



FOR LEASE

**1,182USF, 1,411RSF Space
with Heated Parking**

N. JoCo Class-A Office

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



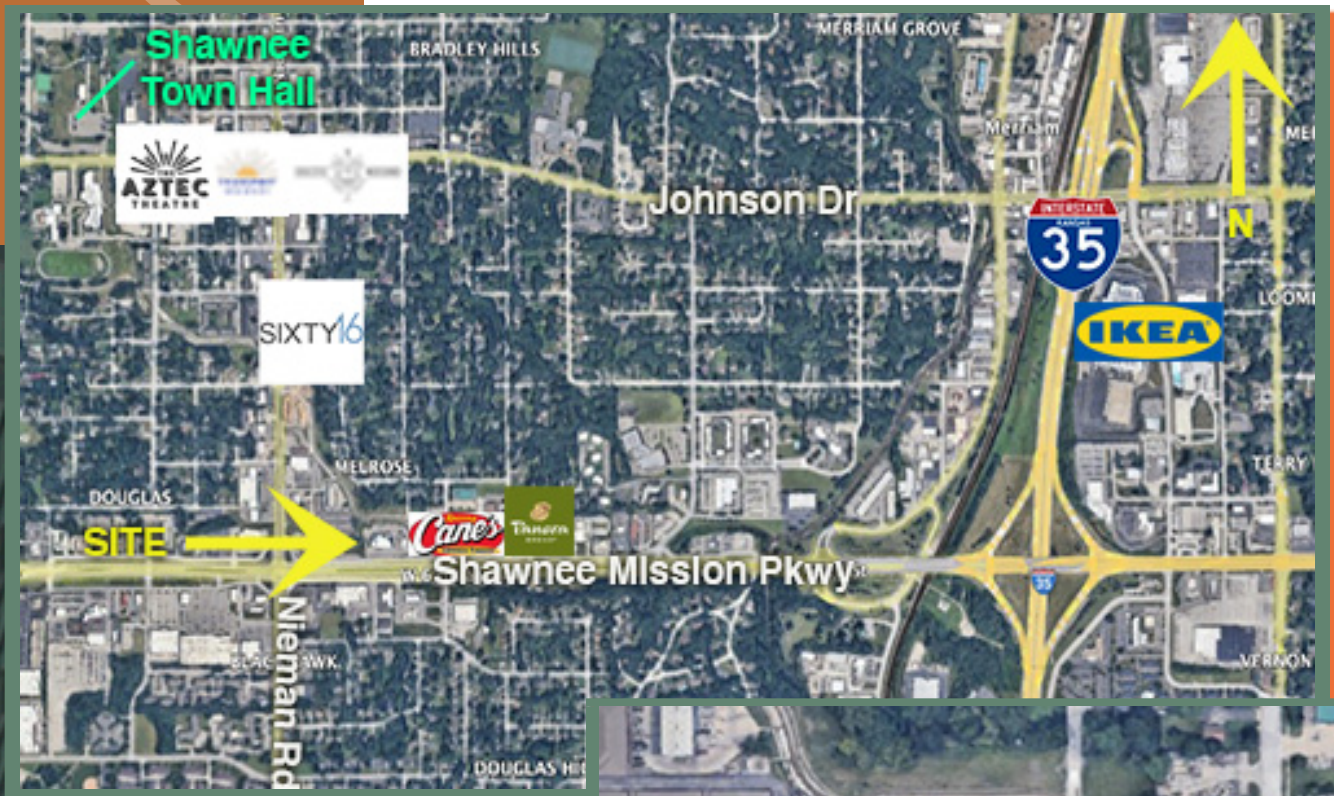
- **Space already built-out; move-in ready**
- **Heated, underground parking space**
- **4-stop elevator/stairs from garage to L3**
- **High Efficiency VRF Mechanical System**
- **Innovative steel & glass design**
- **Kitchenette with dishwasher**
- **Semi-private offices w/ full height glass**
- **Private in-use restrooms**
- **2nd Floor; Suite 206**

Kevin Tubbesing
Owner/Broker

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

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'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 206 is on the 2nd floor featuring an open concept center and 3 room/closet areas. Kitchenette addition is available. Large north 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:	<u>Size (sf)</u>	<u>Rate</u>
	and/or	206	1,411	\$28.00
Sale Price				
10820 Shawnee Mission Pkwy. Shawnee KS 66203				

County: Johnson

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**Contact your Broker/Agent at
 Evergreen for more information**

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 Owner/Broker

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