



SUMMIT
TECH

±7,607 - 82,000 SF AVAILABLE

800-850 NW Chipman Road, Lee's Summit, MO 64063



**SUMMIT
TECH**



Property Highlights

- Excellent location at the I-470 and Highway 50 interchange in Lee's Summit, MO
- Current tenants include Fortune 500 companies and leading regional employers
- Energy Star Certified
- 500,000 SF technology building in a campus like setting
- On-site property management
- Abundant free parking (6.0 / 1,000)

Lease Rate:
\$18.50 PSF Net of Electric



Expansive ceiling heights:
18' to trusses,
24' to roof deck



Connectivity:
5 fiber
optic providers



Power:
dual grid
substation

Ideal location for general office, call centers, data centers, disaster recovery facilities or telecom switching

Connectivity

A highly-secured building served by five fiber optic providers and two independent power feeds from separate Evergy substations.

Power

- Dual grid substation with ring bus supplied from two full-capacity feeders
- Base building life-safety back-up systems
- Tenants have the ability to add additional back-up generators
- 6 MW of electricity available to a tenant today, A potential of 25 MW can be achieved in partnership with Evergy

Building Specs

- Steel frame infrastructure with brick and block wall system
- Column spacing of a 40' by 40' structural grid
- Clear height of 18' to underside of trusses and 27' to roof deck
- Floor loading of 200 pounds per square feet
- Fully sprinkled by wet pipe system (sprinkler/ riser is 100 psi) and tenant may install a dry system or pre-action sprinkler system
- The building is served by two loading docks and adjacent receiving areas
- Abundant free parking
- The roof is designed for a 15 psf flood and exceeds 100 mph wind requirements
- Four air cooled, roof mounted helical rotary Trane Chillers with 500 tons of cooling
- On-Site 24/7 Security

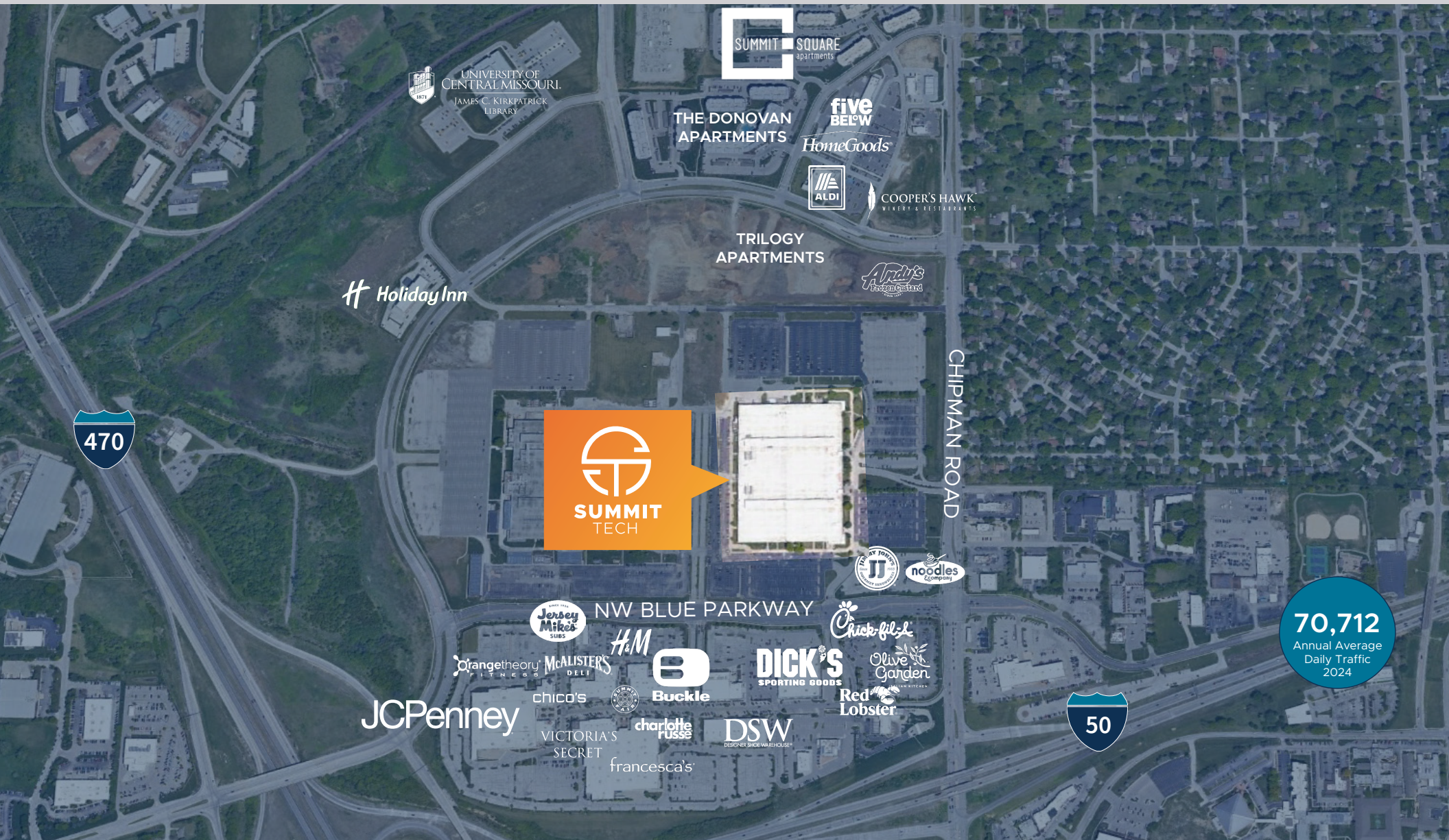
Location

- Immediate highway access to **Interstate 470** and **Highway 50**
- Adjacent to Summit Fair, Summit Woods and retail centers

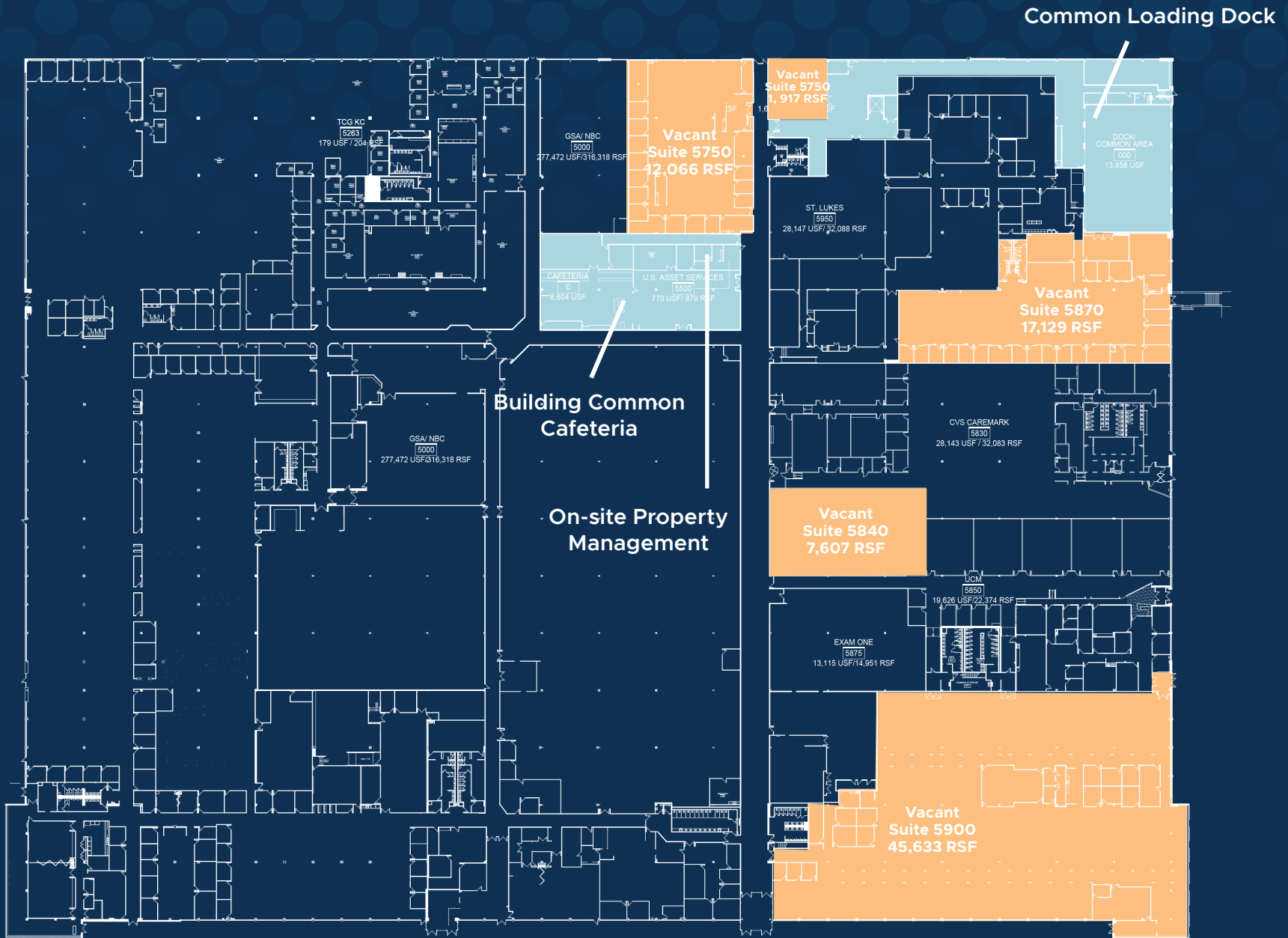
One-Mile Radius

60
restaurants

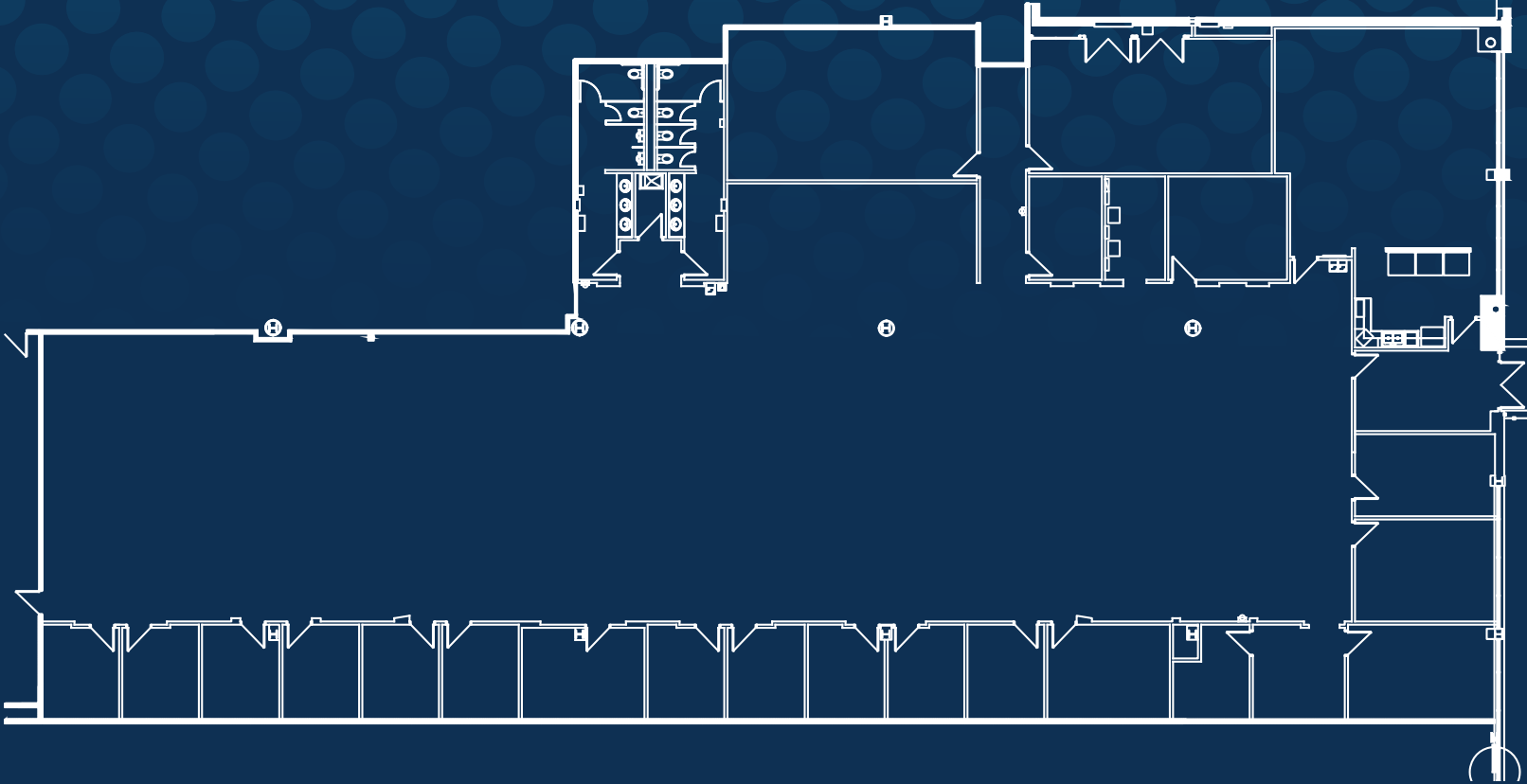
500
new Class A
apartments



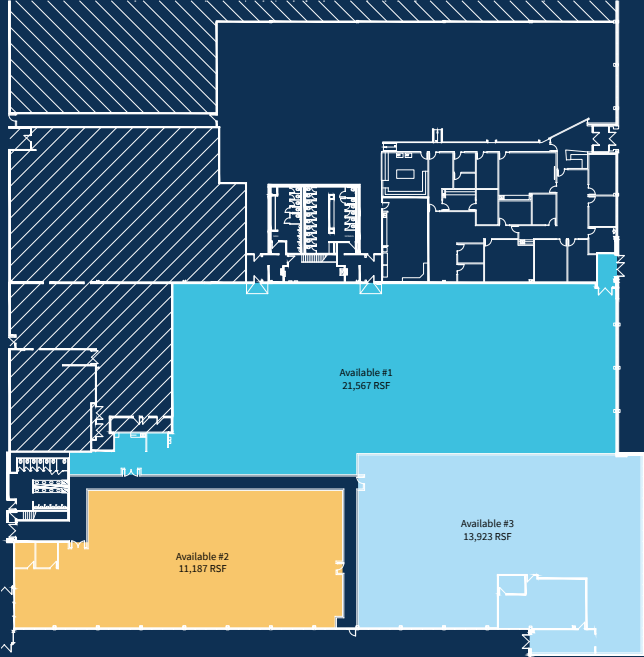
Floor Plan - All Vacancies



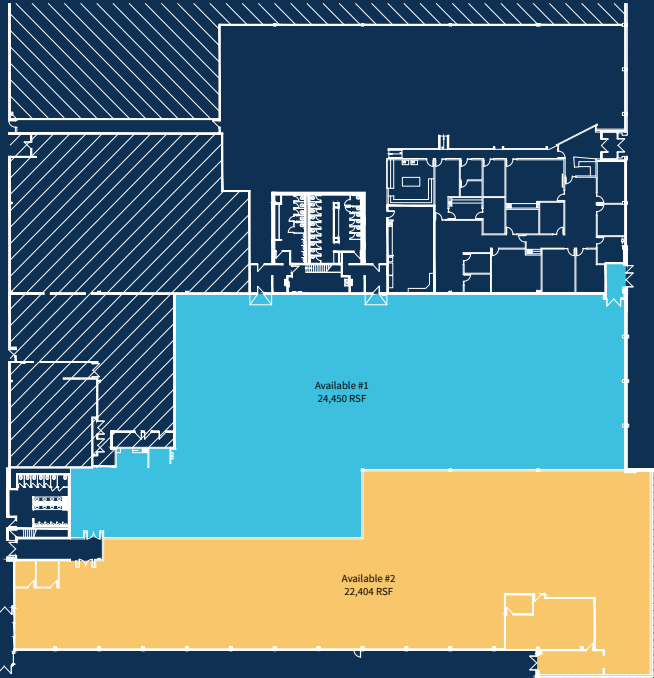
Floor Plan - Vacancy Square Footage **17,129 SF**



Floor Plan - Potential Demising Options **11,187 - 45,663 SF**

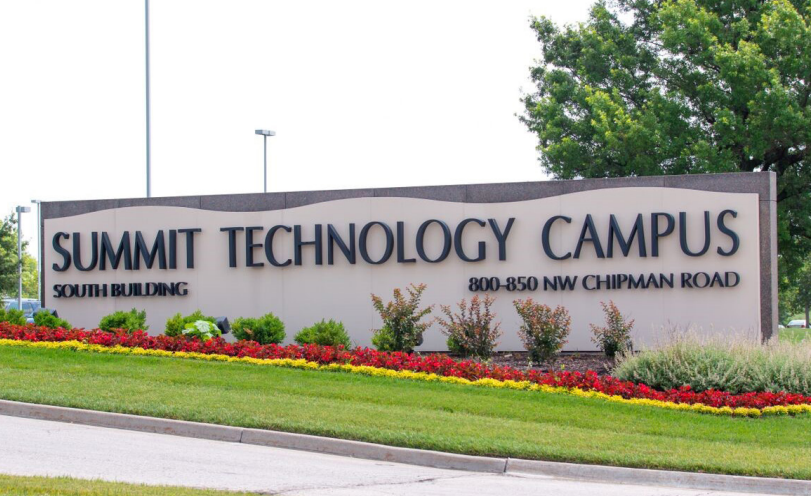


Demise Option 1



Demise Option 2





Demographics

POPULATION

	3 MILES	5 MILES	10 MILES
2024 Population	49,460	99,659	392,572
2024 Median Age	39.9	39.6	38.8

EDUCATION

	3 MILES	5 MILES	10 MILES
Associate's Degree	52.4%	53.7%	41.5%
Bachelor's Degree	44%	45.7%	33.9%
Graduate or Professional	17%	18.3%	12.5%

Household Income

	3 MILES	5 MILES	10 MILES
2024 Median Household Income	\$82,343	\$95,411	\$72,747

Location from Kansas City: 16 miles SE

Highways: Lee's Summit has close or direct access to two federal interstates, **I-470 & I-70**; two federal highways, **U.S. 50 & U.S. 71**; and two state highways, **MO 291 & MO 150**. Its connectivity makes Lee's Summit accessible to 85% of U.S. markets within 48 hours

CONTACT THE LEASING TEAM

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