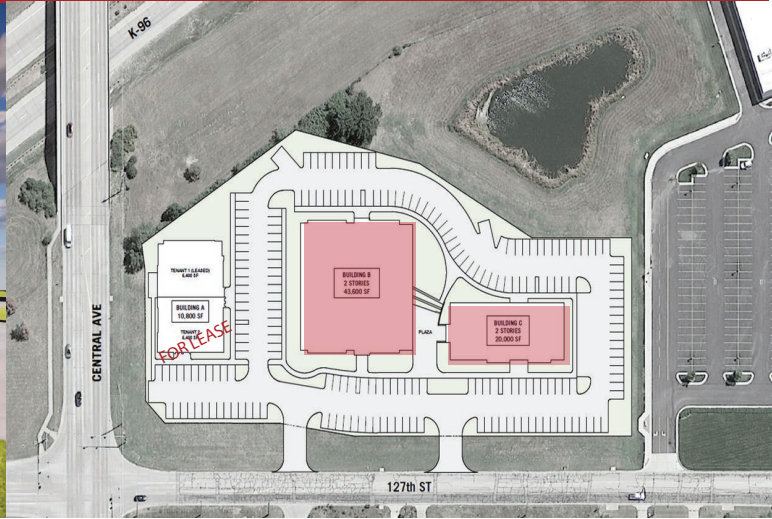


# CRESTPOINT

## A NEW OFFICE DEVELOPMENT



## New Development 127th and Central

This prime corner space at the intersection of 127th and Central is currently under construction with the first building which will be ready in 2023.

- 5,000 - 23,000 SF available for lease or condo sale.
- Tenant improvement allowance available

Located just off the turnpike at Kellogg and K-96 near Life Church, Crestview Country Club, Portofino Apartments (278 Units), and Crestview Apartments (348 Units).

*Pricing:*  
Contact Broker

## SPECIFICATIONS

|                |                |
|----------------|----------------|
| Zoning         | LC             |
| Pricing        | Contact Broker |
| Lease Type     | NNN            |
| Building Built | 2023           |



Broker: Stephanie Wise  
Street Commercial  
(W) 316.263.7242  
(C) 316.461.9206

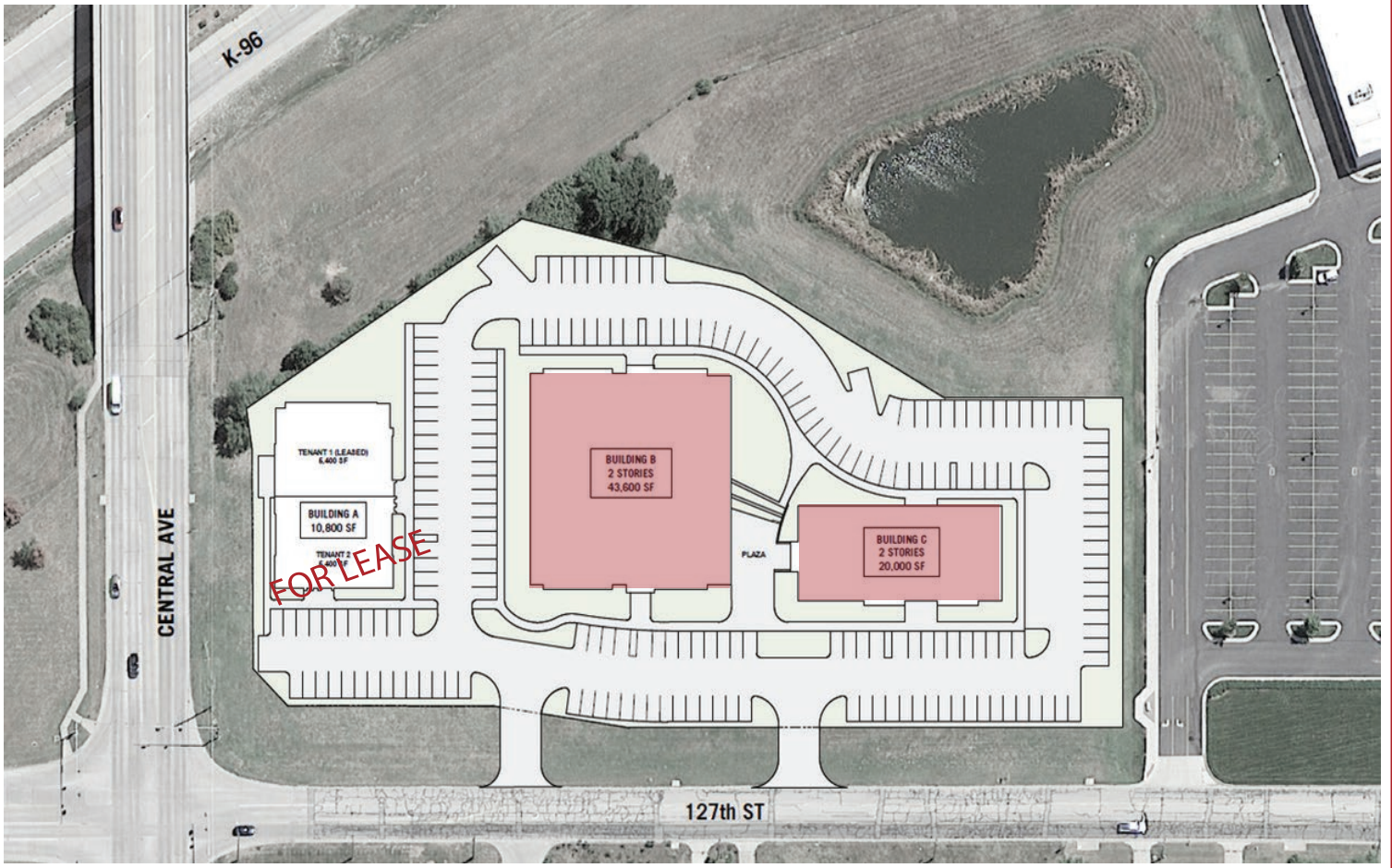
[stephanie@streetcommercial.com](mailto:stephanie@streetcommercial.com)

Median  
HH Income  
**\$105,923**

Traffic  
Count  
**9,600**

Population  
3 miles  
**15,954**

Median  
Age  
**39**



### *Included in Shell Condo*

- Land cost
- Design fees (architectural, structural, civil, landscape, mechanical, electrical)
- Geotechnical report
- Survey / lot split
- Site utilities (electrical, gas, water, storm, sewer)
- Landscaping / irrigation
- Parking lot paving
- Sidewalks
- Building foundations / slab on grade
- Underslab plumbing
- Roofing
- Partial masonry veneer / partial stucco
- Exterior wall framing / roof trusses
- Exterior painting
- Exterior windows / storefront / doors / hardware

### *Tenant Build-Out List*

- Design fees (architectural, mechanical & electrical)
- Interior walls (studs, drywall, paint, insulation)
- Acoustical ceiling
- Flooring
- Interior doors / hardware
- Millwork (partial)
- Plumbing fixtures
- HVAC systems
- Electrical systems



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**CRESTPOINT**