



FOR LEASE

**1,223USF, 1,460RSF Space
with Heated Parking**

N. JoCo Class-A Office

**10820 Shawnee Mission Pkwy.
Shawnee, KS**



- **Space already built-out; move-in ready**
- **Heated, underground parking space**
- **4-stop elevator/stairs from garage to L3**
- **High Efficiency VRF Mechanical System**
- **Innovative steel & glass design**
- **Kitchenette & Service Area**
- **Semi-private offices w/ full height glass**
- **Private one stall restrooms**
- **2nd Floor; Suite 209**

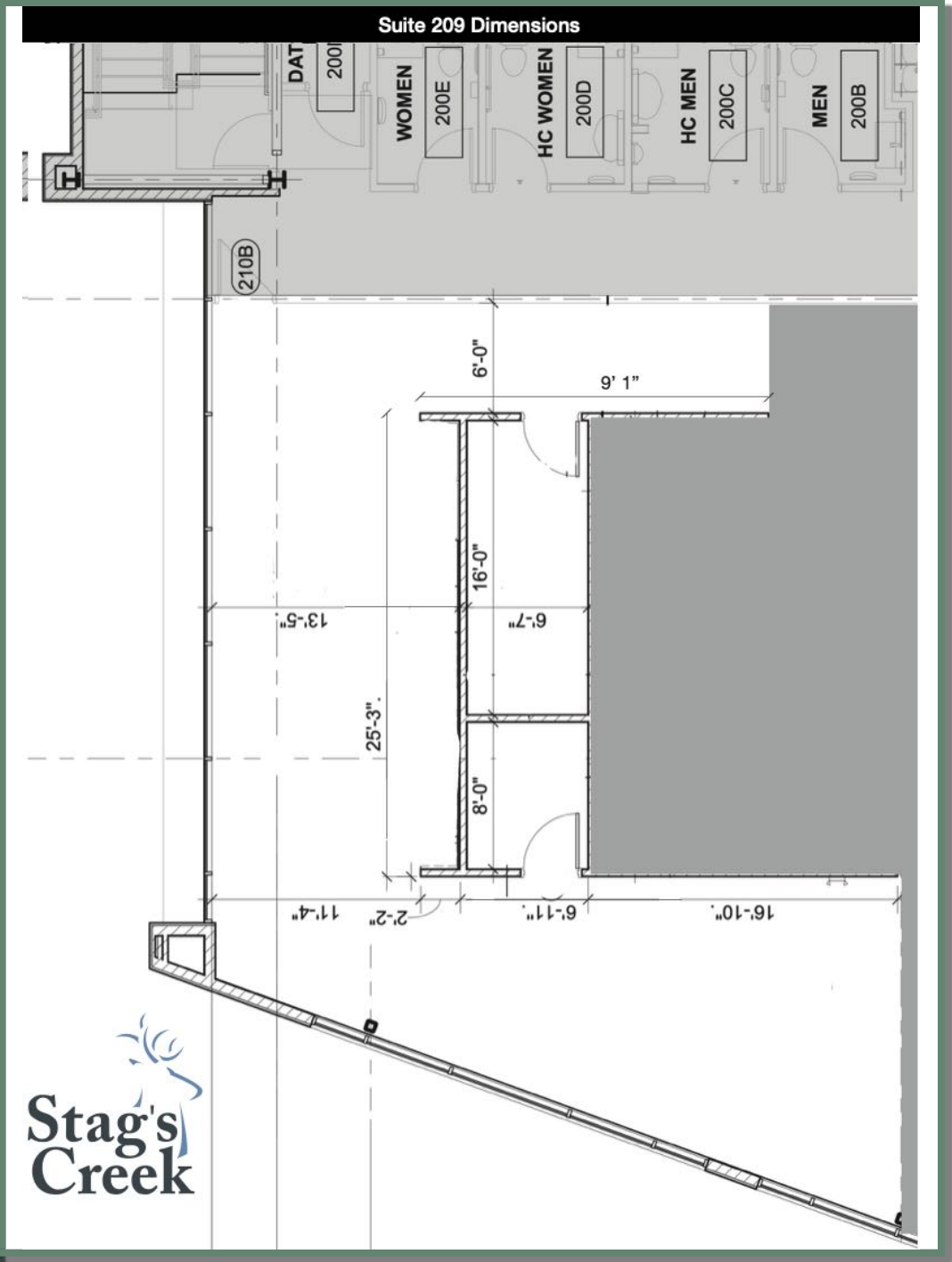
Kevin Tubbesing
Owner/Broker

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

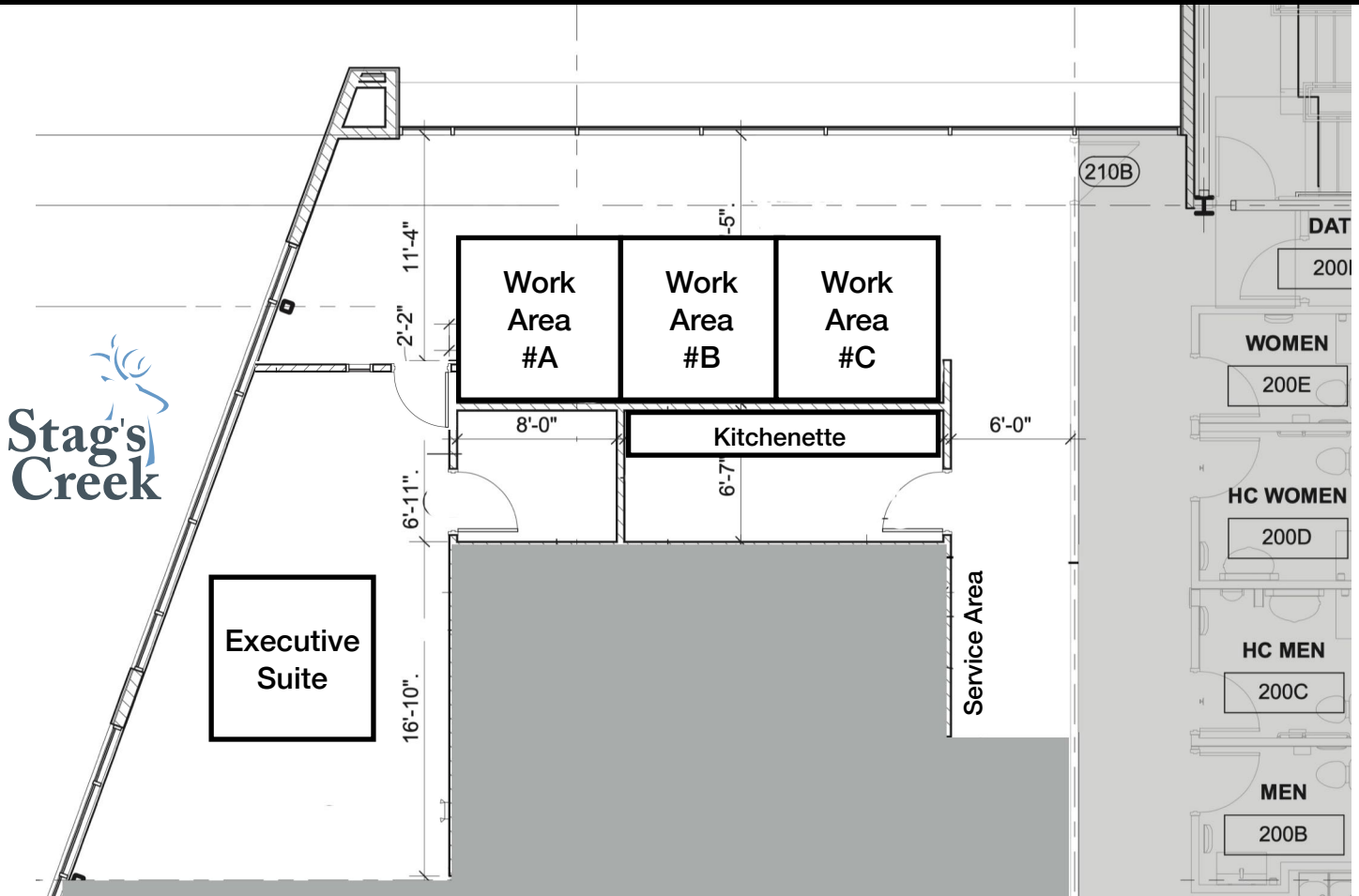
KCEvergreen.com



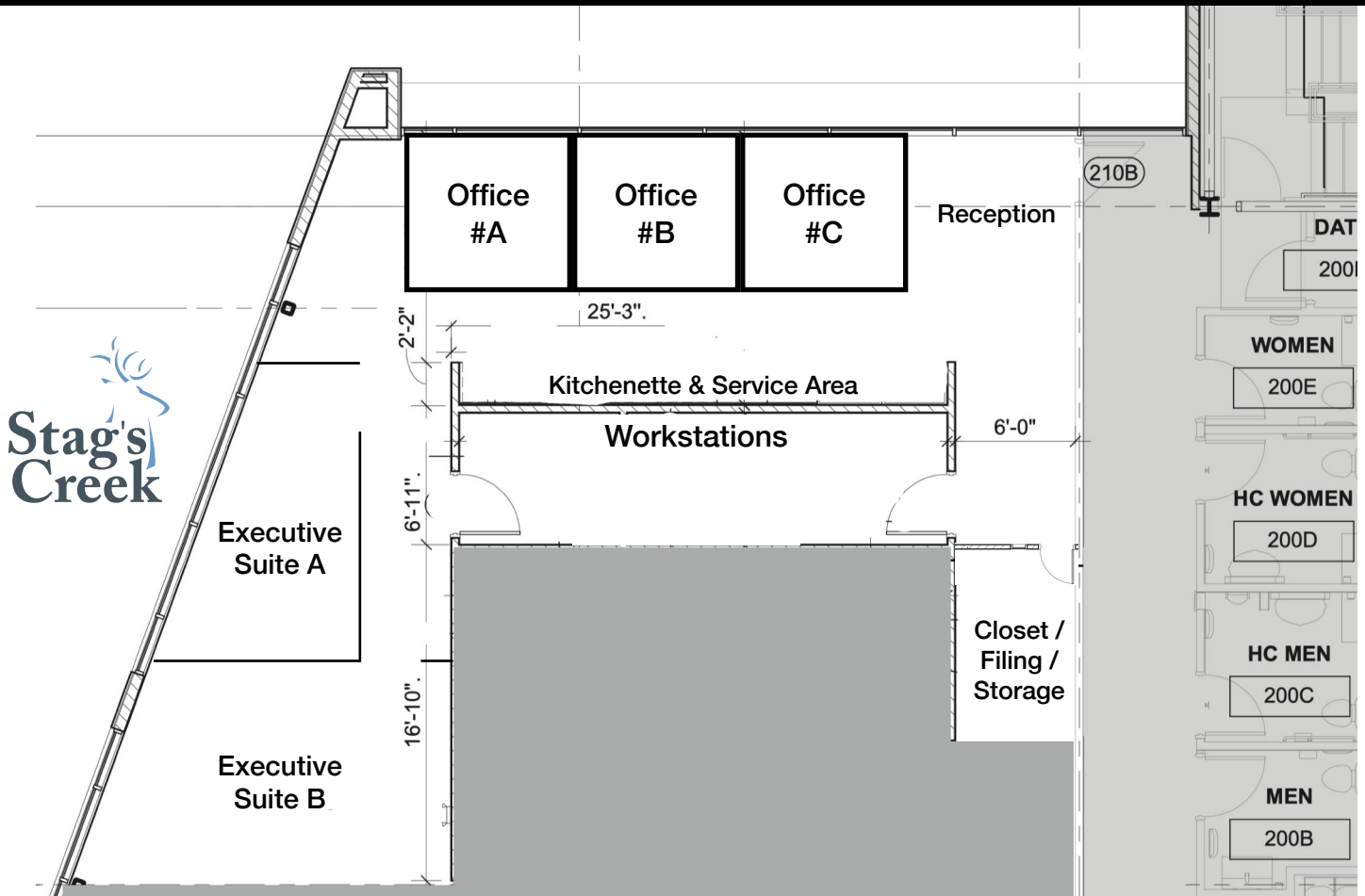
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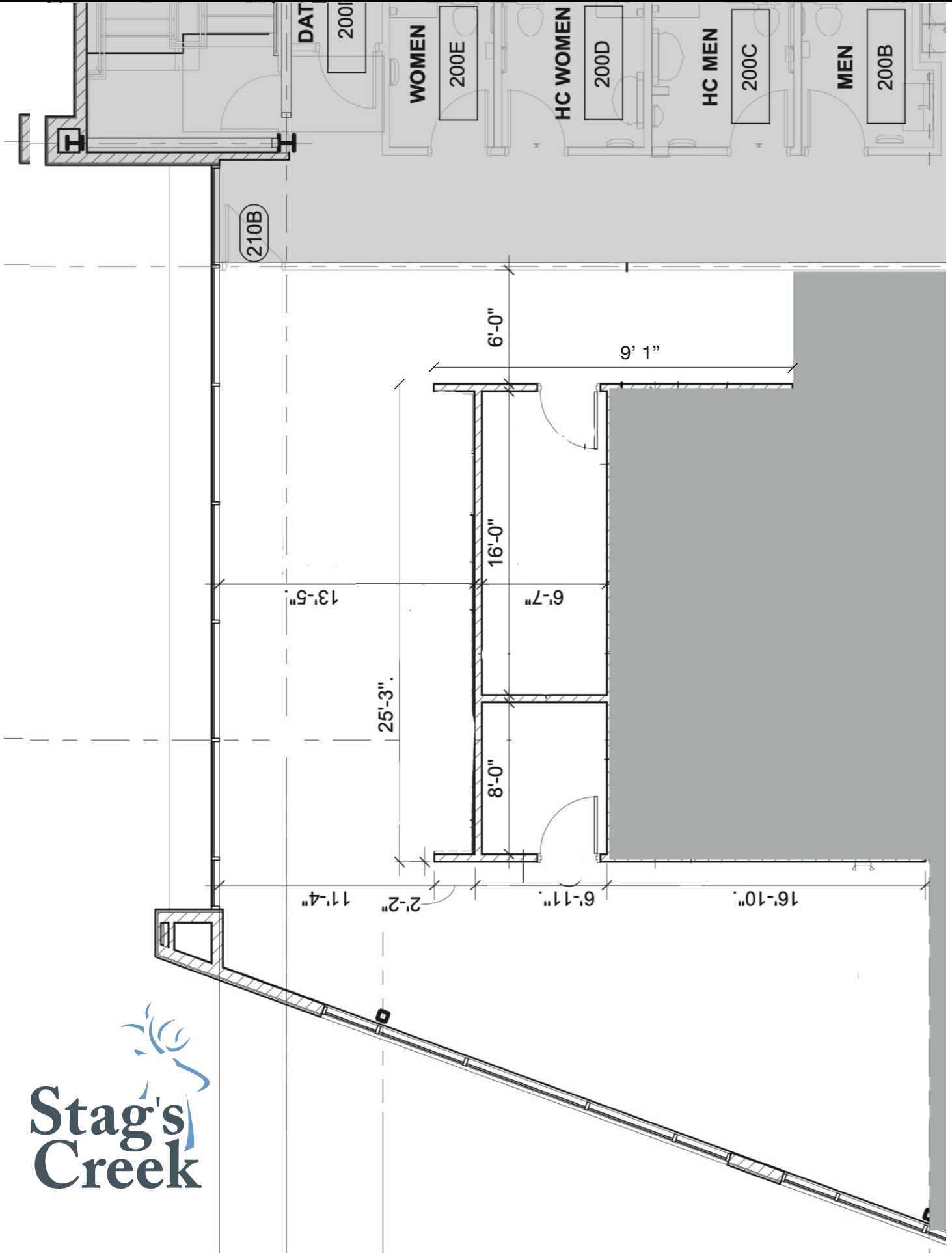
Suite 209 Layout Idea #1



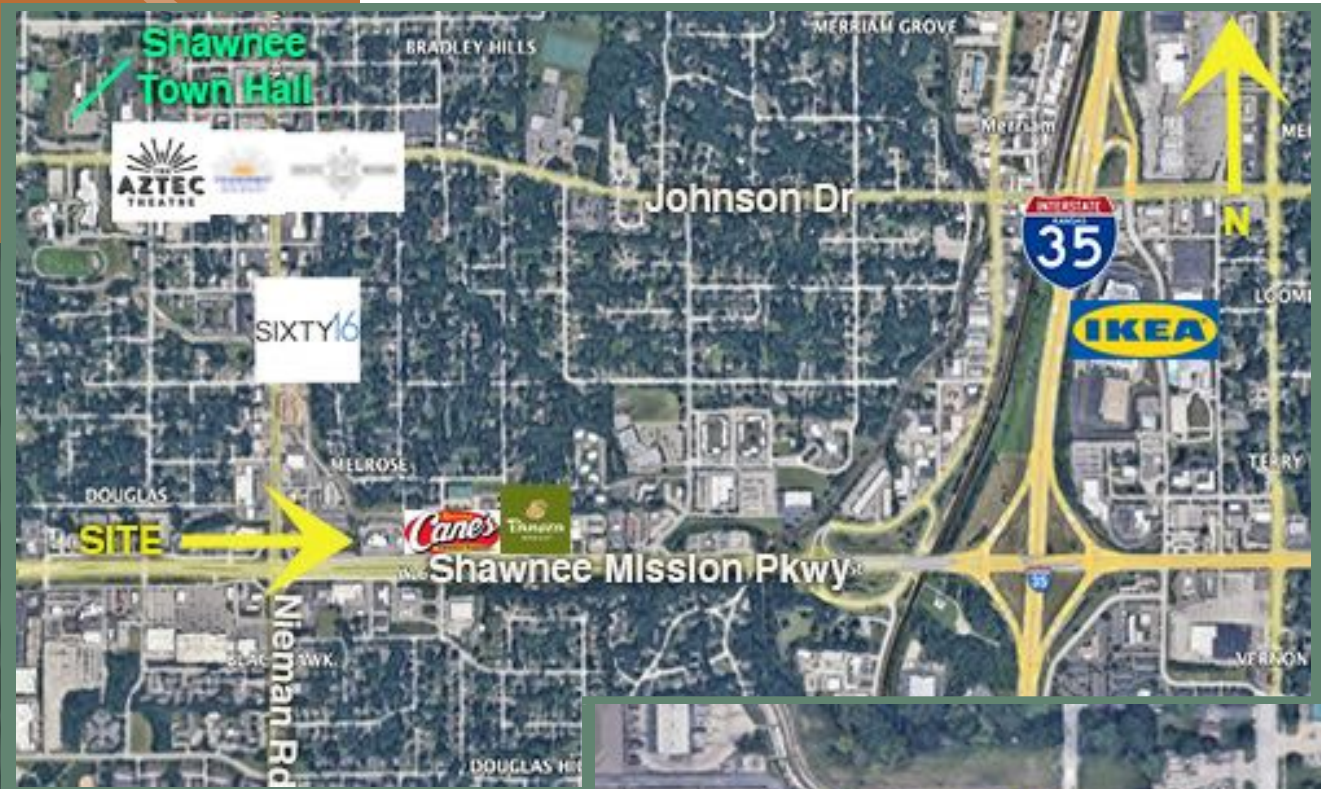
Suite 209 Layout Idea #2



Suite 209 Dimensions



Location Aerial



Site Aerial



With an innovative design of steel and glass unique to northern Johnson County, this Class-A office property fills a strong need in the trade area. This modern professional office is structurally built on all concrete slab floors throughout all levels, 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. Two stairwell entrances to the upper levels, as well as 4-stop elevator from garage to level 3, provide easy access to these Class-A spaces. The building is in a 10-year, 90% property tax abatement structure and the City running through 2027. Directly adjacent the building the City is constructing a city park and Nieman Road is receiving over \$35mil in improvements.

The building's architecturally distinctive form is the gateway to the City of Shawnee's redeveloping downtown that has seen over \$90mil in investment in just the last 5 years. Shawnee, the sixth fastest growing city in Kansas, spanning I-435 to I-35.

Suite 209 is on the 2nd floor featuring an open concept center large executive suite(s) area and 3 room/closet areas. Kitchenette is available. Large north and west facing window brings full sunlight throughout the space.



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Property Features

Building Size in SF	35,593
Building Dimensions	varies, L1 avg 70'; L2-3 avg 90' deep
Total Acres	2.89
Year Built	2018
Construction Material	Steel, Glass, Concrete Floors
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	variable refrigerant flow (VRF)
Lighting	LED
Electrical	Existing

Site

Parking	5:1
Zoning	CH - Commercial Highway
Floodplain	None
Access	Shawnee Mission Parkway @ Goddard / Nieman

Pricing

Lease_Type	Full Service	Space Information:	Size (sf)	Rate
	and/or	209	1,460	\$28.00
Sale Price				

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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