

# THE DISTRICT — OFFICE



## OFFICE HIGHLIGHTS AT PENN

- **2,309 SF Available - 3rd Floor at Penn III**
- Located in the heart of City Center Lenexa
- Adjacent from AdventHealth Wellness Campus (Coming Soon)
- Amenity Floor available for Tenants
- Structured Parking for Office Tenants
- On-Site Property Management

## LEASING CONTACTS

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# DEVELOPMENT HIGHLIGHTS



When fully developed, City Center Lenexa will consist of more than 2 million square feet, including civic components for the City of Lenexa, nearly 1 million square feet of office and retail, and 375 residential units. To date, 1.6 million square feet has been developed.

Workday, weekend, all in one place.

*the pulse of the city in the heart of the neighborhood*

Scan with your smartphone to view  
Lenexa City Center Video



## Work, play, live ...all in one incomparable setting

Welcome to The District, the urban-suburban destination where retail, corporate, residential, civic, and recreational interests come together to create an experience unlike any other.

- Total of 45,000 SF office available
- 30,000 SF street-level retail and 175 residential units
- Walkable amenities ideal for daytime and night/weekend visitors
- Ample structured parking
- Signature office headquarters sites
- Prominent signage available
- Immediate access to Interstate 435

A day at the office, a night on the town, and *a place to call home*.

The District hosts a mix of living spaces allowing residents to take full advantage of their exciting new downtown surroundings.

A dynamic destination with an *entire community* around it.

Public amenities such as a multi-use civic center and on-site government blend with green spaces, parks, and community gathering areas.

With easy access to and from major roads and highways – 20 minutes from downtown Kansas City and 30 minutes from Kansas City International Airport – The District is truly a remarkable and exciting opportunity.



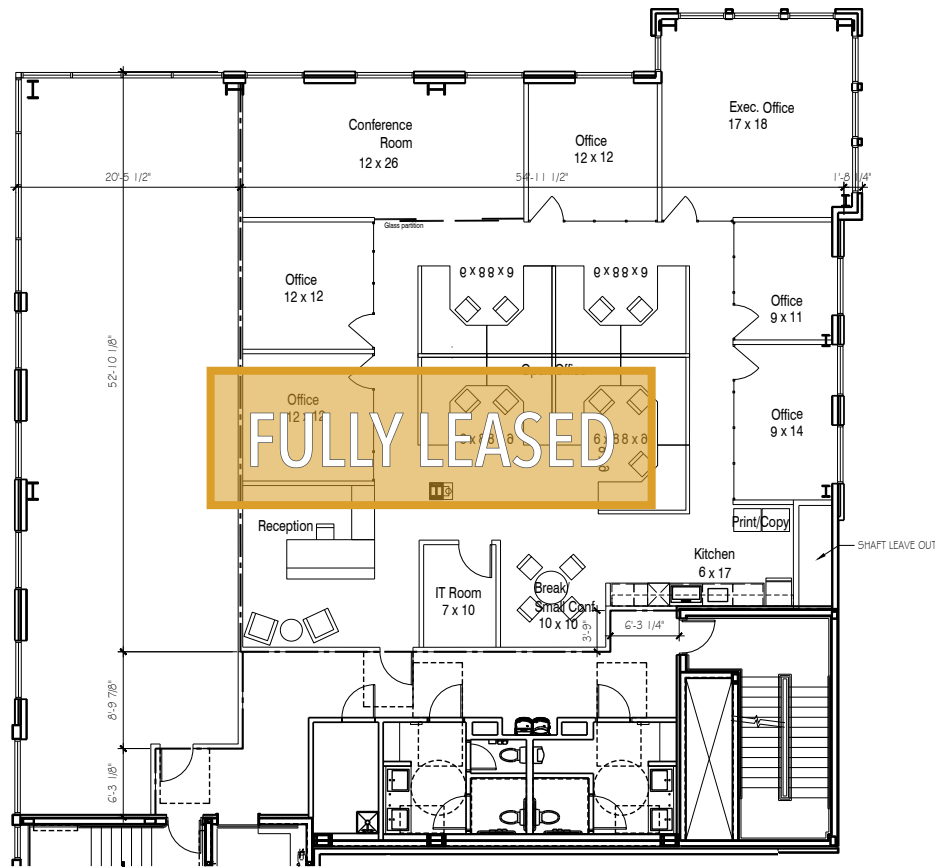


# AVAILABLE OFFICE SPACE

## PENN I AT THE DISTRICT

8711 PENROSE LANE  
1,695 RSF

- 3-story building atop retail
- Office above retail in dense, mixed-use development at the heart of The District and City Center Lenexa
- Current Building Tenants: DashNow, Hinkle Law Firm, and GE Johnson

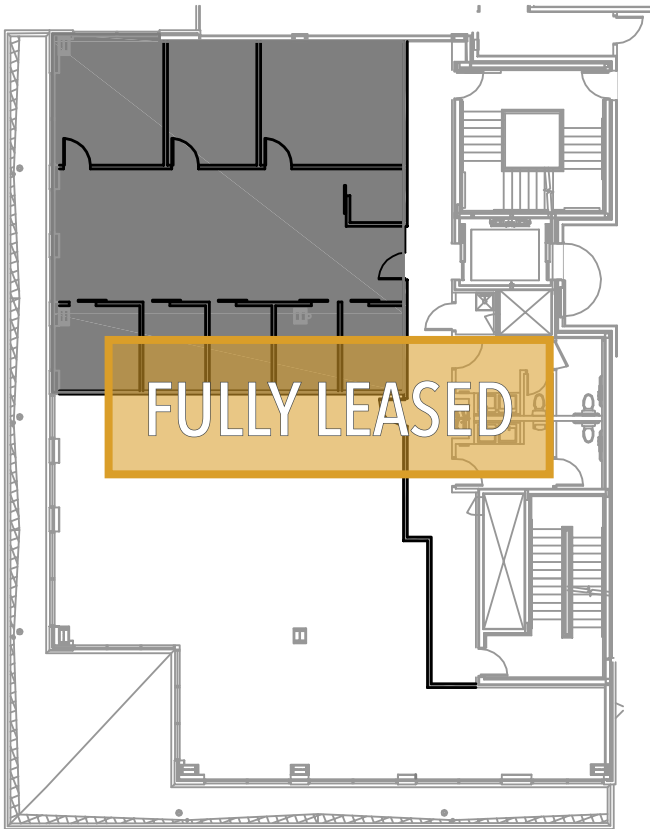


# PENN II AT THE DISTRICT

8789 PENROSE LANE  
2,477 SF



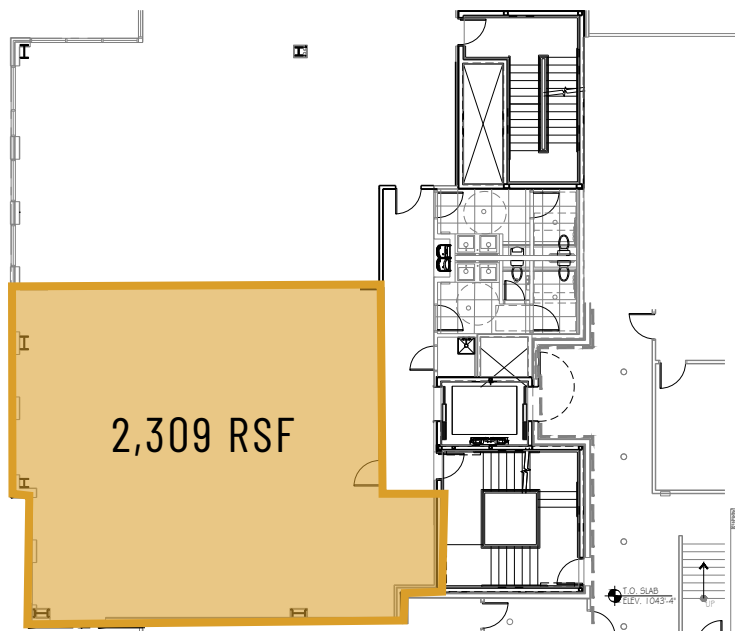
- 2<sup>nd</sup> Floor - 2,477 RSF Available
- 4-story building atop retail
- 5th Floor Amenity Deck
- Ideal for smaller office user
- Office above retail in dense, mixed-use development at the heart of The District
- Amenity room includes: Conference Room, Outdoor Deck with fireplace, Social lounge
- Current Building Tenants: Centralized Supply Chain Services



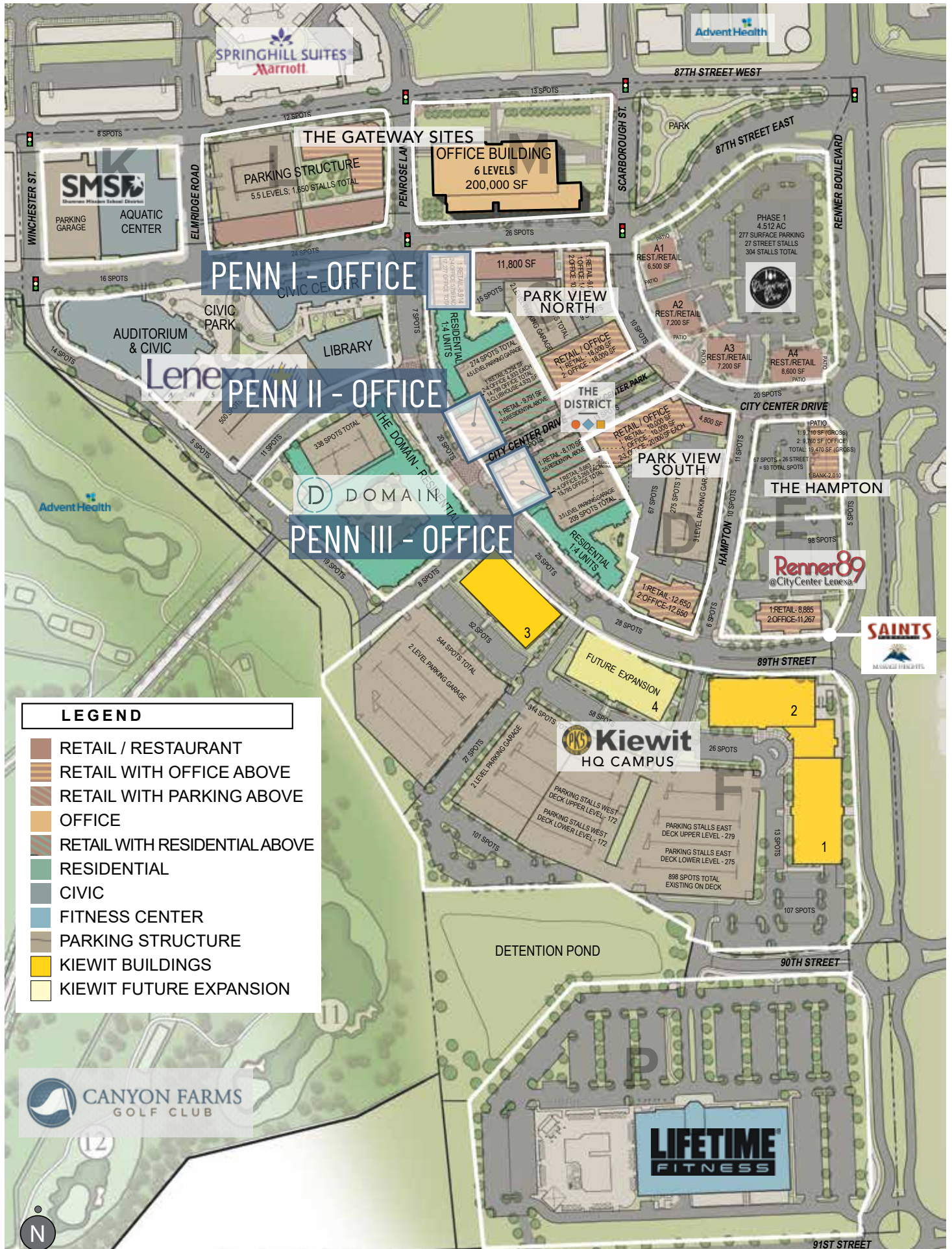
# PENN III AT THE DISTRICT

8813 PENROSE LANE  
2,309 - 7,171 SF

- 3rd Floor: 2,309 RSF Available
- 3-story building atop retail
- Ideal for smaller office user
- Office above retail in dense, mixed-use development at the heart of The District and City Center Lenexa
- Current Building Tenants: The One Bridal and Klover Architects







## LEGEND

- RETAIL / RESTAURANT
- RETAIL WITH OFFICE ABOVE
- RETAIL WITH PARKING ABOVE
- OFFICE
- RETAIL WITH RESIDENTIAL ABOVE
- RESIDENTIAL
- CIVIC
- FITNESS CENTER
- PARKING STRUCTURE
- KIEWIT BUILDINGS
- KIEWIT FUTURE EXPANSION



# AMENITY DECK

*The amenity deck at Penn II is open to all office tenants at Penn I, II and III and includes:*

Conference Room, Outdoor Deck with fireplace, Social lounge, and Full Kitchen





*Office tenants benefit from the District Flat's 24 hour fitness center located inside Penn II.*



# THE DISTRICT RETAIL

Office tenants have convenient front door access to the areas growing retail at the **District Shops**.







*and much more in Lenexa City Center and surroundings.*



# CURRENT PROGRESS



## COMPLETED PROJECTS

Lifetime Fitness  
Kiewit (Formerly Lexmark HQ)  
Renner 89 Office & Retail  
The Hampton Office & Retail  
Domain Luxury Apartments  
The District Flats

City Hall  
Public Market  
Johnson County Library Branch  
Recreation Center  
Shawnee Mission Aquatic Center





## COMING SOON

"Main street" Office, Retail & Apartments on Penrose  
AdventHealth Health and Wellness Campus  
Restaurant Row  
Gateway Development Sites  
Park View North & South Development Sites

# DEMOGRAPHICS

Located in *Johnson County's ever-growing suburban community*, City Center Lenexa is building on the energy of the entire city while creating a destination unto itself.

Ideally positioned at the intersection of I-435 and 87th Street, City Center Lenexa stands at the nexus of dramatic economic growth in western Johnson County. This progressive, technologically advanced area offers:

## REGIONAL DRAW

- LifeTime Fitness (55,000 visits/month)
- Civic Center, City Hall
- Aquatic Center (1,200 seats)
- Public Market (avg 450/day)
- Public Library (100,000 visitors in first 4 months of operations)
- Shawnee Mission Park, 3&2 Baseball Park, Canyon Farms Golf Club

## STRONG DEMOGRAPHICS

- 20% growth rate in the last ten years
- Residents: 48,000 (3 miles), 162,000 (5 miles)
- Average Household Income: \$90,000+ (1 and 5 miles), \$102,000 (3 miles)

## VIBRANT AREA

- 4 million SF of industrial space within 3 miles
- 2 million SF of office space on Renner corridor
- Daytime population 35,000+

Johnson County, Kansas is ranked in the nation's top 2% for income, is among the Midwest's top 10 counties for growth, and is home to some of the nation's top brands and Fortune 500 companies.

## Largest employers in Lenexa



Lenexa, Kansas is home to more biotech companies than any other city in Kansas.





# NEIGHBORHOOD AERIAL





# OFFICE SPACE AVAILABLE



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