas Incentives available for relocation to Kansas



LISTING INFORMATION

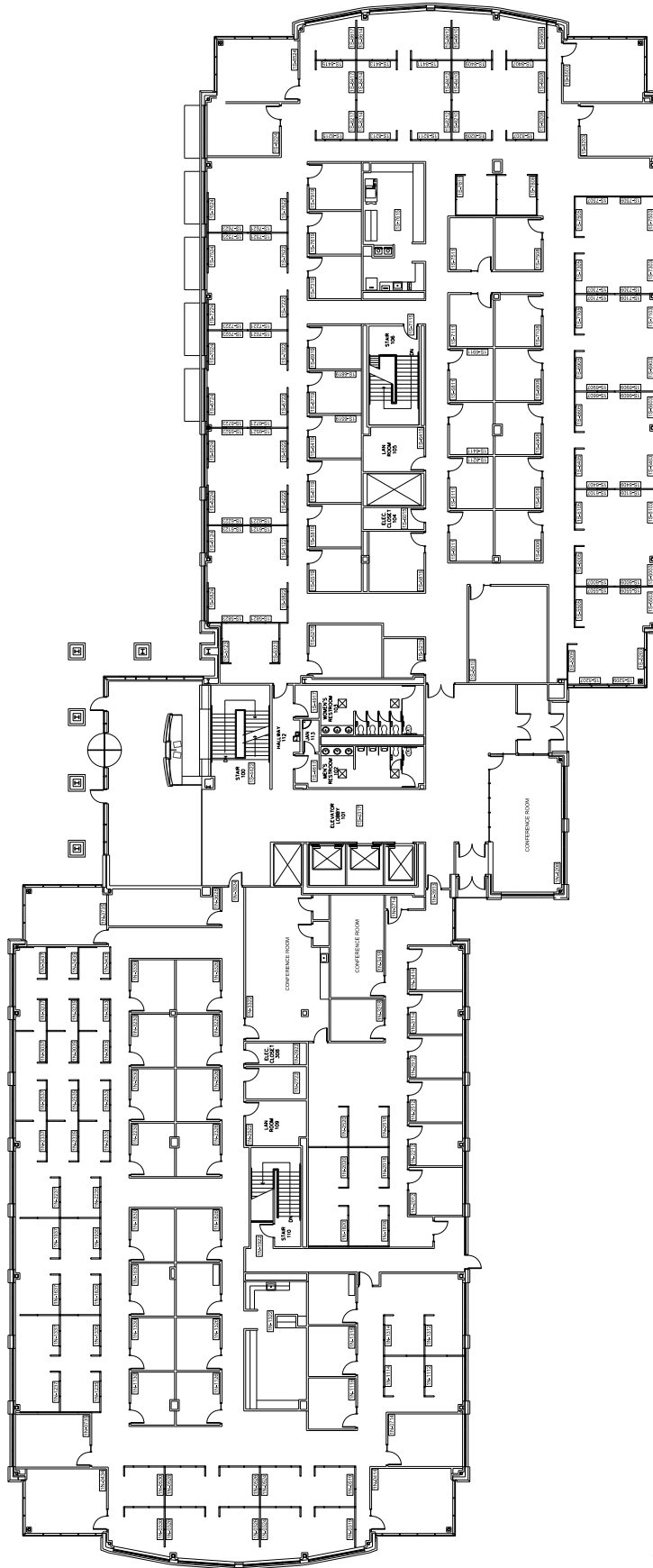
Building Size	129,321 SF
Divisible Spaces	16,612 SF
Approved Expansion	40,000 SF
Ceiling Height	9'6" Finished Ceiling Height 13'6" clear height
Data	Cat 5 cabling; wire cabling trays throughout building; duel preaction in data center
Construction Completed	2002
Parking	582 Spaces; approx. 140 spaces for future development
Acres	13.2 Acres
Floor Layout	33,000 SF
Construction	Steel and Precast
Sprinkler Type	ESFR, 100% sprinkler coverage
Furniture	Negotiable
Taxes	\$469,363 (2023)
Generator	Yes
Roof Type	TPO white
Elevators	Two hydraulic with third shaft for expansion
Mechanical	Roof units, electric with reheat
Power	Two substations in Lenexa, KS. UPS and generator back-up in case of power disruption
Zoning	BP1, BP2 (Planned Business Park, Planned Manufacturing)

NEIGHBORHOOD



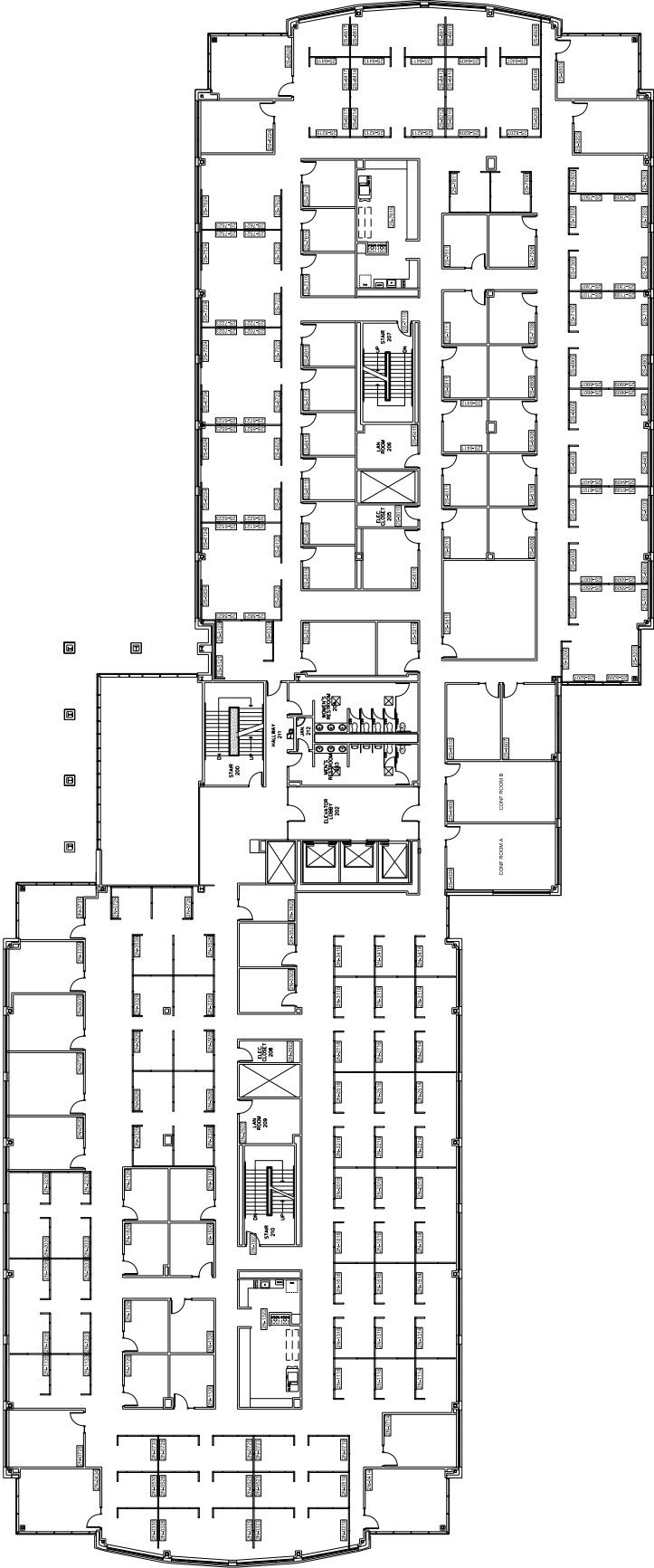
FIRST FLOOR

32,343 RSF



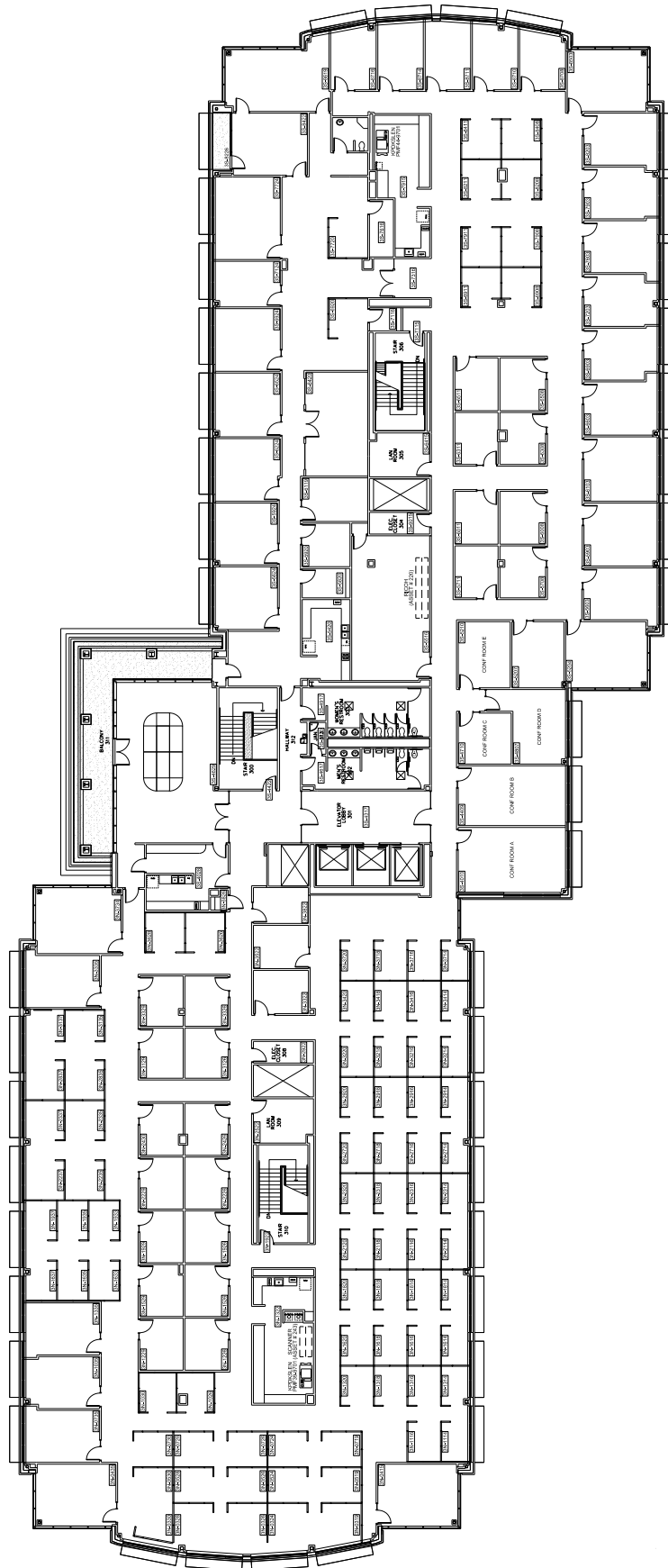
SECOND FLOOR

34,172 RSF



THIRD FLOOR

36,251 RSF





LENEXA HQ LOCATION AVAILABLE



CONTACT

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