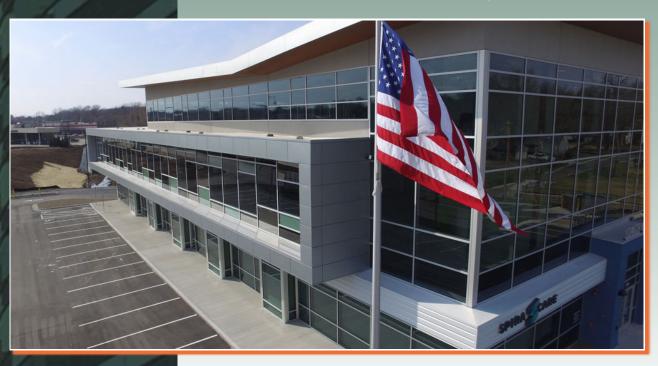


## **FOR LEASE**

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

## Stag's Creek

10820 Shawnee Mission Parkway Shawnee, KS



Kevin Tubbesing Owner/Broker

7021 Johnson Drive Shawnee Mission, KS 66202 913.562.5600

KCEvergreen.com

- 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





## **Location Aerial**

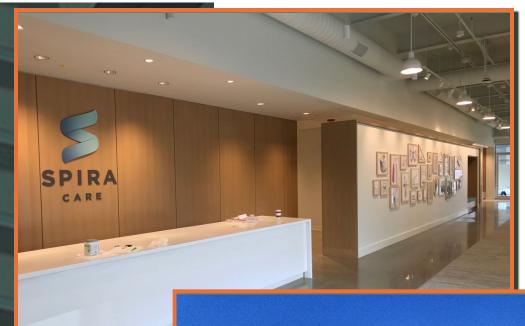


With an innovative design of steel and glass unique to northern Johnson County, the Class-A office property fills a strong need in the trade area. 35,091SF of professional office is steel framed with concrete slab floors throughout all stories providing quiet separation between tenant spaces. In many 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.



Beautiful architecture



Spira Care - Blue Cross Tenant



L1 South Facade



Property Features				
Building Size in SF	35,091			
<b>Building Dimensions</b>	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)	<u>Rate</u>
and/or	L1	12,453	
Sale Price \$10,995,000	L2	14,113	
10820 Shawnee Mission Pkwy. Shawnee KS 66203	L3	8,525	
	Total	35,091	

County: Johnson

**EVERGREEN** 

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