



DISCOVERY PARKSM

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, and play. Consisting of three distinct phases of development, the project will have a ±268-acre footprint that is comprised of 2,791 residential units as well as retail, restaurant, offices and two hotels.



STRUCTURED AND
ADDITIONAL SURFACE
PARKING



230 HOTEL
ROOMS



2,791 LUXURY
MULTI-FAMILY
UNITS



660,500 SF

RETAIL, OFFICE, MEDICAL OFFICE, ENTERTAINMENT AND HOSPITALITY

3

PHASES
(2023-2031)

**LIVE
WORK
PLAY**

**THE VILLAGE
AT DISCOVERY
PARK**

**DISCOVERY
CROSSING**

**THE PROMENADE AT
DISCOVERY PARK**

the
VILLAGE

at discovery park



01

**THE VILLAGE AT
DISCOVERY PARK**

the VILLAGE

at discovery park

ALURA
— LUXURY APARTMENTS —
1,100+ luxury multifamily units

WOODFIRE
PIZZA & BREWS

· coffee ·
HAUS MARKET
· village ·
QUICK SERVICE & PARTY!

HOME2
SUITES BY HILTON

TOWNEPLACE SUITES
BY MARRIOTT

FOR LEASE
8,600 SF

FOR LEASE
8,600 SF

WOODHOUSE
— SPA —

YOGASIX

FOR LEASE
2,987 SF

FOR LEASE

A VILLAGE CENTER

Ground Level

◆ 12,252 SF Office/Retail

2nd Level

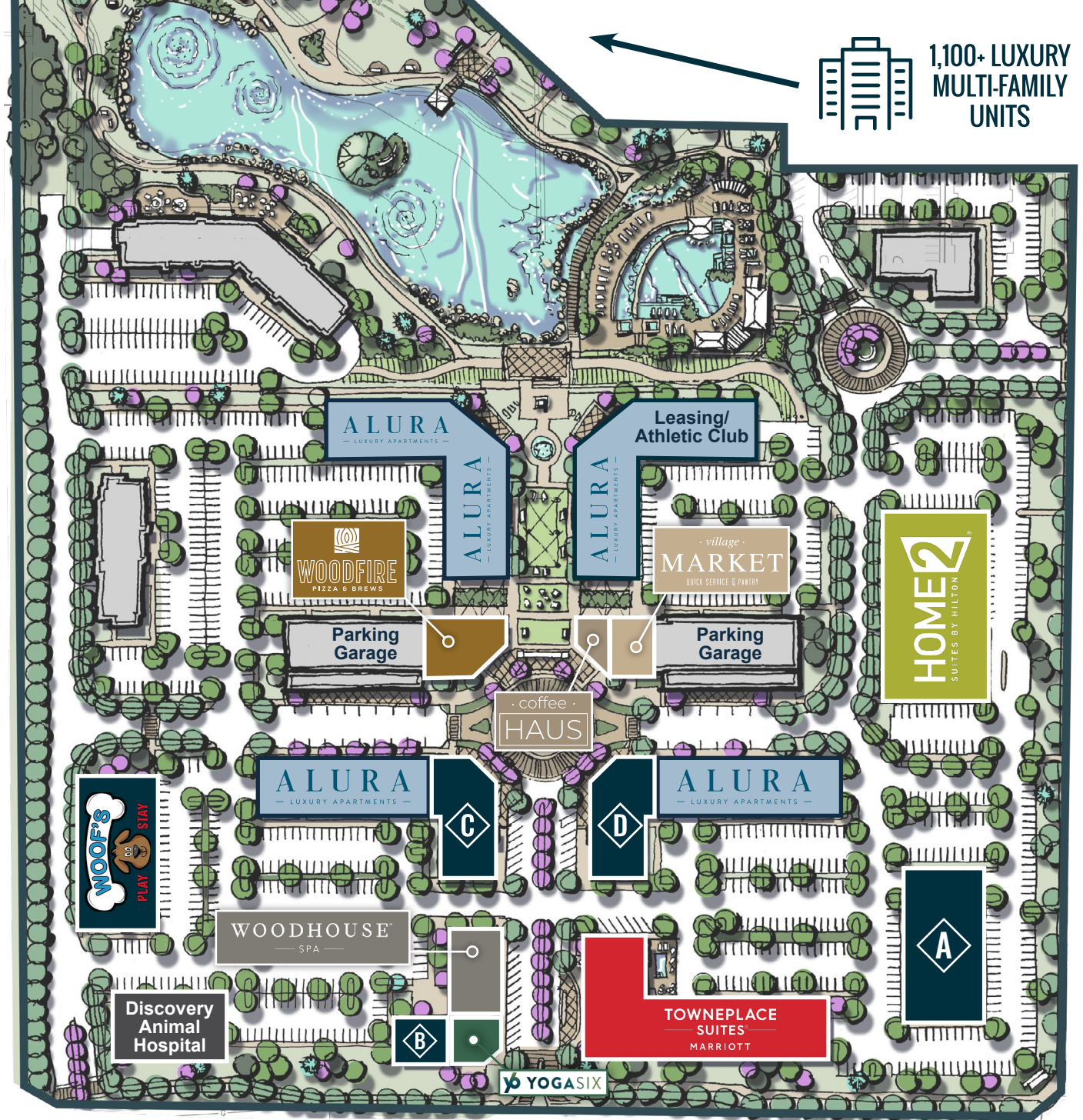
◆ 12,252 SF - Office

Total Available: 24,504 SF

B 2,987 SF - Office/Retail

C 8,600 SF - Office/Retail/Restaurant

D 8,600 SF - Office/Retail/Restaurant



1,100+ LUXURY
MULTI-FAMILY
UNITS



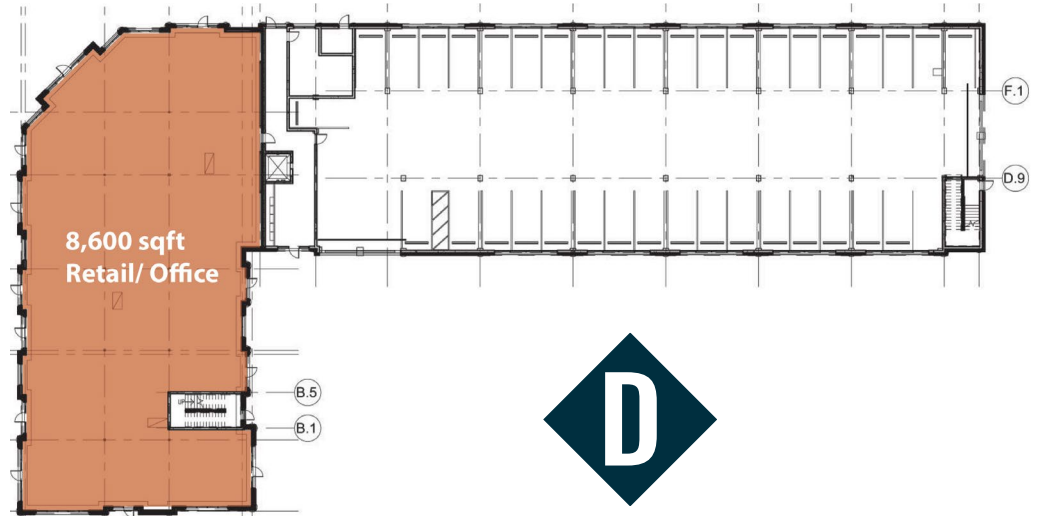
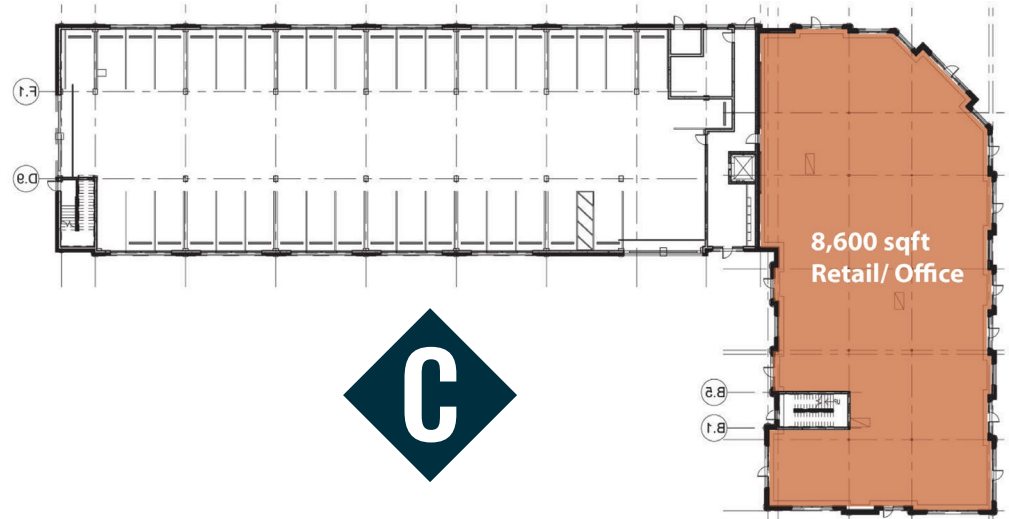
DISCOVERY PARK
THE VILLAGE

DISCOVERY PARK
THE VILLAGE

THE VILLAGE
AT DISCOVERY PARK

c-H coffeeHAUS

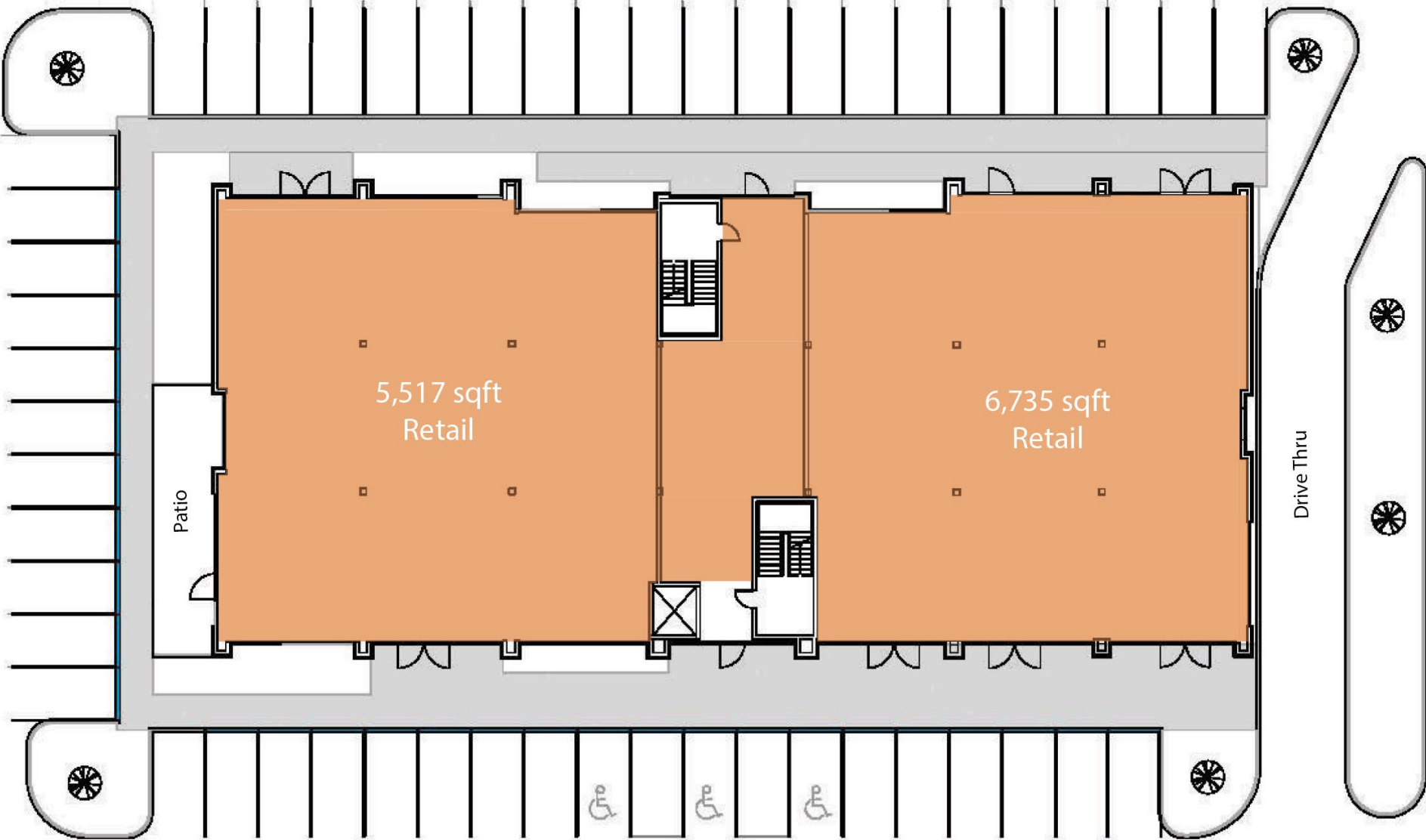
OFFICE/RETAIL/RESTAURANT FLOOR PLANS



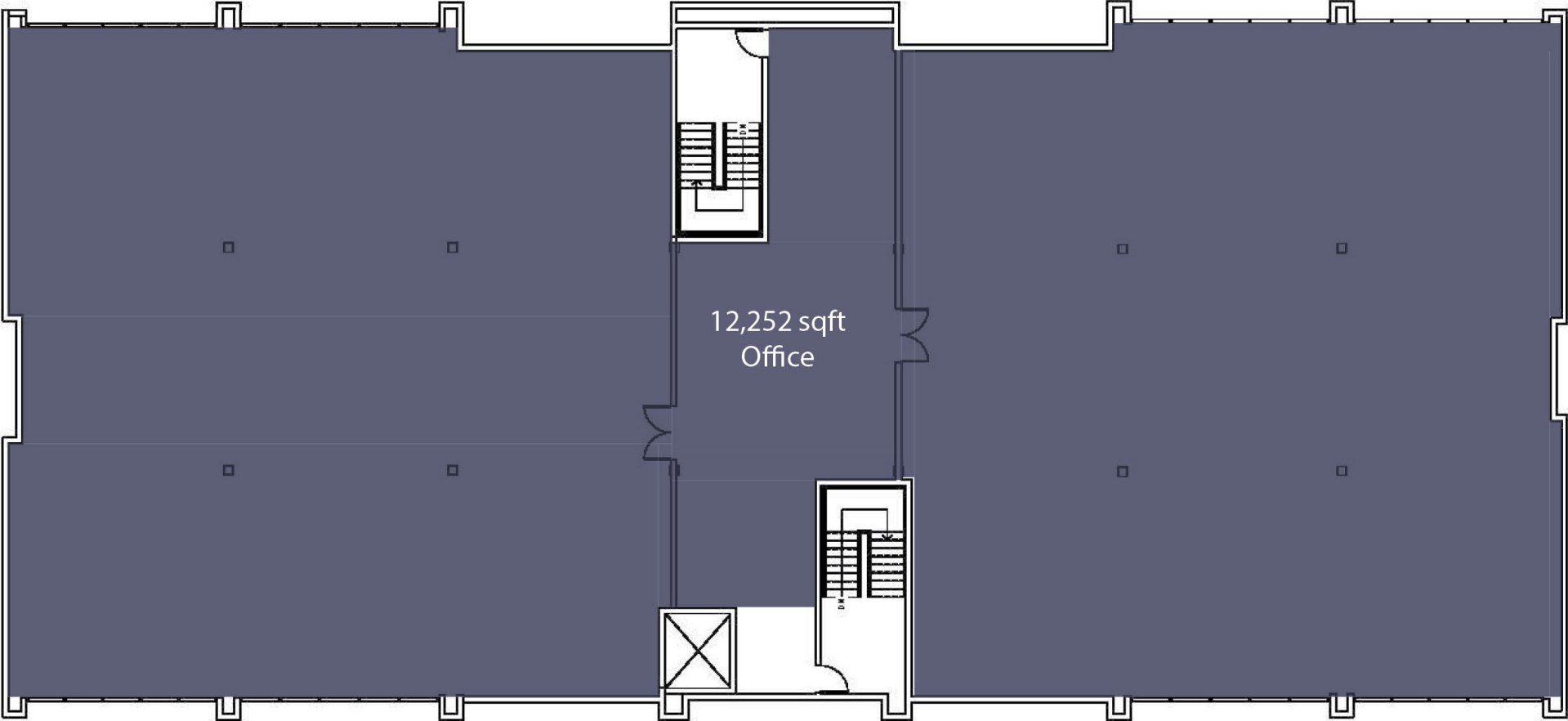
VILLAGE CENTER



VILLAGE CENTER FLOOR PLANS | 1ST FLOOR



VILLAGE CENTER FLOOR PLANS | 2ND FLOOR





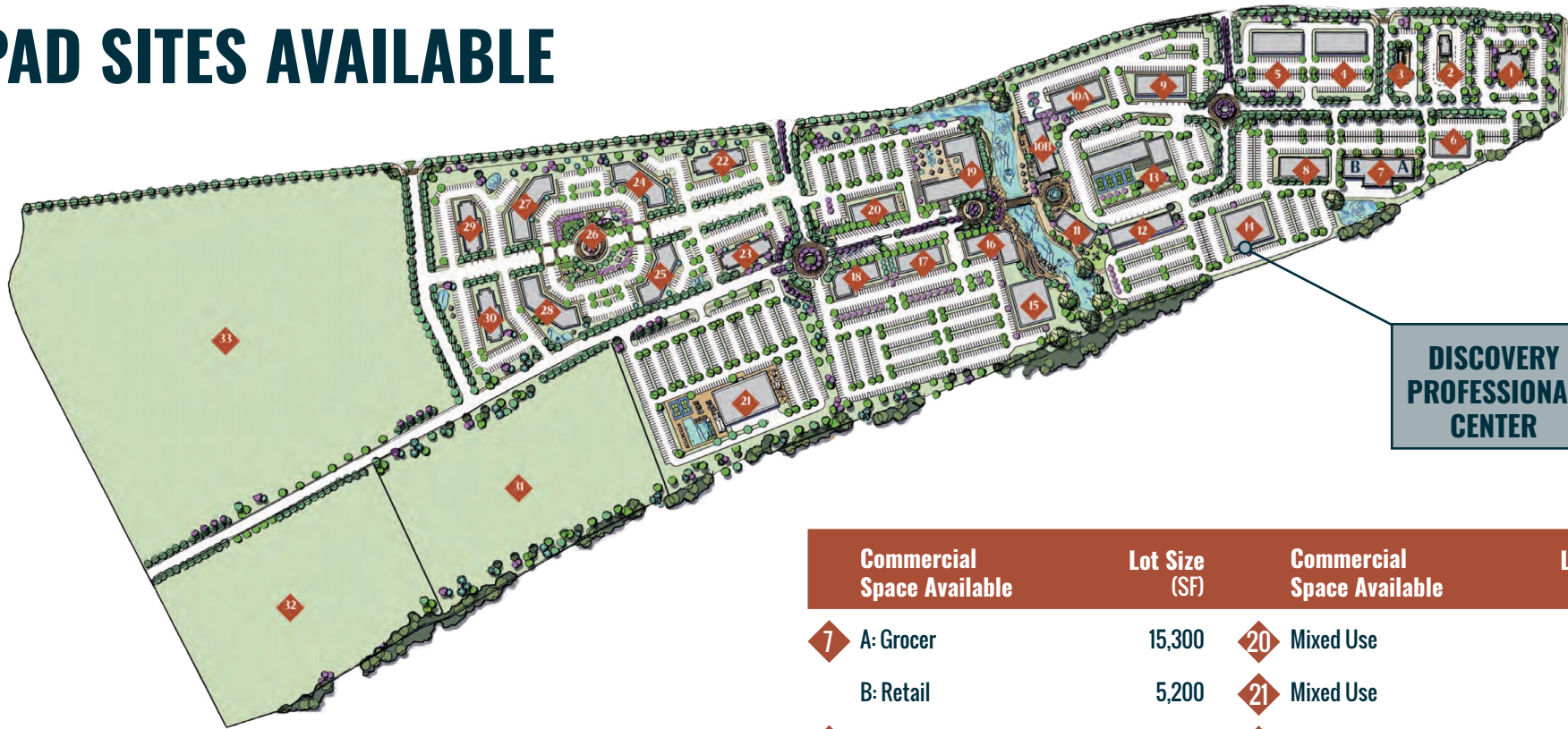
DISCOVERY
CROSSING



02

DISCOVERY
CROSSING

PAD SITES AVAILABLE



**DISCOVERY
PROFESSIONAL
CENTER**

Pad Sites Available	Lot Size (Acres)	Pad Sites Available	Lot Size (Acres)
1 Restaurant	2.86	9 Retail/Restaurant	1.88
2 QSR	1.05	13 Entertainment/Restaurant	3.00
3 QSR	0.67	24 Fitness	8.43
4 Commercial	1.62	25 Pad Site	11.11
5 Commercial	1.74	26 Pad Site	12.01
6 QSR	0.83	27 Pad Site	32.40

Commercial Space Available	Lot Size (SF)	Commercial Space Available	Lot Size (SF)
7 A: Grocer	15,300	20 Mixed Use	20,000
B: Retail	5,200	21 Mixed Use	24,000
8 Retail	11,850	22 Mixed Use	15,600
10 Mixed Use	12,000	23 538 Space Parking Garage	
11 Mixed Use	16,800	28 Mixed Use	10,800
12 Mixed Use	27,000	29 Mixed Use	10,800
14 Office	90,000	30 Mixed Use	14,600
15 538 Space Parking Garage		31 Mixed Use	14,600
16 Office	45,000	33 Mixed Use	16,800
17 Office	45,000	34 Mixed Use	16,800
18 538 Space Parking Garage		35 Mixed Use	10,800
19 Mixed Use	18,000	36 Mixed Use	10,800

DISCOVERY CROSSING | LOT 4



RETAIL FOR LEASE

A 2,030 SF

D 2,065 SF

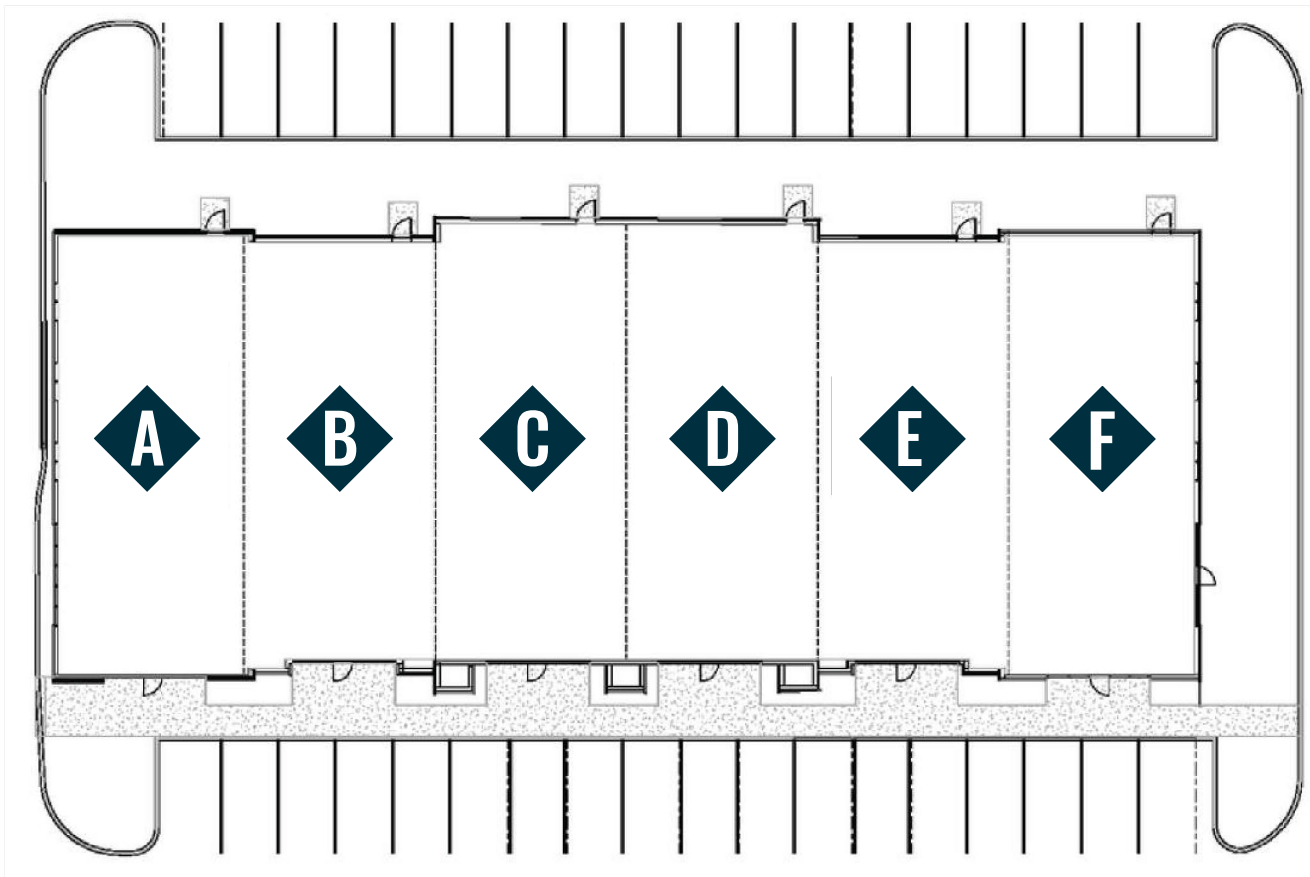
B 2,030 SF

E 2,030 SF

C 2,065 SF

F 2,030 SF

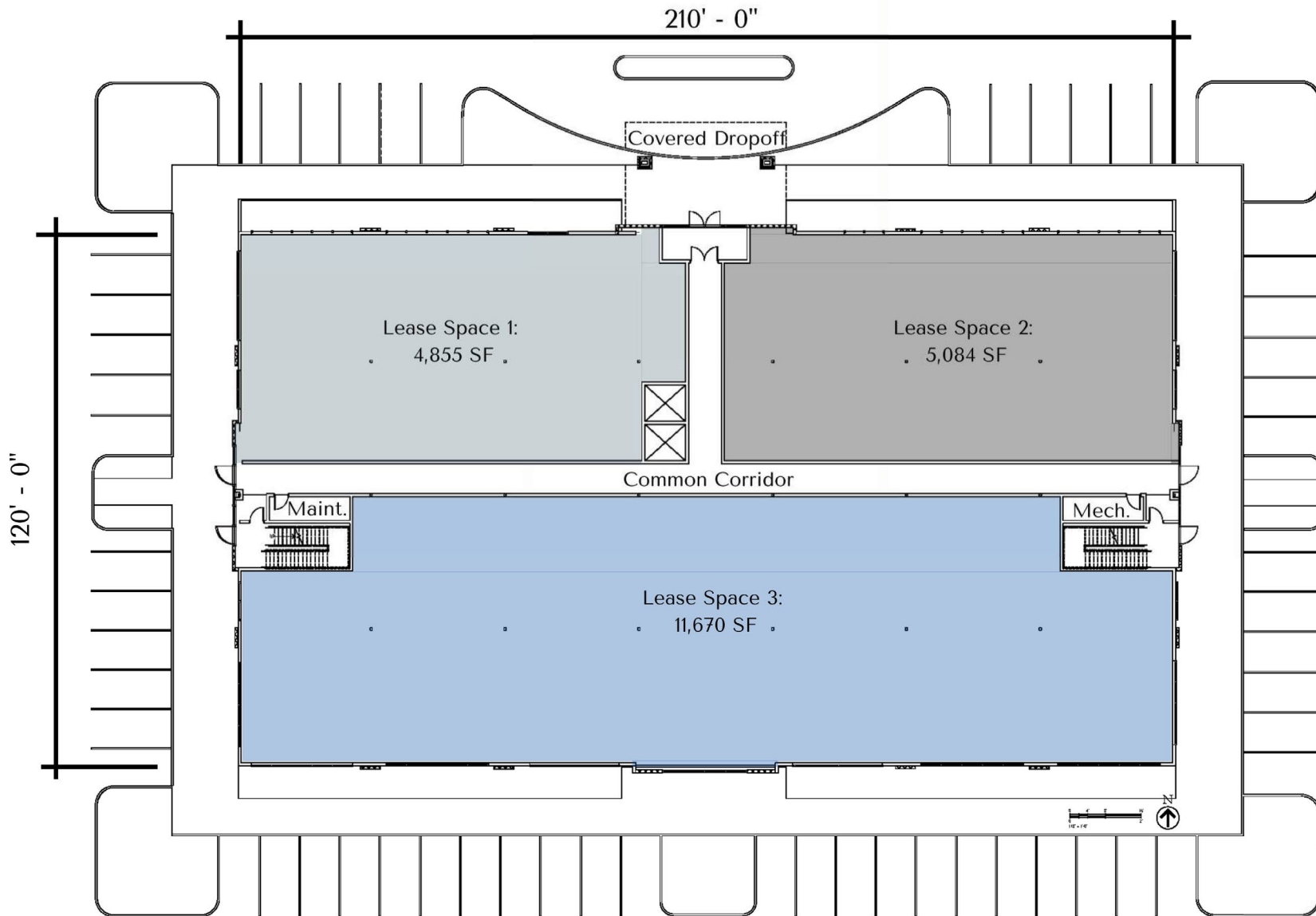
BUILDING DETAILS:
12,250 SQFT
70' X 175'



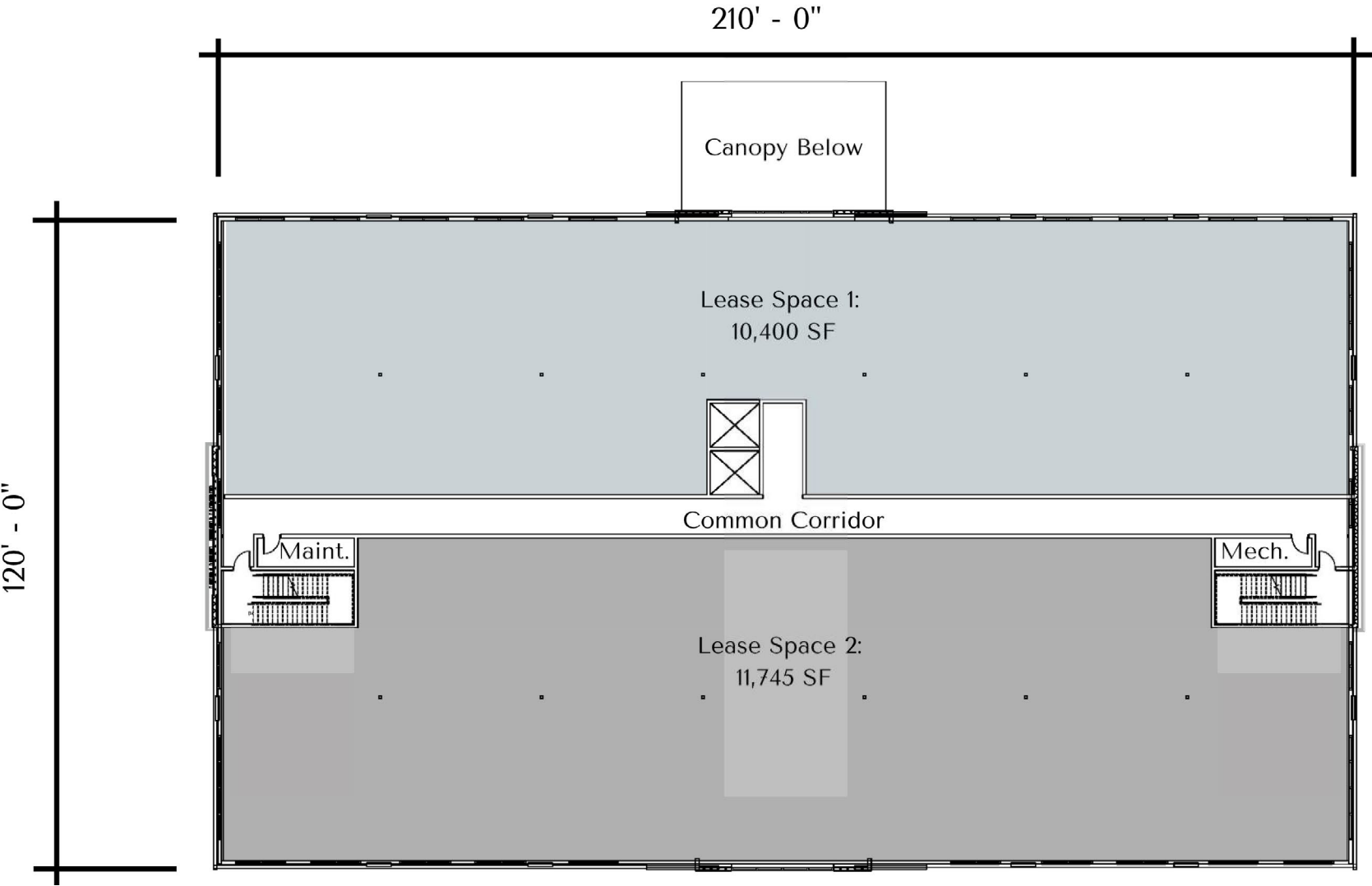
DISCOVERY PROFESSIONAL CENTER



DISCOVERY PROFESSIONAL CENTER FLOOR PLANS | 1ST FLOOR



DISCOVERY PROFESSIONAL CENTER FLOOR PLANS | 2ND-4TH 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 102,781. Median Household Income is approximately \$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 appreciation and respect for all people and things that are real and true. 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

103k±
Population

\$250k±
Median Home Value

49%
Bachelor's Degree

97%
High School Educated

\$100k±
Median Household Income

39.2
Median Age

MAJOR EMPLOYERS



LEE'S SUMMIT, MO

MARKET OVERVIEW



SUMMIT WOODS CROSSING

SUMMIT VILLAGE CORPORATE PARK

COLBERN RD IMPROVMENTS

25,400 VPD

60,500 VPD

STREETS OF WEST PRYOR DEVELOPMENT

109,075 VPD

SUMMIT FAIR

LEE'S SUMMIT COMMERCE CENTER

20,150 VPD

John Knox Village

LEE'S SUMMIT NORTH HIGH SCHOOL

Walmart

SPROUTS FARMERS MARKET

DOWNTOWN LEE'S SUMMIT

DISCOVERY PARK, LEE'S SUMMIT

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