



FOR LEASE

**Class-A Office; 18,889USF including
Whole Top Floor w/ Direct Elevator**

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
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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. 35,091SF of professional office is steel framed with concrete slab floors throughout all stories 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

Up to 18,889RSF coming available in September 2025 on the 2nd and whole floor 3rd levels. The parking garage and ATM income from Academy Bank bring additional income to 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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Property Features

Building Size in SF	35,091
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:	Size (sf)	Rate
and/or	L1	12,453	
Sale Price	L2	14,113	
	L3	8,525	
	Total	35,091	

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**

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