

**PREMIERE**

**RETAIL -  
APPROACHABLE,  
PROFESSIONAL  
OFFICE IN  
JOHNSON COUNTY,  
KANSAS - KANSAS CITY**

**GATEWAY INTO  
SHAWNEE**

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10820 SHAWNEE MISSION PARKWAY, SHAWNEE, KANSAS





# FOR SALE

**Class-A Office  
In Federal Opportunity Zone**

## Stag's Creek

**10820 Shawnee Mission Parkway  
Shawnee, KS**



- **Placed in service 2019**
- **Windows wrap building on each floor**
- **Building signage still available**
- **Low load factor property**
- **90%, Property Tax Abatement in Effect**
- **Heated, Underground Parking Garage**
- **High Efficiency VRF Mechanical System**
- **4-Stop Elevator from Garage to L3**
- **~50,000 vehicular passes per day**

Kevin Tubbesing  
Owner/Broker

7021 Johnson Drive  
Shawnee Mission, KS 66202  
913.562.5600

**KCEvergreen.com**



**EVER**knowledgeable  
**EVER**responsive  
**EVER**honorable  
**EVERGREEN.**





## Location Aerial



Site Aerial



With an innovative design of steel and glass unique to northern Johnson County, the Class-A office property fills a strong need in the trade area. This modern professional office is structurally built on all concrete slab floors throughout all levels, providing quiet separation between tenant spaces. In many areas floor to ceiling glass skins the building. Heated, underground parking provides tenants an amenity rarely seen in Johnson County.

Variable Refrigerant Flow (VRF) provides all tenants the ability to regulate temperature throughout their space controlling individual room temperatures. Beautiful accent lighting promotes the building daily to the 45,000vpd to enhance the creative yet efficient design of the building. Two stairwell entrances to the upper levels as well as 4-stop elevator from garage to level 3 provide access to these Class-A spaces

Featuring the only commercial property underground parking garage in northern JoCo and ATM income from Academy Bank, these additional incomes enhance the property over just the traditional rents.

THE BUILDING AND THEREFORE ALL TENANTS ARE IN A QUALIFIED FEDERAL OPPORTUNITY ZONE bringing potential, unprecedented, tax savings to the business entities that own and that occupy the building.





Spira Care - Blue  
Cross Tenant



Beautiful  
architecture



L1 South Facade

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EVERresponsive  
EVERhonorable  
EVERGREEN.

### Property Features

Building Size in SF	35,593
Building Dimensions	varies, L1 avg 70'; L2-3 avg 90' deep
Total Acres	2.89
Year Built	2019
Construction Material	Steel, Glass, Concrete
Roof	TPO
Clear Height in Feet	varies, avg 11'
Column Spacing	25'
Loading1	Dock-High Loading
Loading2	Van-High Loading
Loading3	Drive-In Loading

### Building Systems

Sprinkler	Yes
Floor Drains	per TF
HVAC	VRF - Customizable for every room!
Lighting	LED per tenant
Electrical	3 Phase

### Site

Parking	5:1
Zoning	CH - Commercial Highway
Floodplain	None
Access	Shawnee Mission Parkway @ Nieman or Goddard

### Pricing

Lease_Type		Space Information:	<u>Size (sf)</u>	<u>Rate</u>
and/or		L1	13,036	
Sale Price	\$10,995,000	L2	14,032	
		L3	8,525	
		Total	35,593	

10820 Shawnee Mission Pkwy.  
Shawnee KS 66203

County: Johnson

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at  
Evergreen for more information**

Kevin Tubbesing Kevin@KCEvergreen.com  
Owner/Broker

**KCEvergreen.com**

913.562.5600

7021 Johnson Drive

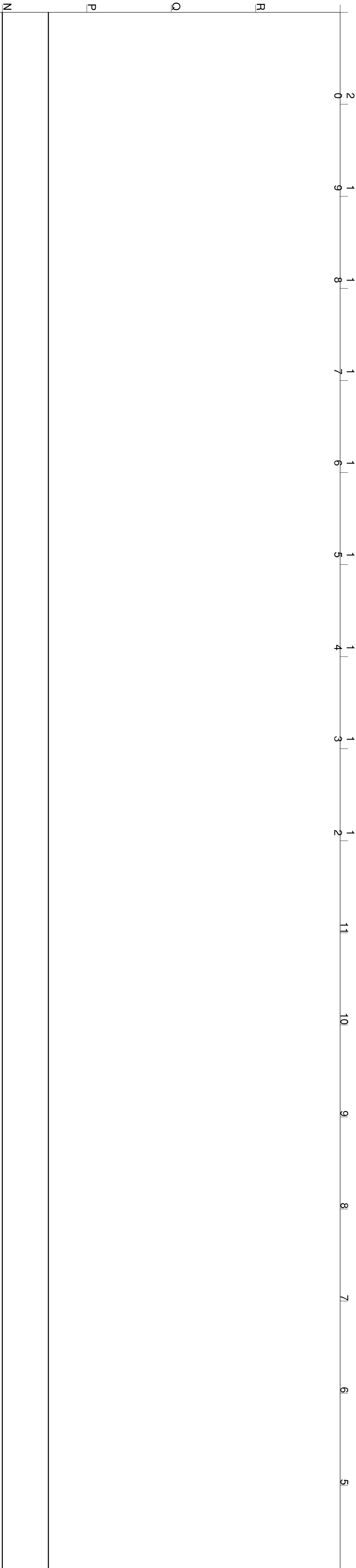
Mission, KS 66202











1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE U.N.O.
2. PROVIDE 2X FRTH BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS. ELECTRICAL, PLUMBING, AND MECHANICAL SHALL BE INSTALLED IN THE EXISTING SHELTERING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
5. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED AND ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
6. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING STRUCTURE ABOVE TO PREVENT DUST FROM ENTERING UNWORKED AREAS AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

## GEN. PLAN NOTES M1

N.T.S.

1. HOLLOW DRINKING FOUNTAIN, RE: 0301
2. OVERHEAD HANGING SIGNAGE, RE: STRUCTURAL FOR MOUNTING DETAILS
3. EXTERIOR DISPLAY RE: A13A-405
4. FIRE EXTINGUISH CABINET, MOUNT 4'-0" AFF
5. POLEWALL MOUNTED FIRE EXTINGUISHER AT 4'-0" AFF
6. SITE BOLLARDS
7. 42" H. EXTERIOR GUARDRAILS @ GRADE CHANGE MAX. 4" MORE THAN A 30° DROP
8. MOP SINK
9. TENANT SPACE TO BE "WHITE BOX" FINISHED
10. PLUMBING AND MECHANICAL CHASE
11. 24" X 8" CURB @ DRIVE THROUGH SIDE OF BUILDING, RE: CIVIL AND DETAILS
12. 4" CONCRETE SPINWALK, RE: STRUCTURE AND CIVIL
13. GATE AT LANDING LEVEL OF DISCHARGE TO PREVENT UNAUTHORIZED EGRESS TO LOWER LEVEL PARKING GARAGE
14. DELETE STOREFRONT DOORS 101C, 102C, 103C, 104C.
15. REPLACE WITH STOREFRONT TO MATCH ADJACENT PANEL. THAT CAN BE CHANGED BACK TO DOOR IN FUTURE
16. DELETE ACCESS DOOR TO DISPLAYS 101D, 102D, 103D, 104D. REPLACE WITH STOREFRONT TO MATCH ADJACENT PANEL.
17. DELETE STOREFRONT AND PROVIDE OPENING TO ACCOMMODATE DOOR AND OPERATOR BY TENANT
18. RELOCATE DOOR 100A APPROXIMATELY 10' 0" TO SOUTH TERN TENANT RE-ENTRY FROM THE STOREFRONT WINDOW AT CURRENT LOCATION OF THIS DOOR
19. DELETE INTERIOR DOORS, PARTITIONS AND FIXTURES TO ROOM NUMBERS 100, 100A, 100B, 101, 101A, 102, 102A, 103, 103A
20. RECONFIGURE THREE WINDOWS ON NORTH WALL
21. DELETE INTERIOR WALLS OF SUITE DISPLAY
22. ENCLOSE WALL WITH NEW WALL

## STAG'S CREEK

10816 FRONTAGE ROAD  
SHAWNEE MISSION, KS 66203

PN: 216002

DRAWN BY: J02SSB/DW  
CHECKED BY: TTLS

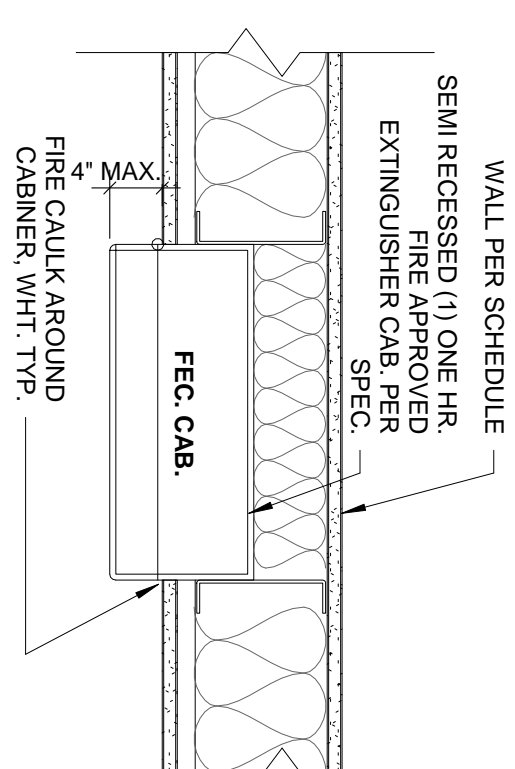
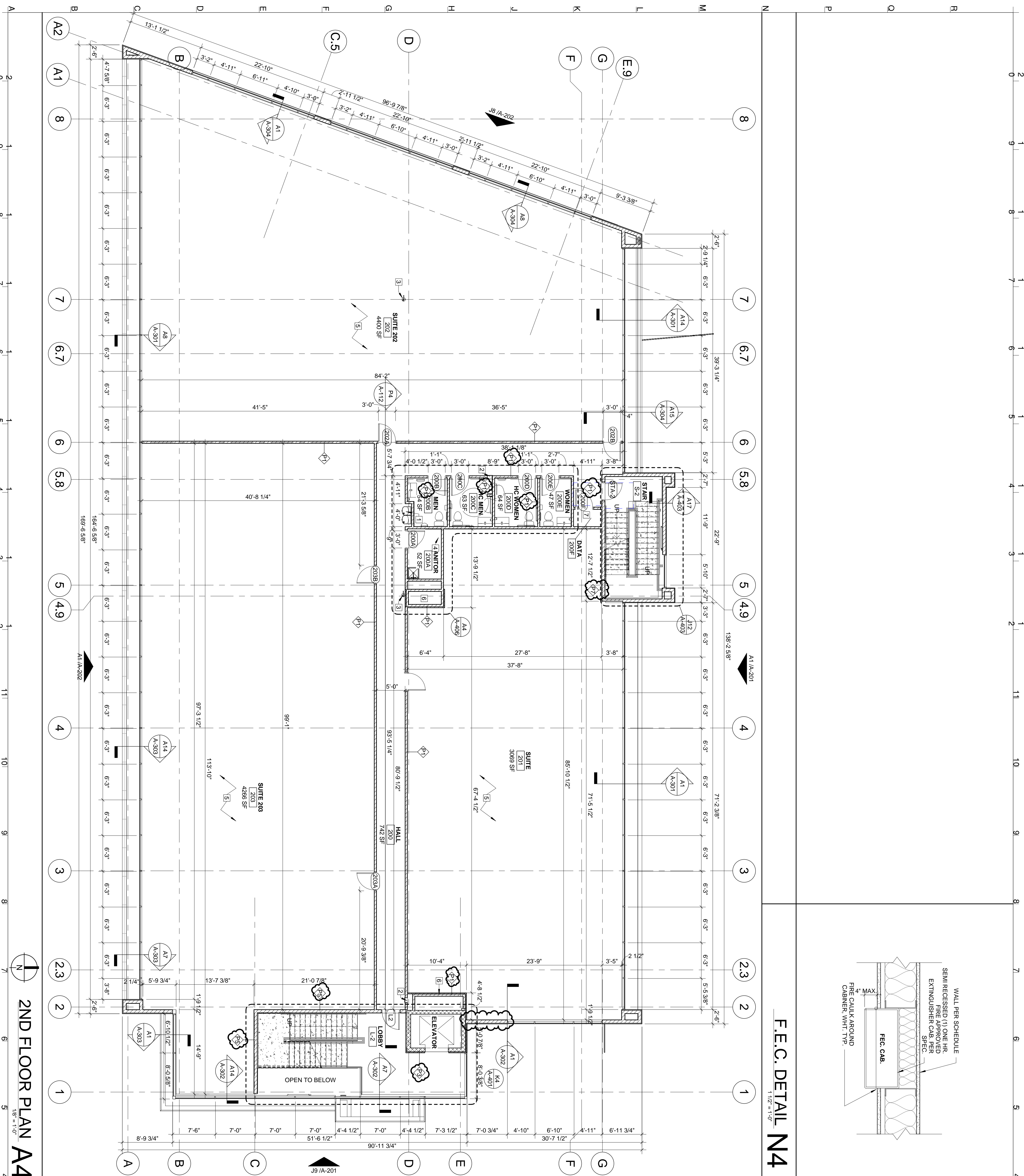
NO.	ISSUE/REVISION	DATE
1	Civil Comments	9/16/2016
2	Civil Coordination	1/25/2017
3	Proposal Request	7/17/2017
4	AS1-12	9/8/2017
5	AS1-14	9/29/2017
6	AS1-16	10/26/2016

FIRST FLOOR PLAN  
A-101

10/19/2017

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- F.E.C. DETAIL N4  
1 1/2" = 1'-0"

1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNLDO.
2. PROVIDE 2X TYPICAL BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CLOSETBINS, AND COUNTERTOP SUPPORTS, ELECTRICAL, TELEPHONE, SECURITY PANELS, AND WALL MOUNTED FIRE EXTINGUISHERS, THE LIVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL IN ADDITION TO PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT
5. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DEEMED HAZARDOUS TO THE PROCEEDING WORK. THE CONTRACTOR SHALL NOT BE REQUIRED TO PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
6. PATCH LEVEL AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE JUST PROOF BARRIERS AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH WORK. TEMPORARY PARTITIONS/BARRIERS SHALL BE MAINTAINED EXISTING SECURITY, SAFETY, AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DIMENSING WALLS TO STRUCTURE ABOVE.

- # GEN. PLAN NOTES

1. H2O/DY DRINKING FOUNTAIN, RE: G301
2. FIRE EXTINGUISH CABINET, MOUNT 4'-0" AFF FLOOR PLAN
3. POLE/MALL MOUNTED FIRE EXTINGUISHER AT 4'-0" AFF RE FLOOR PLAN
4. MOP SINK
5. TENANT SPACE TO BE "WHITE BOX" FINISHED
6. PLUMBING AND MECHANICAL CHASE
7. DATA ROOM TO HOUSE BUILDING CONTROL, AND ACCESS SERVER FOR DOOR ACCESS CONTROL, SECURITY, AND LIGHTING ON EXTERIOR AND ATTIC/LOFT SPACES

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**TEVIS**  
**ARCHITECTS**  
[www.tevisarchitects.com](http://www.tevisarchitects.com)

LENEVA OFFICE:

**STRUCTURAL ENGINEER**

## STAG'S CREEK

10816 FRONTAGE ROAD  
SHAWNEE MISSION, KS 66203

PN: 216002

DRAWN BY:	ZS/
CHECKED BY:	TT/

NO.	ISSUE/REVISION	DATE
1	City Comments	9/16/2016
2	ASI #5	10/04/2017
3	ASI #6	01/24/2018

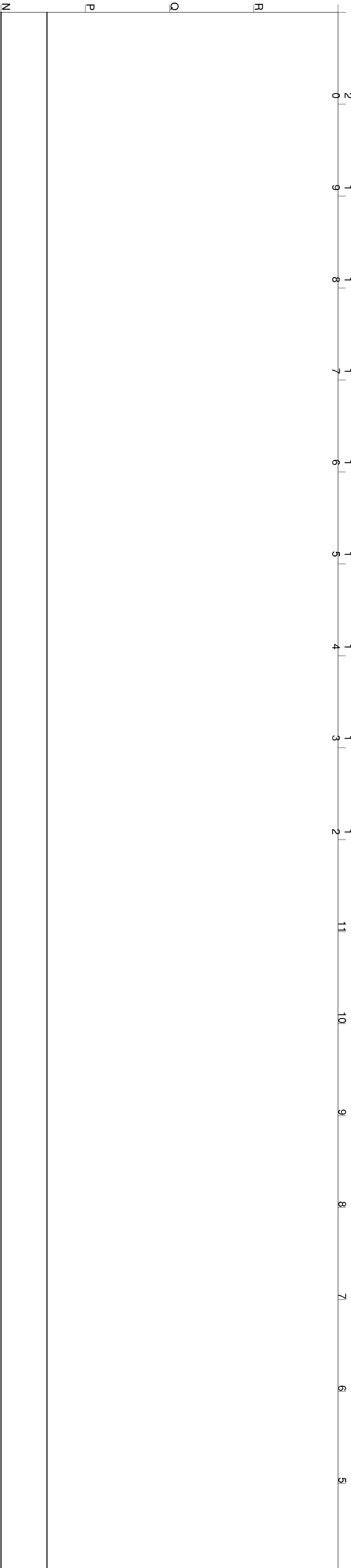
## SECOND FLOOR PLAN

# A-102

10/19/2017

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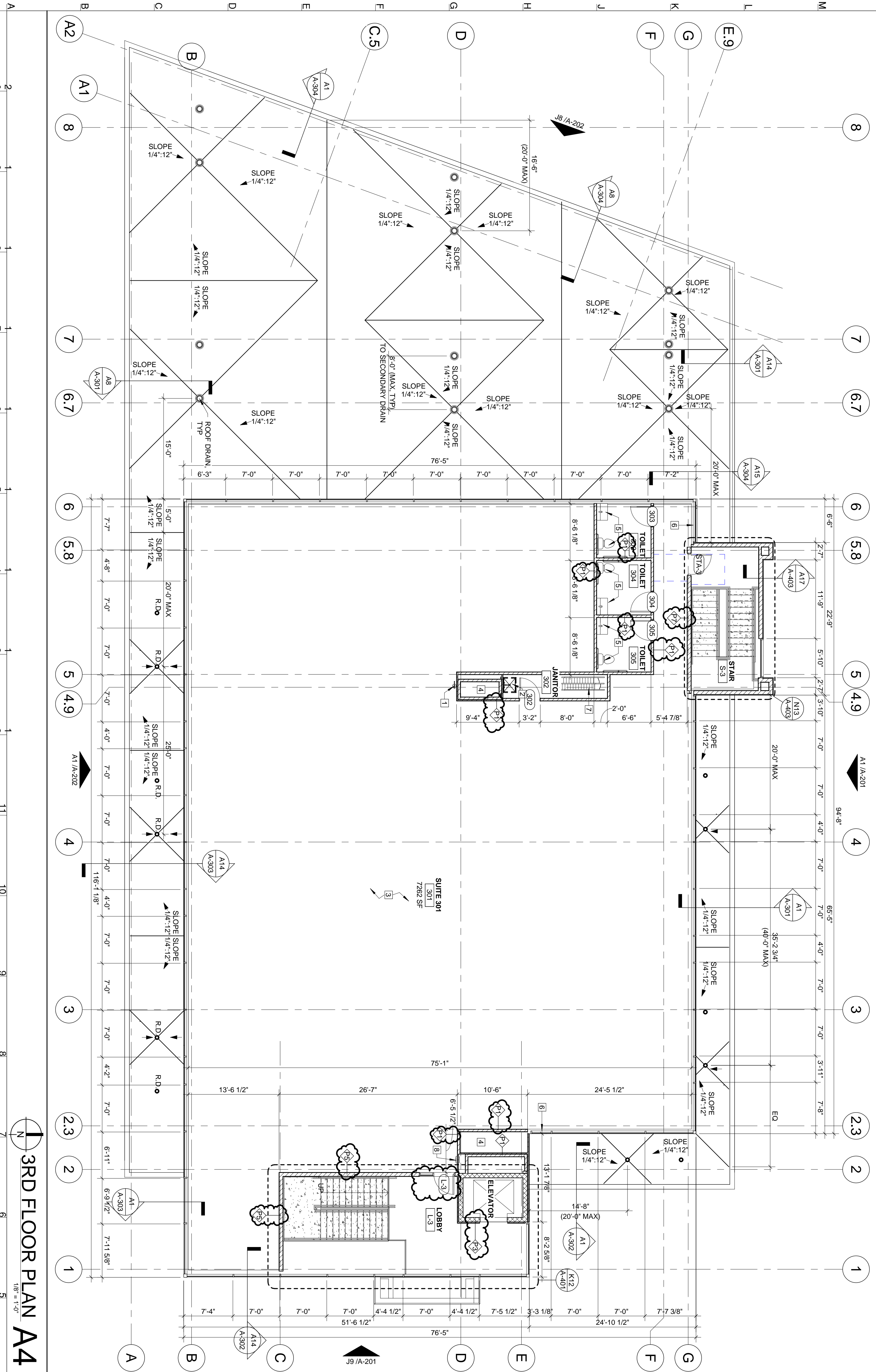




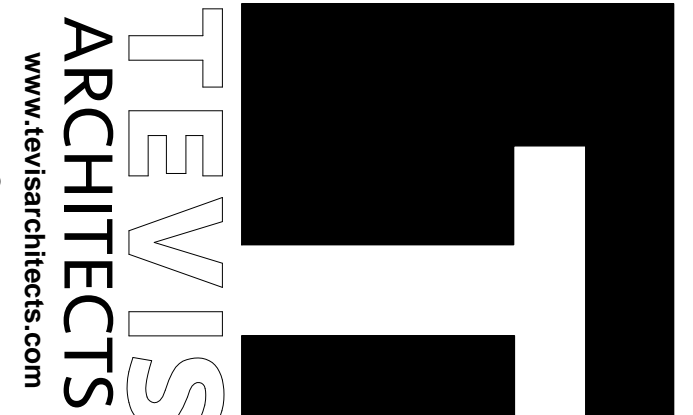
1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
2. PROVIDE 2X FRTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS. ELECTRICAL, MECHANICAL, AND PLUMBING SHALL BE INSTALLED IN WALLS AND CEILING FRAMING PRIOR TO THE INSTALLATION OF BLOCKING.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
5. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT BEGIN WORK UNTIL THE ARCHITECT HAS REVIEWED AND CORRECTED COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
6. PATCH LEVEL AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITION BARRIERS TO MAINTAIN EXISTING SECURITY MECHANICAL, FIRE, AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

## GEN. PLAN NOTES N1

1. POLEWALL MOUNTED FIRE EXTINGUISHER AT 4'-0\"/>
2. FUTURE MOP SINK. PROVIDE CONNECTIONS.
3. TENANT SPACE TO BE "WHITE BOX" FINISHED.
4. PLUMBING AND MECHANICAL CHASE.
5. FUTURE LAVATORY AND TOILET. PROVIDE CONNECTIONS WINDOW TO BE OPERABLE FOR ACCESS TO ROOF FOR CLEANING AND MAINTENANCE.
6. ALTERNATING TREAD DEVICE TO PROVIDE ROOF ACCESS.
7. FIRE EXTINGUISHER CABINET. MOUNT AT 4'-0\"/>



- ## PLAN NOTES A1



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## STAG'S CREEK

10816 FRONTAGE ROAD  
SHAWNEE MISSION, KS 66203

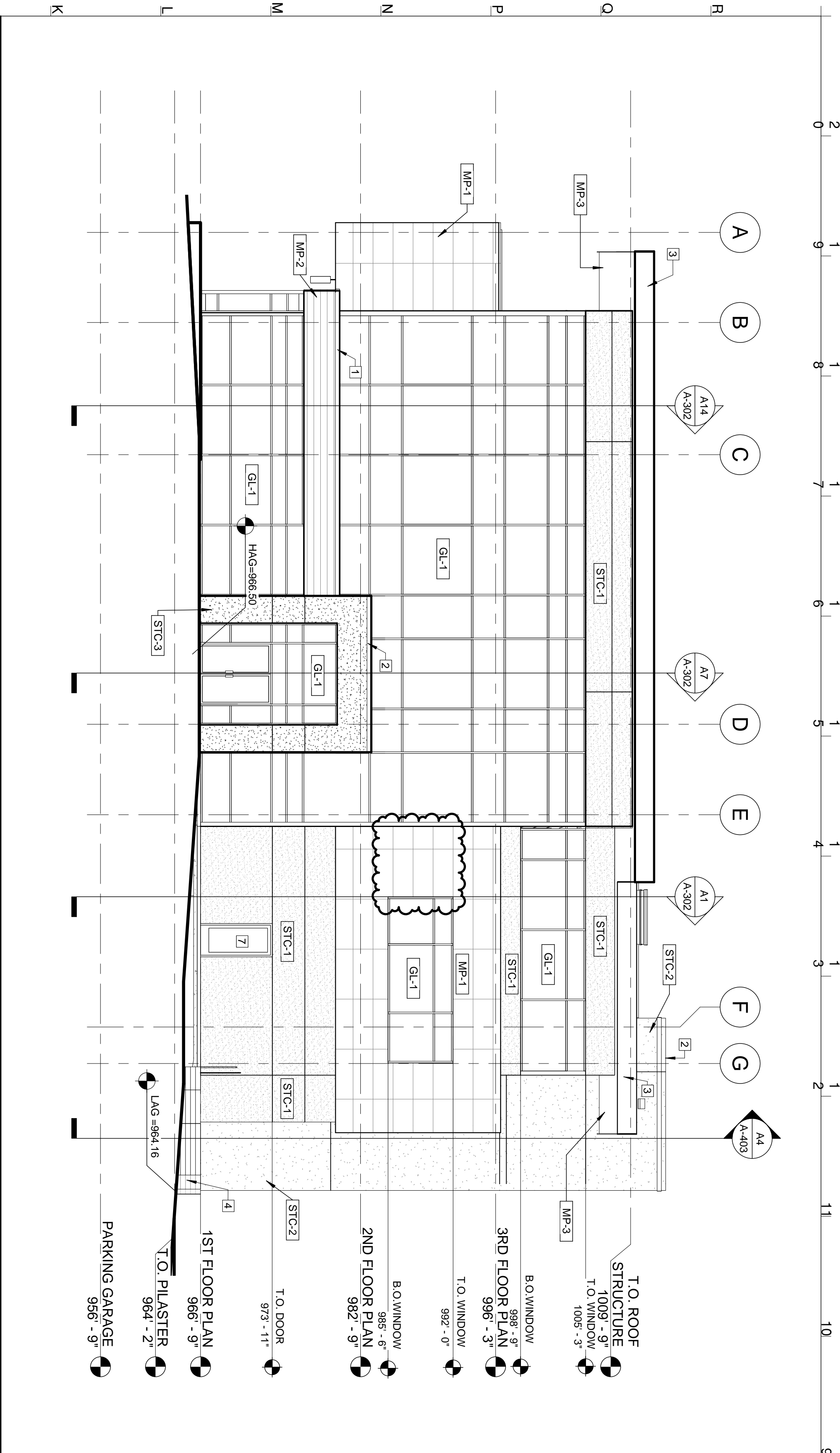
PN: 216002  
DRAWN BY: ZS/SB/RK  
CHECKED BY: TT/LS

NO.	ISSUE/REVISION	DATE
1	AS/JS	07/24/2016
2	AS/JS	07/24/2016

## A-103

THIRD FLOOR PLAN  
10/19/2017





STC-1	MANUFACTURER : DRYVIT FINISH : SMOOTH COLOR : (VERY LIGHT GREY)	MP-3	MANUFACTURER : FUNDERMAX PRODUCT : ESSENTIAL COLOR/FINISH : (MEDIUM BROWN WOOD LOOK)
STC-2	MANUFACTURER : DRYVIT FINISH : SMOOTH COLOR : (FOREST GREEN / GREY/GREEN)	GL-1	MANUFACTURER : SUNGUARD COLOR/FINISH : GUARDIAN CRYSTALGRAY (CLEAR W/ BLUE HUE)
STC-3	MANUFACTURER : DRYVIT FINISH : SMOOTH COLOR : (WINTER BLUE / GREY/BLUE)	GL-2	MANUFACTURER : SUNGUARD COLOR/FINISH : GUARDIAN SILVER 20 (REFLECTIVE)
MP-1	MANUFACTURER : DRI-DESIGN COLOR/FINISH : SELECT PEWTER (MEDIUM/DARK GREY)	GL-3	MANUFACTURER : SUNGUARD COLOR/FINISH : SUNGUARD NIGHTSTAR (DARK)
MP-2	MANUFACTURER : CENTRIA PRODUCT : CONCEPT SERIES CS-620 COLOR/FINISH : (VERY LIGHT GREY / WHITE)	GL-4	MANUFACTURER : SUNGUARD COLOR/FINISH : SUNGUARD SPANDELL HT - WHITE (WHITE)
MP-2A	MANUFACTURER : CENTRIA PRODUCT : CONCEPT SERIES IW-10A COLOR/FINISH : (VERY LIGHT GREY / WHITE)		

EAST ELEVATION J9

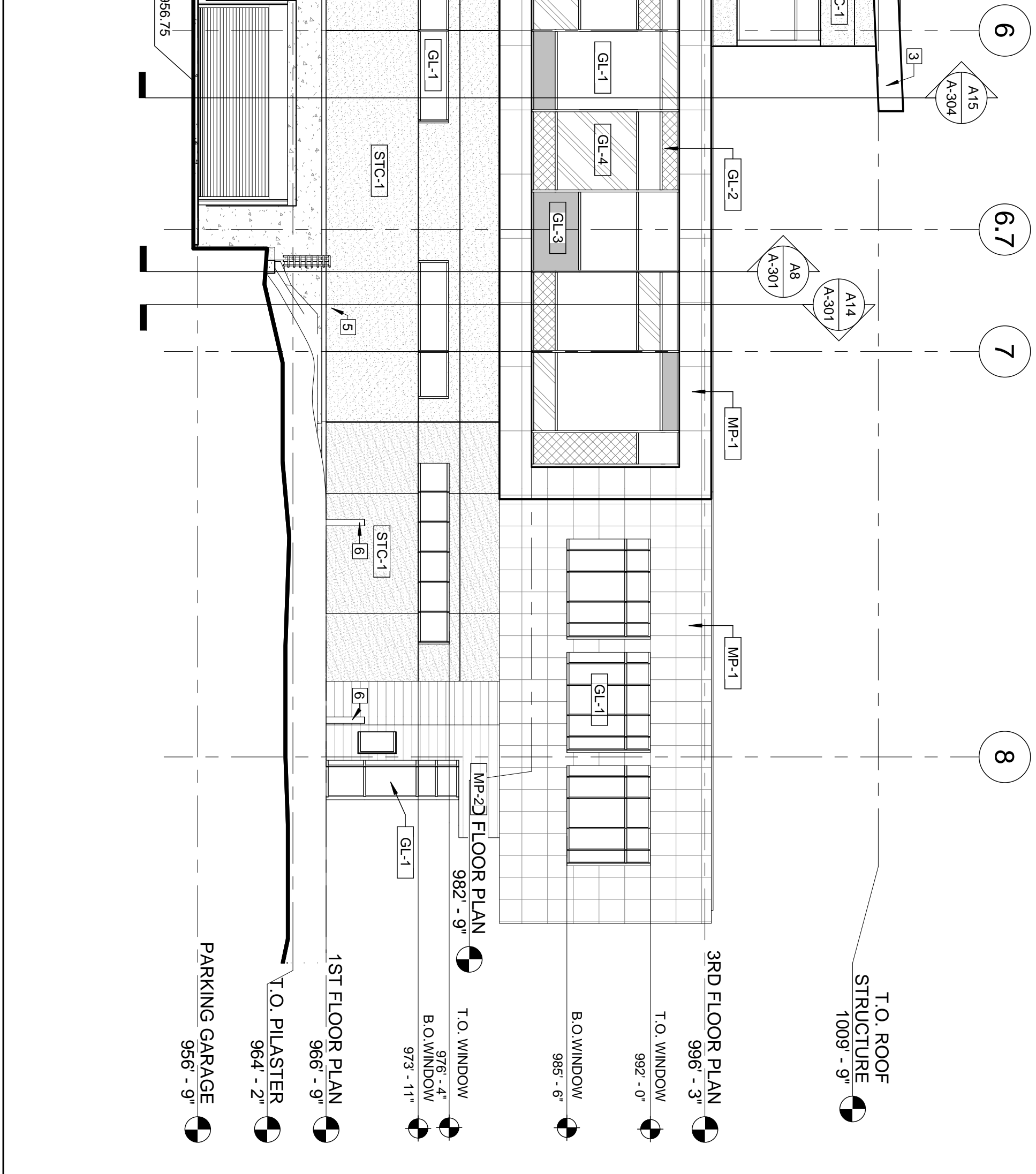
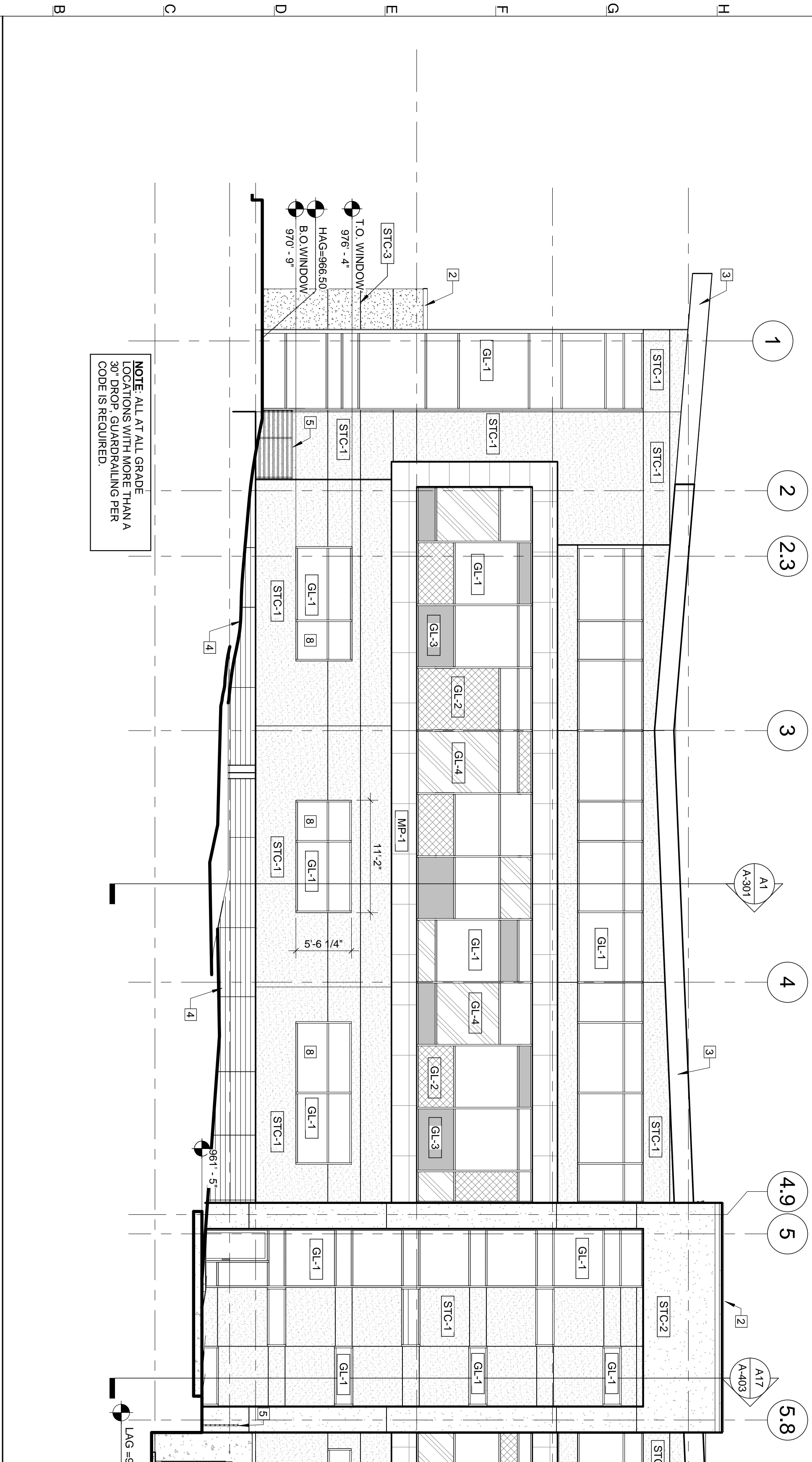
ELEVATION NOTES J1

N.T.S.

- 1 METAL PARAPET CAP
- 2 METAL PARAPET CAP, MATCH STUCCO
- 3 ANODIZED ALUMINUM FASCIA, BRONZE
- 4 EXTERIOR LANDSCAPE WALL
- 5 42" GUARDRAIL
- 6 PIPE BOLLARD RE. AS-101
- 7 RELOCATE DOOR 100A APPROXIMATELY 10' 0" TO SOUTH PER TENANT REQUIREMENT. PROVIDE STOREFRONT WINDOW AT CURRENT LOCATION OF THIS DOOR
- 8 RECONFIGURE THREE WINDOWS ON NORTH WALL

MATERIAL LEGEND M1

N.T.S.



NORTH ELEVATION A1

N.T.S.

NO.	ISSUE/REVISION	DATE
1	Civil Comments	9/16/2016
2	Civil Coordination	1/25/2017
3	Civil Coordination	6/23/2017
4	Architectural Comments	6/23/2017
5	Architectural Comments	6/23/2017
6	Architectural Comments	9/8/2017
7	Architectural Comments	10/12/2017
8	Architectural Comments	10/26/2018

PN:	216002
DRAWN BY:	SB
CHECKED BY:	TTLS

STAG'S CREEK

10816 FRONTAGE ROAD  
SHAWNEE MISSION, KS 66203

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A-201

10/19/2017

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# Stag's Creek

