

# TURNKEY HEADQUARTERS FOR SALE OR LEASE

600 New Century Parkway  
New Century, Kansas

**455,098 SF**  
AVAILABLE



**PRICE REDUCED!**

SALE PRICE

**\$8,758,750**

LEASE RATE: \$14.50/SF Full Service

**NEWMARK**  
ZIMMER

**TOMMY GENTRY**  
*Director*  
816-268-4249  
tgentry@nzimmer.com

**TREY DEROUSSE, CCIM**  
*Director*  
816-268-4236  
tderousse@nzimmer.com

# HEADQUARTERS LOCATION

Located within  
the New Century  
AirCenter

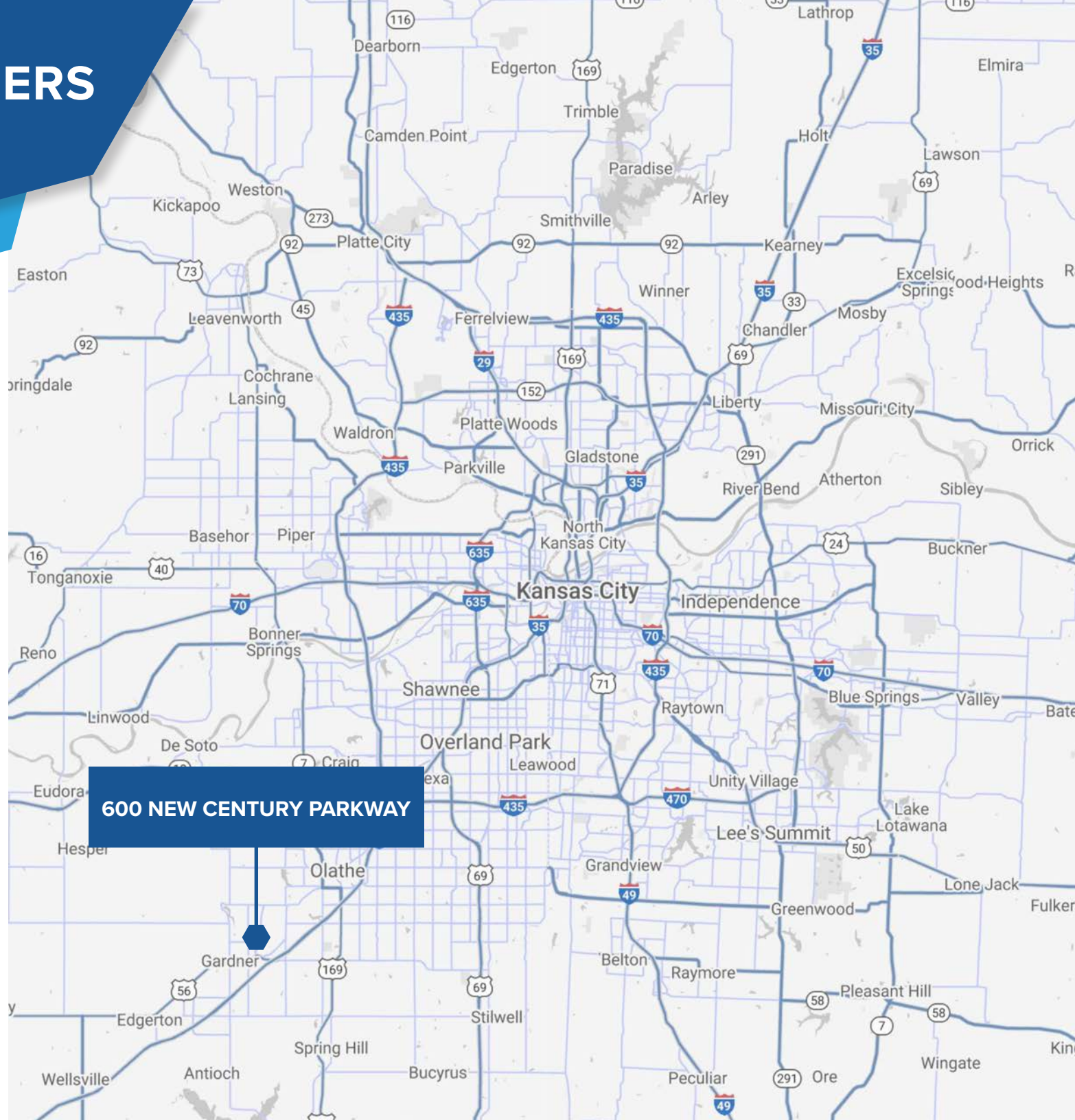
4 minutes to I-35

15 minutes to I-435

32 minutes to  
Downtown  
Kansas City

45 minutes to KCI  
International Airport

20+ restaurants  
within 2 miles





# HEADQUARTERS AERIAL



GARDNER JUSTICE CENTER

SAUER'S

STEEL AND PIPE SUPPLY

New Century

NEW CENTURY AIR CENTER



NEW CENTURY FIELDHOUSE

600 NEW CENTURY PARKWAY

ASPEN PLACE APARTMENTS

CITY OF GARDNER

Storage Mart



Walmart

TREADWAY AT NEW TRAILS APARTMENTS

GARDNER AQUATIC CENTER

WHEATRIDGE MIDDLE

GARDNER ELEMENTARY

GRAND STAR ELEMENTARY

TRAILRIDGE MIDDLE

AUSTINS

BAR & GRILL





# PROPERTY HIGHLIGHTS

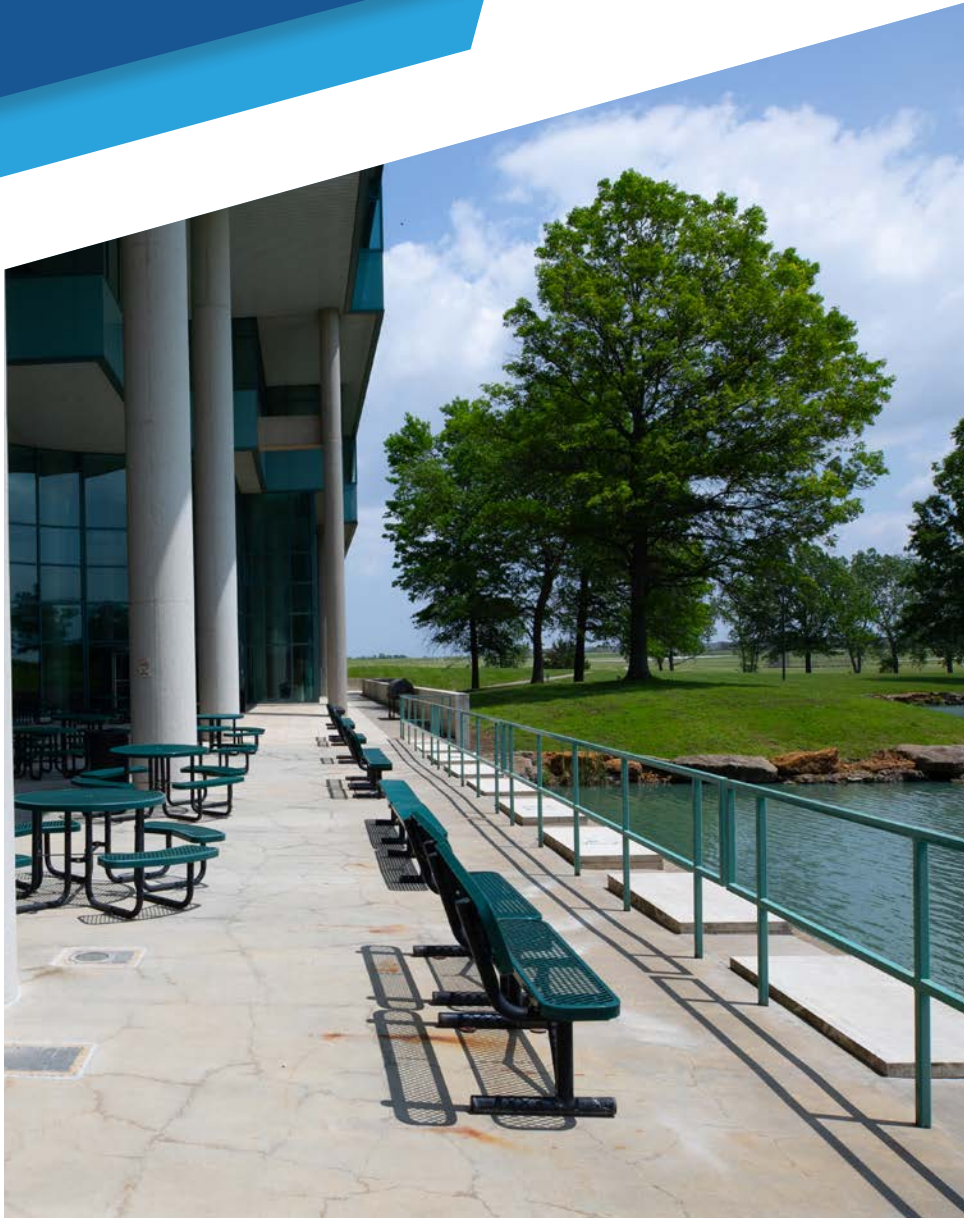
600 New Century Parkway

- One of the largest blocks of contiguous office space in the Kansas City metro
- Well maintained with demisable floor plans
- Open floor plate concept with all supporting infrastructure
- Headquarters opportunity with full service cafeteria
- 125 person conference center and data center on-site
- Exterior courtyard with seating
- Adjacent to New Century Airport
- Excellent access to I-35



# PROPERTY DETAILS

600 New Century Parkway

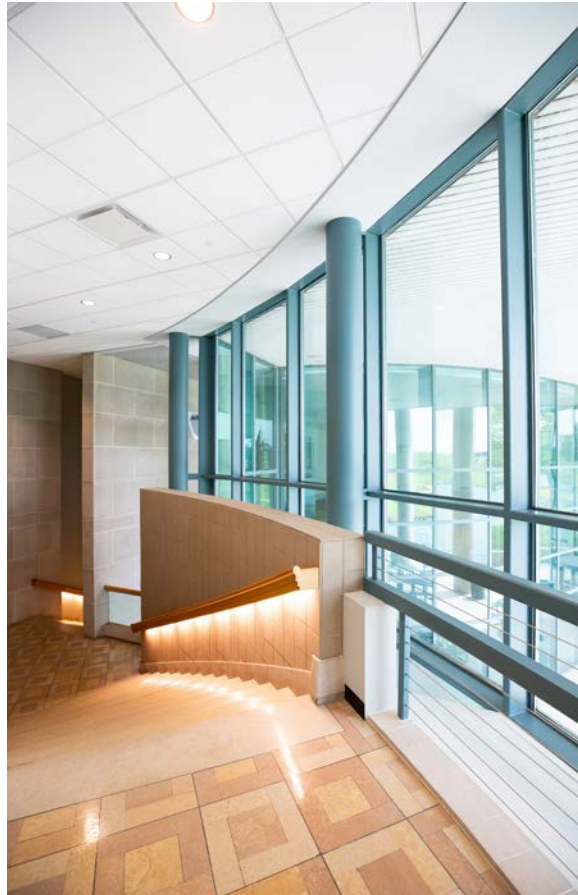


ADDRESS	600 NEW CENTURY PARKWAY
CITY, STATE	NEW CENTURY, KANSAS
SQUARE FOOTAGE	455,098 SF
ACRES	37.2 Acres
DIVISIBLE	200,000 SF
FLOORS	5
CLASS	A- / B+
ZONING	PEC3
YEAR BUILT	1981
CONSTRUCTION	STEEL, 12' SLAB-TO-SLAB
PARKING	1,150 STALLS
ON-SITE AMENITIES	EXPANSIVE LOBBY, CAFETERIA, 125 PERSON CONFERENCE CENTER, DATA CENTER, OUTDOOR COURTYARD WITH SEATING
LAYOUT	OPEN FLOOR PLATE CONCEPT
ELECTRIC	EVERGY
GAS	ATMOS ENERGY
WATER	AIRPORT COMMISSION
SEWER	JOHNSON COUNTY WASTEWATER
STORM WATER	JOHNSON COUNTY PUBLIC WORKS
CABLE/INTERNET	SPECTRUM, AT&T
SALE PRICE	\$8,758,750
LEASE RATE	\$14.50/SF



# PROPERTY PHOTOS

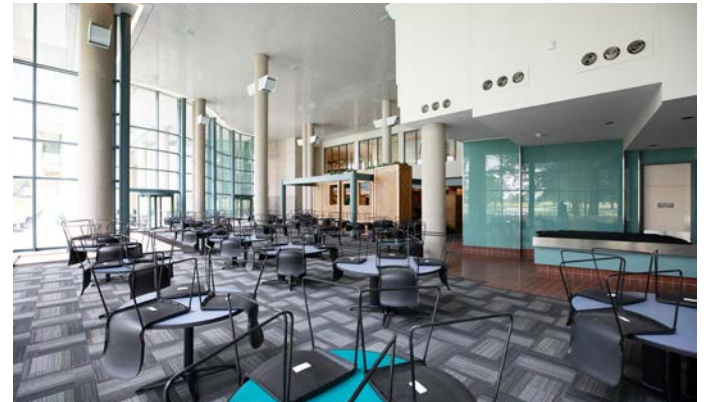
600 New Century Parkway





# PROPERTY PHOTOS

600 New Century Parkway





# PROPERTY PHOTOS

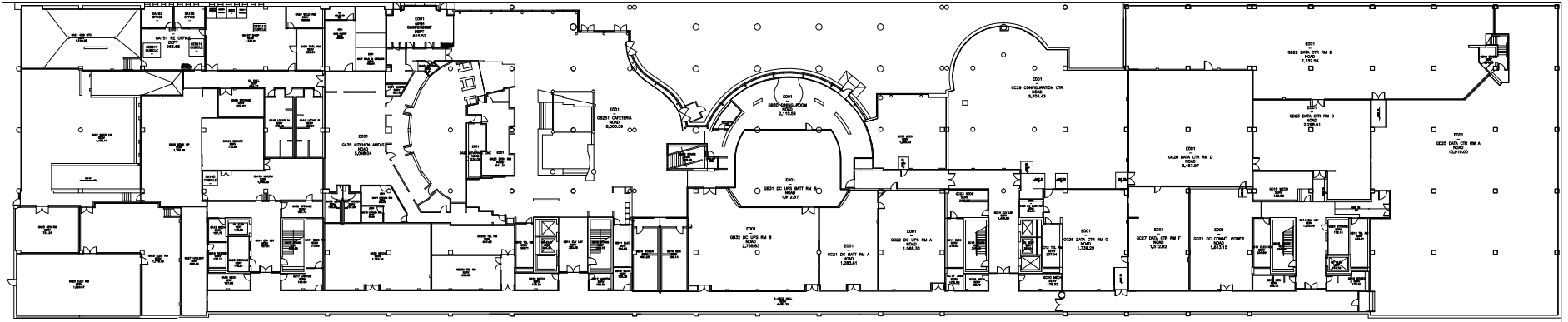
600 New Century Parkway





# GROUND FLOOR PLAN

600 New Century Parkway

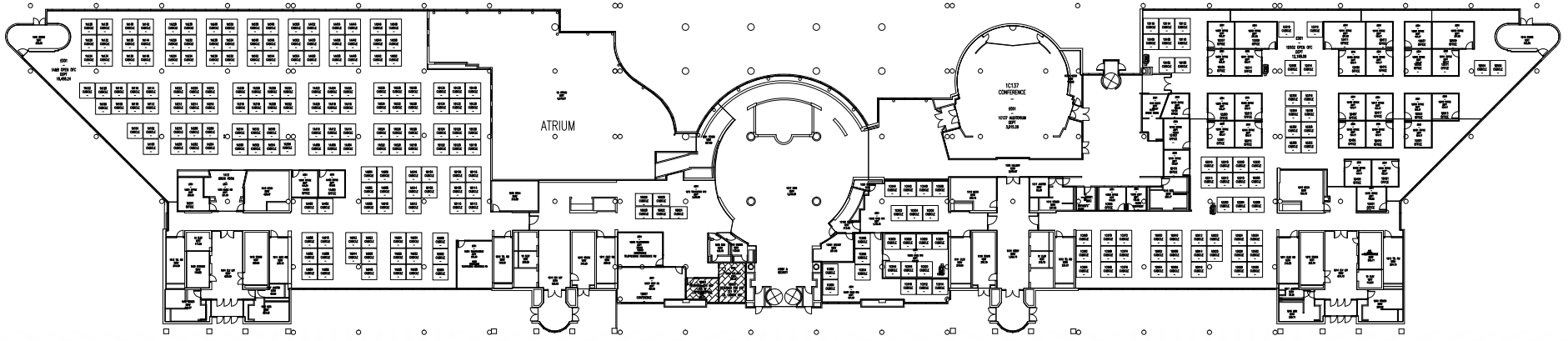


104,657 SF



# FIRST FLOOR PLAN

600 New Century Parkway

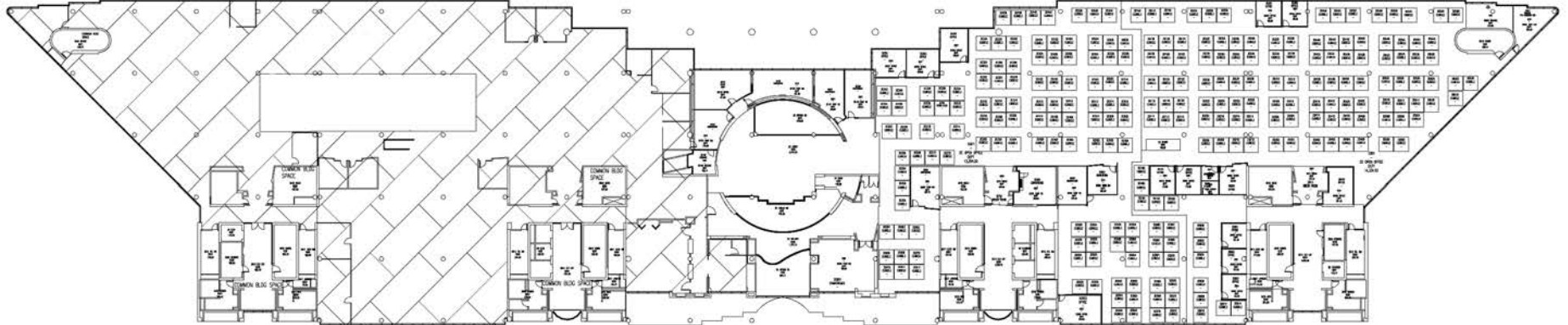


67,981 SF



# SECOND FLOOR PLAN

600 New Century Parkway

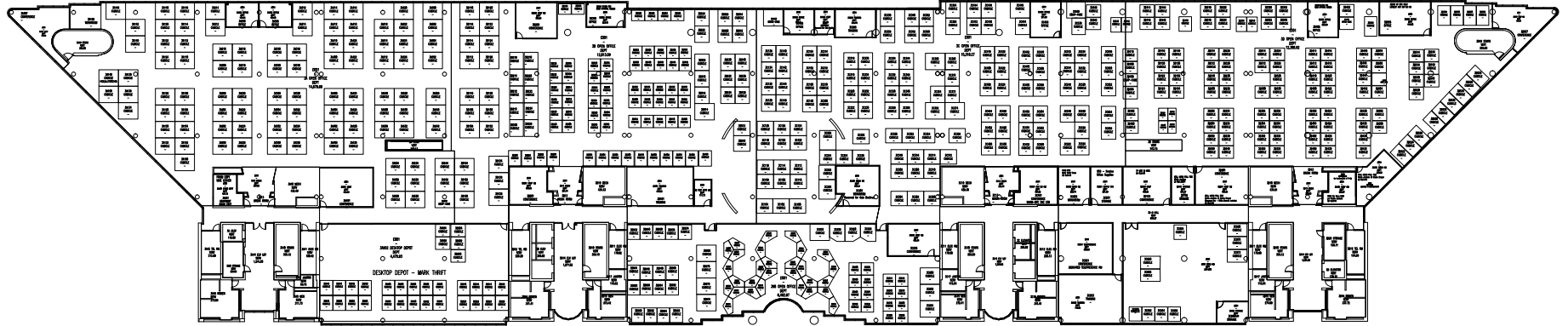


87,578 SF



# THIRD FLOOR PLAN

600 New Century Parkway

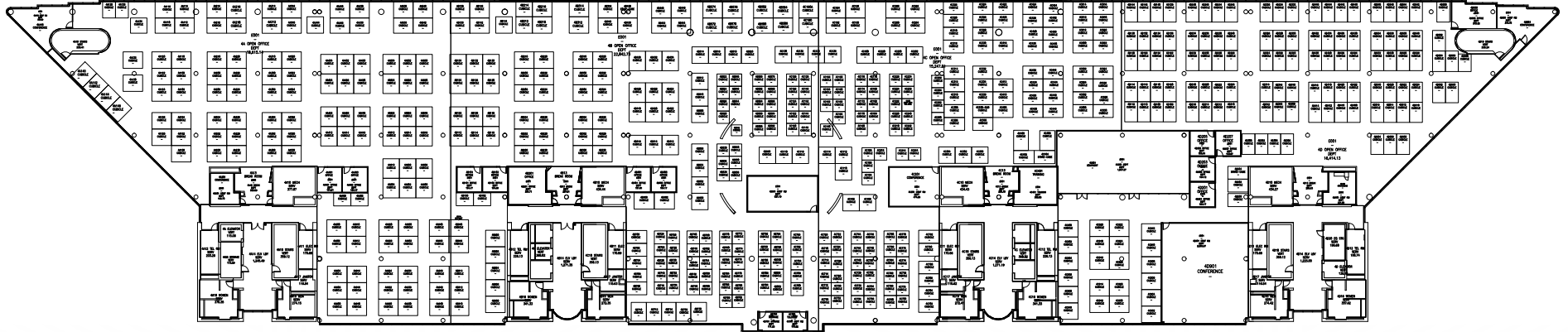


96,816 SF



# FOURTH FLOOR PLAN

600 New Century Parkway



98,066 SF

# KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.5 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.5 million is up 20% since 2000, and is expected to add an additional 100,000 residents by 2025. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

## KC RATINGS & RANKINGS

#1 City to Work Remotely (2022) | 

#Best Airport in the United States (2023) | 

#3 Best-Paying City for Recent College Grads (2021) | 

Best Cities to Live in America (2021) | 

Top 10 Best Places to Visit in 2024 | 

23 Best Places to Go in the U.S. in 2023 | 

Great American City for Creatives (2022) | 

Best in Travel 2024 | 

#2 City to Watch for Rental Activity in 2024 | 

52 Places to Go in 2024 | 





# KANSAS CITY BIG WINS



**META CAMPUS – \$800M  
HYPERSCALE DATA CENTER**



**\$70M KC CURRENT STADIUM –  
1ST WOMEN'S SOCCER STADIUM**



**GOOGLE \$1B DATA CENTER**



**\$350M KC STREETCAR  
EXPANSION**



**2026 WORLD CUP  
HOST CITY**

## **\$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL**



Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.

## **PANASONIC EV BATTERY PLANT**



In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. More than 4,000 people will be employed at the Panasonic plant and the project is estimated to deliver \$2.5 billion in annual economic benefit to the Kansas City region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.

# KANSAS CITY ECONOMY

Kansas City has a 4.4% Unemployment Rate. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.

COST OF LIVING COMPARISON	
CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
Kansas City, MO	91.1
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

## MAJOR EMPLOYERS



**38.8**

Median Age  
(U.S. 38)



**2.2 M**

Kansas City  
MSA Population



**\$79,842**

Median Household Income  
(10% above national median)



**37.7%**

Bachelor's Degree or  
Higher (US 33.1%)



**2.5**

Average  
Household Size



**92.8%**

High School Graduate  
of Higher (US 88.6%)



# JOHNSON COUNTY OVERVIEW

Johnson County is the premier county for the Kansas City Metro area and contains 4 of the 10 largest cities in Kansas. Driven by excellent public schools and the most robust job market in the area, Johnson County has been one of the highest growth areas in the metro for decades. Outstanding access to the entire metro via I-35, I-635, and I-435 and an impressive modern infrastructure featuring over 3,500 miles of city streets, allows employers to draw top talent from across the county and the metro.

Johnson County is positioned to continue to be the most economically dominant county in the region for years to come after accounting for 60% of the Kansas City MSA GDP growth and 36% of the population growth between 2010 & 2020.

## MAJOR EMPLOYERS

T-Mobile	Black & Veatch
Garmin	Blue Valley School District
Amazon	Quest Diagnostics
Dupont	Shawnee Mission School District
Coleman	Olathe Medical Center
Fedex	United Parcel Service



**38.9**

Median Age  
(U.S. 39.3)



**631K**

Johnson County  
Population



**\$104,938**

Median Household Income  
(7.6% above national median)



**56.9%**

Bachelor's Degree or  
Higher (US 31.3%)



**2.51**

Average  
Household Size



**97%**

High School Graduate  
or Higher (US 89.6%)



# 600 NEW CENTURY PARKWAY NEW CENTURY, KANSAS

## FOR SALE OR LEASE



**NEWMARK**  
ZIMMER

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### FOR MORE INFORMATION:

**TOMMY GENTRY**

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