

OFFICE SPACE FOR LEASE IN THE VILLAGE AT ADVENTHEALTH



OFFICE HIGHLIGHTS

- **Up to approximately 10,716 SF available in Mixed-Use Building II**
- Ability to accommodate small and large office users
- Join the AdventHealth campus that will bring a healthy walkable campus with retail, office, and medical clients
- Structured parking available for office tenants
- On site daycare coming
- Walkable amenities at Lenexa City Center including Civic Center, Public Library, Public Market, Office, Retail, and more.

LEASING CONTACT

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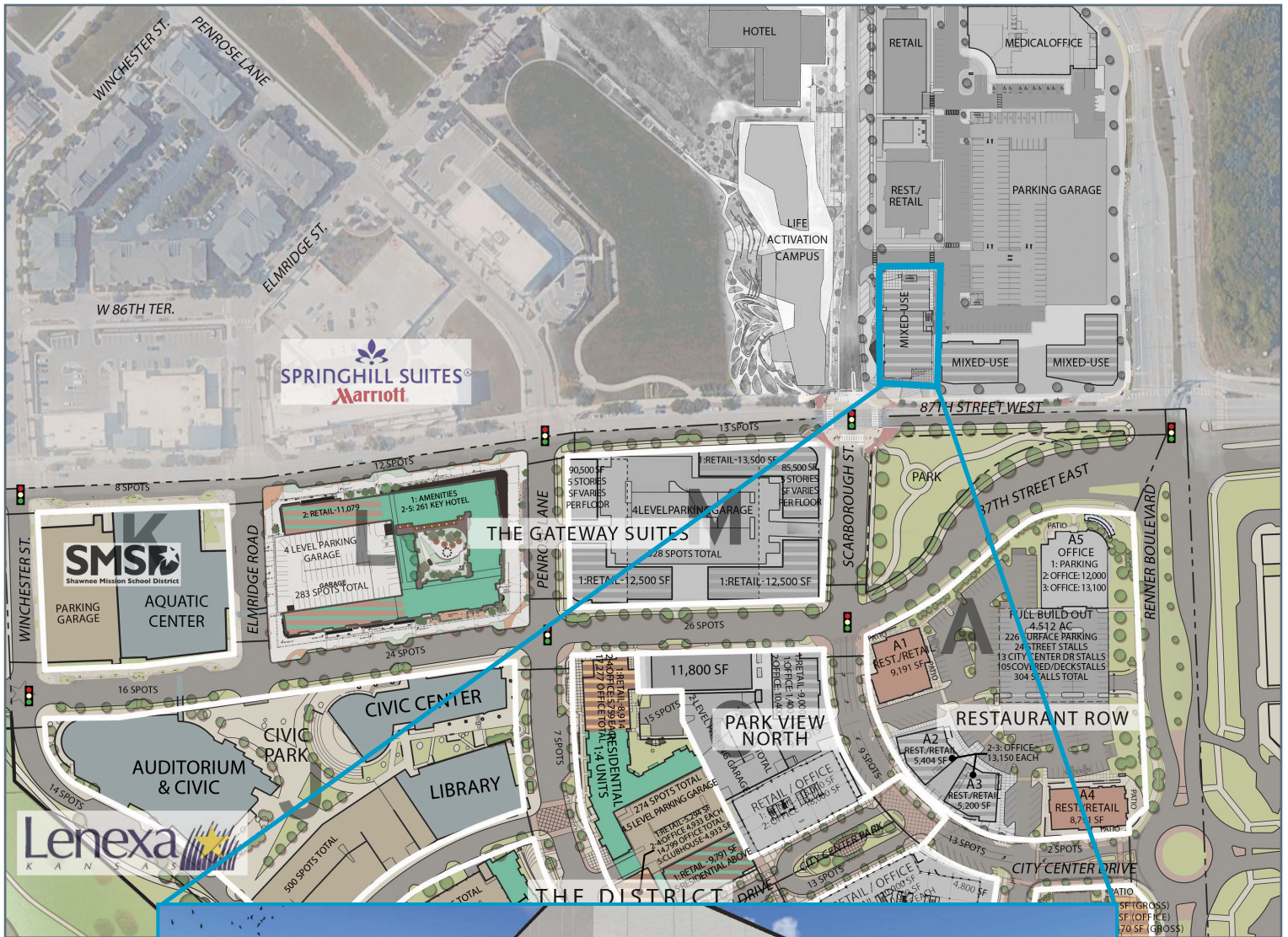
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DEMOGRAPHICS



TOTAL POPULATION

1 mile: 7,699
 3 mile: 43,709
 5 mile: 160,275

AVERAGE HOUSEHOLD INCOME

1 mile: \$89,223
 3 mile: \$104,282
 5 mile: \$ 93,559

DAYTIME POPULATION

1 mile: 9,624
 3 mile: 48,369
 5 mile: 122,375

EASY ACCESS TO

Interstate 435 & 35
 K-10
 KCI Airport

LENEXA, KANSAS

When fully developed, City Center 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.



Current retailers in Lenexa City Center and surroundings include:



and many more.

Additionally, the area includes the following offices:



AdventHealth at Lenexa City Center

AdventHealth purchased the land and is currently building a **27.5-acre Health and Wellness campus**.

The new development is situated at the Northwest Corner of 87th Street and Renner Boulevard, directly north of the Gateway Sites.

The AdventHealth hospital is open. Construction will continue on the mixed-use aspects of the campus.



“AdventHealth’s campus in Lenexa City Center will redefine health care in Kansas City.”

- Karsten Randolph, CFO of AdventHealth’s Mid-America Region



The new AdventHealth will include:

- A 96-bed hospital
- Medical office buildings
- 24/7 emergency department
- Lifestyle center
- Retail, Restaurants and Offices



To learn more visit: www.adventhealth.com/hospital/adventhealth-lenexa



AMENITIES

- 1 Spring Hill Suites
- 2 Orangetheory Fitness
- 3 Shawnee Mission School District Aquatic Center
- 4 AC Hotels by Marriott
- 5 Residence Inn by Marriott
- 6 Lenexa Recreation Center
- 7 Johnson County Library
- 8 Pure Barre
- 9 Chiro One Wellness Center
- 10 Topcoat Nail Bar
- 11 District Eyecare
- 12 Academy Bank
- 13 Massage Heights
- 14 Canyon Farms Golf Club
- 15 Lifetime Fitness
- 16 Hyatt Place
- 17 Smart Storage

SHOPPING

- 18 Gomer's of Kansas Fine Wine & Spirits
- 19 Made In Kansas City Marketplace
- 20 Sprouts Farmer's Market
- 21 McKeever's Market & Eatery

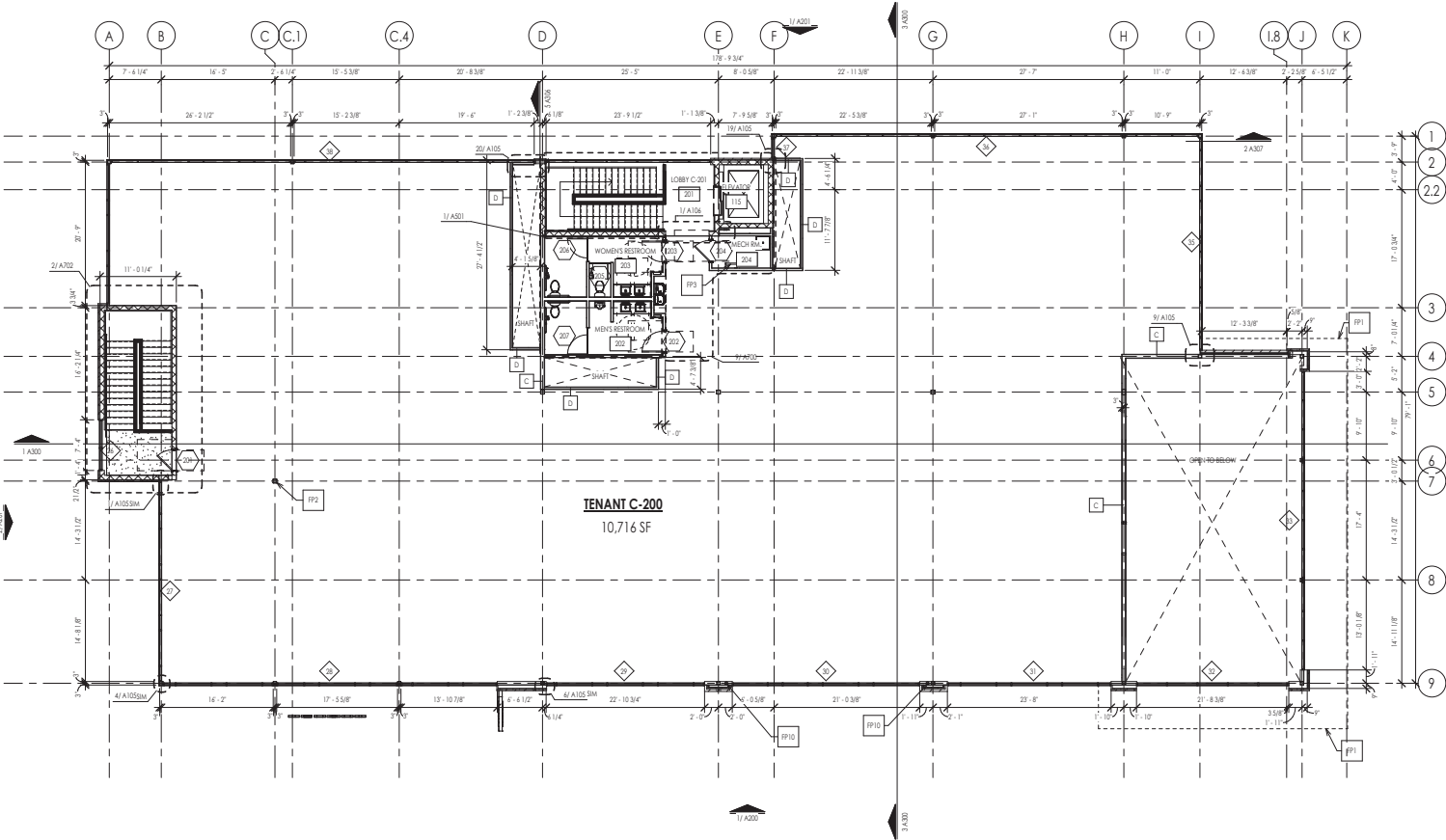
FOOD

- 22 Sierra Grill
- 23 Lenexa Public Market
- 24 Cactus Grill
- 25 Enjoy Food + Drink
- 26 Zhoug Mediterranean
- 27 Tupelo Honey Southern Kitchen & Bar
- 28 Jack Stack BBQ
- 29 Grand Street Cafe
- 30 Martin City Brewery
- 31 Saints Bar & Grill
- 32 Panera Bread
- 33 The Big Biscuit
- 34 Starbucks
- 35 Chipotle
- 36 Chick-Fil-A
- 37 Red Door Grill
- 38 Five Four
- 39 Stoney River
- 40 Urban Egg

CONCEPTUAL SITE PLAN



2nd Floor: 10,716 SF



OFFICE SPACE FOR LEASE IN NEW ADVENTHEALTH CAMPUS



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