



±11,365 - 70,300 SF

800-850 NW Chipman Road, Lee's Summit, MO 64063



Property Highlights

- Excellent location at the I-470 and Highway 50 interchange in Lee's Summit, MO
- Current tenants include Fortune 500 companies and leading regional employers
- Energy Star Certified
- 500,000 SF technology building in a campus like setting
- On-site property management
- Abundant free parking (6.0 / 1,000)
- Lease Rate: \$18.50 PSF Net of Electric



**Expansive
ceiling heights:**
18' to trusses,
24' to roof deck



Connectivity:
5 fiber
optic providers



Power:
dual grid
substation

Ideal location for general office, call centers, data centers, disaster recovery facilities or telecom switching

Connectivity

A highly-secured building served by five fiber optic providers and two independent power feeds from separate Evergy substations.

Power

- Dual grid substation with ring bus supplied from two full-capacity feeders
- Base building life-safety back-up systems
- Tenants have the ability to add additional back-up generators



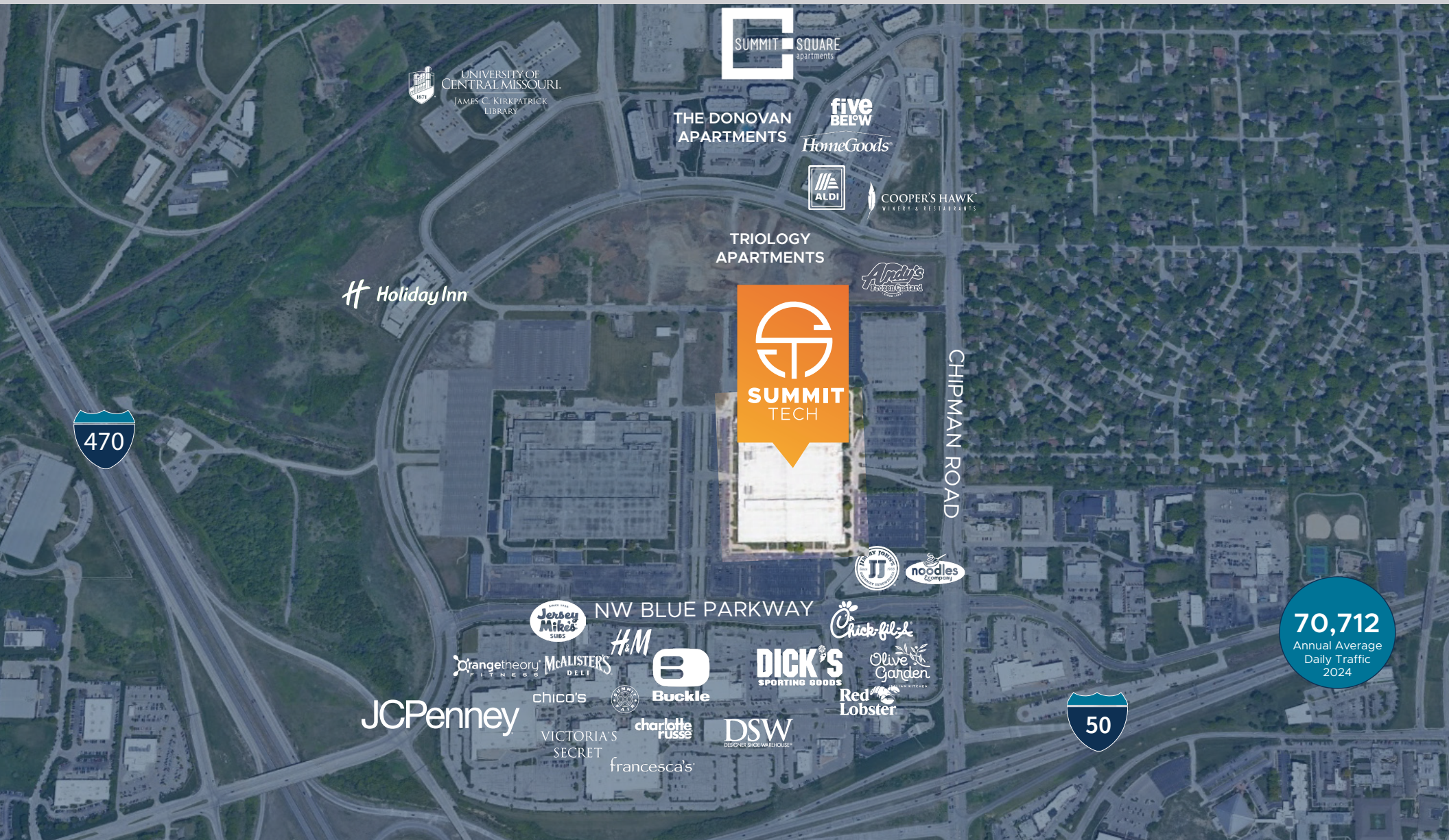
Location

- Immediate highway access to **Interstate 470** and **Highway 50**
- Adjacent to Summit Fair, Summit Woods and retail centers

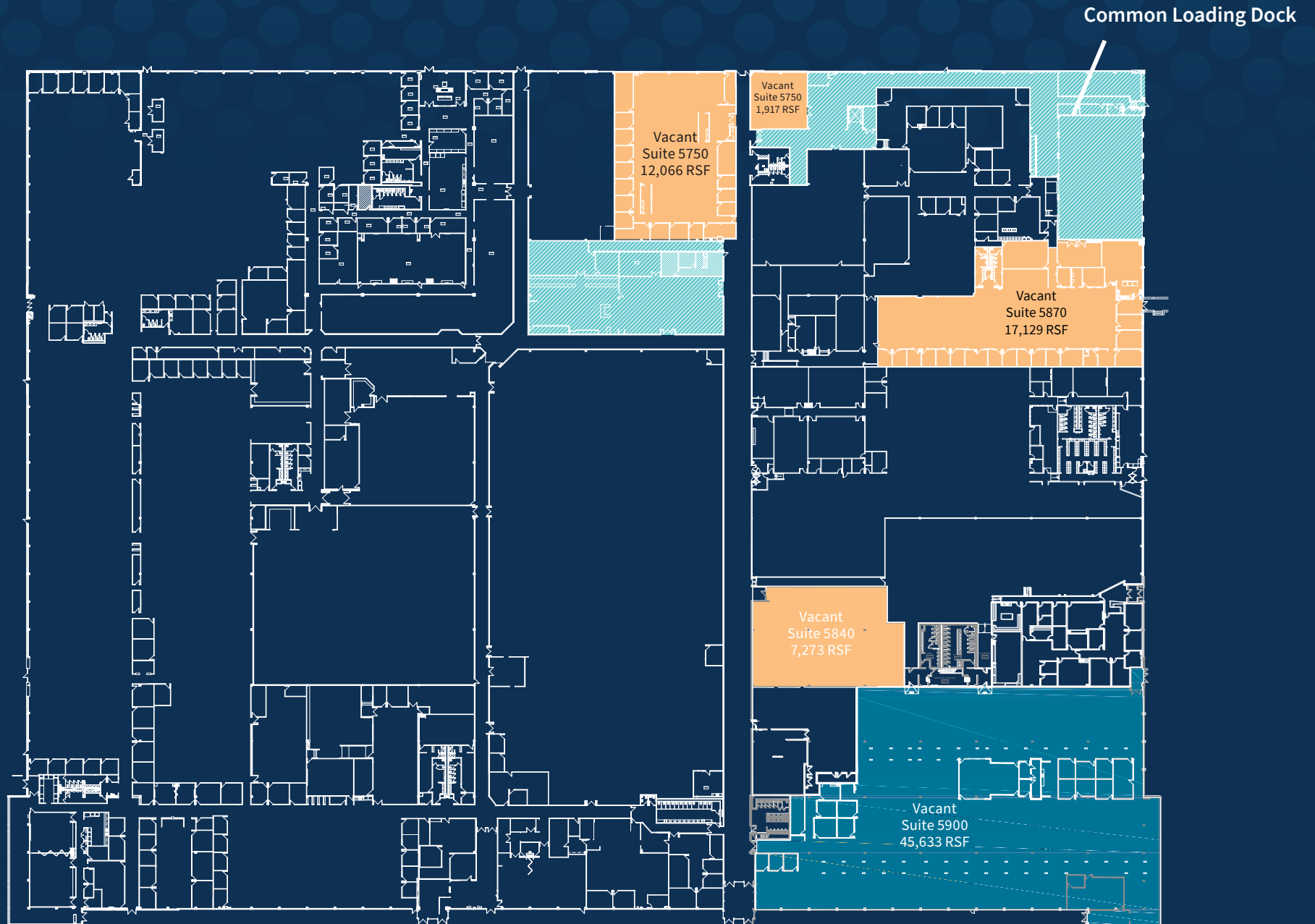
One-Mile Radius

60
restaurants

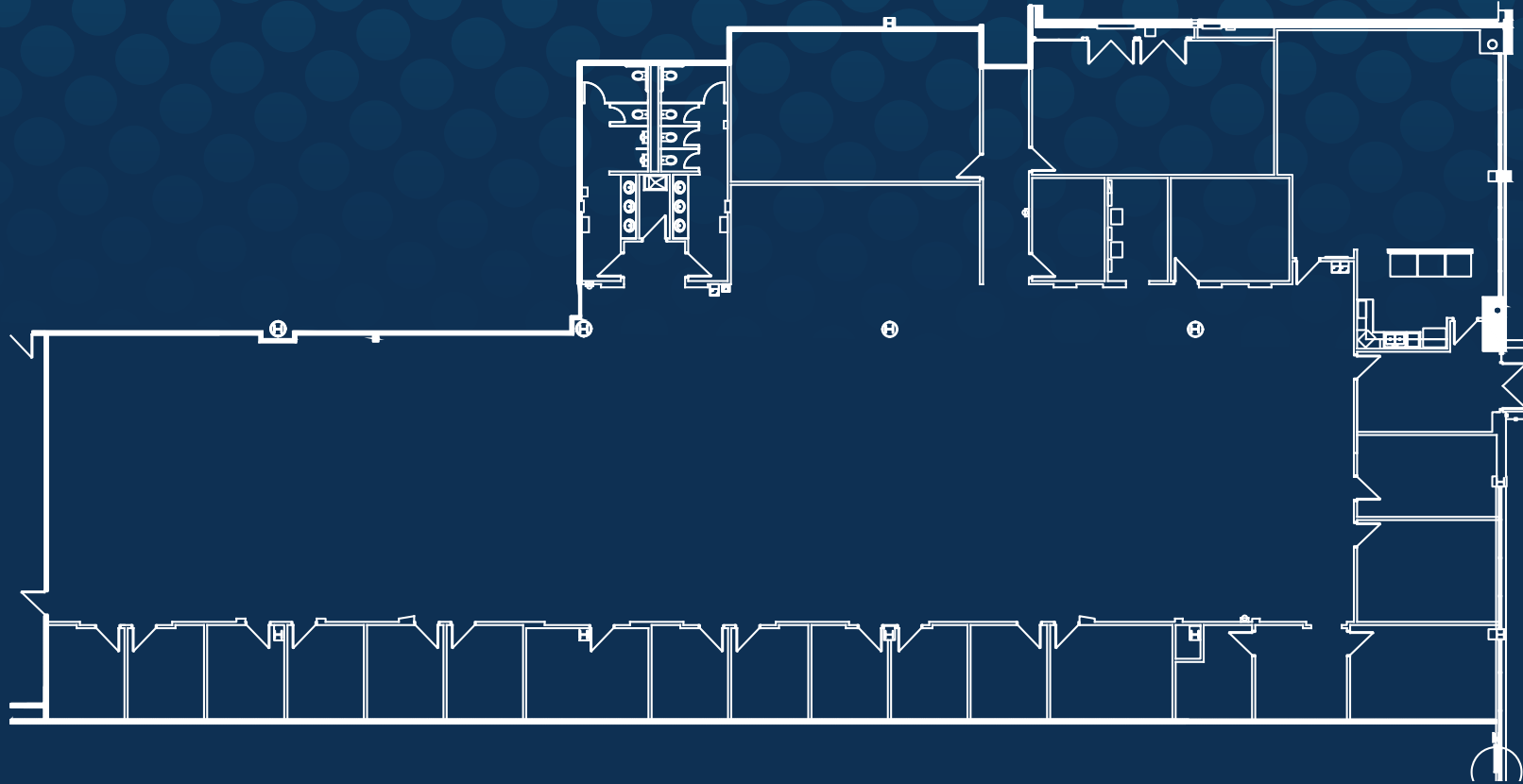
500
new Class A
apartments



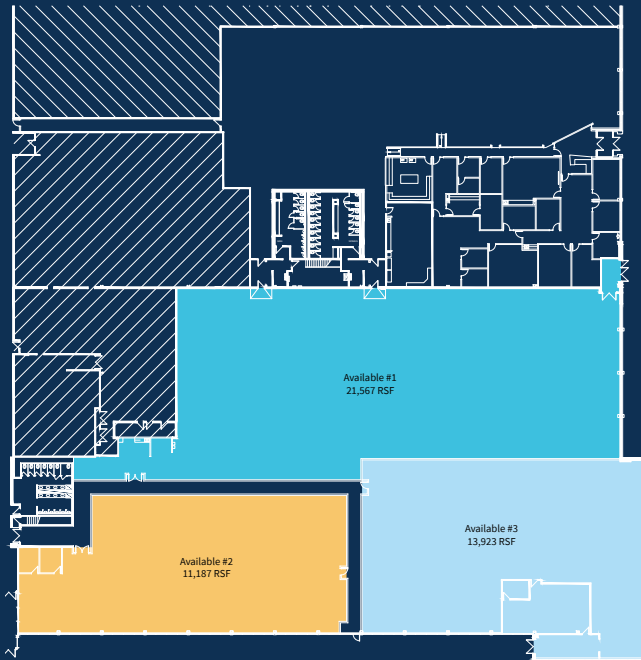
Floor Plan - All Vacancies



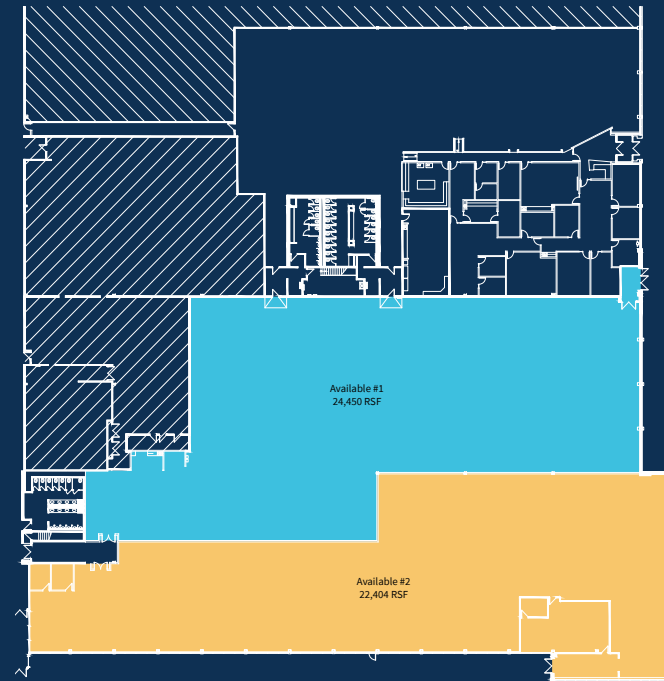
Floor Plan - Vacancy Square Footage **17,129 SF**



Floor Plan - Potential Demising Options **11,187 - 45,663 SF**

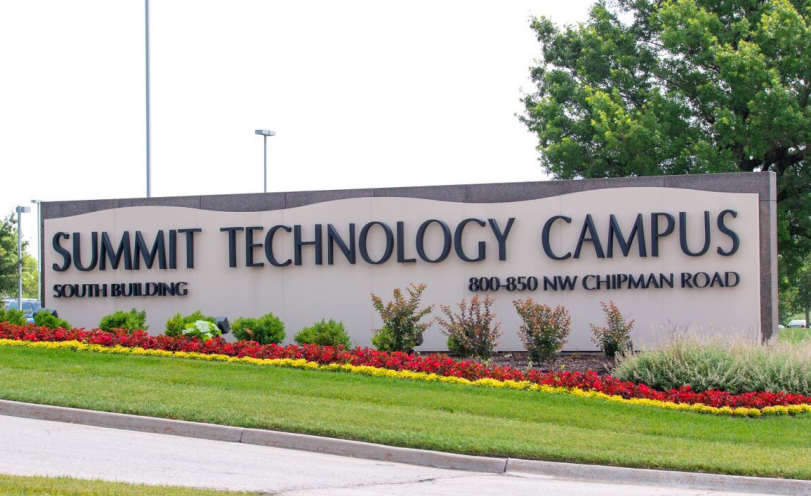


Demise Option 1



Demise Option 2





Demographics



POPULATION

	3 MILES	5 MILES	10 MILES
2024 Population	49,460	99,659	392,572
2024 Median Age	39.9	39.6	38.8



EDUCATION

	3 MILES	5 MILES	10 MILES
Associate's Degree	52.4%	53.7%	41.5%
Bachelor's Degree	44%	45.7%	33.9%
Graduate or Professional	17%	18.3%	12.5%



Household Income

	3 MILES	5 MILES	10 MILES
2024 Median Household Income	\$82,343	\$95,411	\$72,747

Location from Kansas City: 16 miles SE

Highways: Lee's Summit has close or direct access to two federal interstates, **I-470 & I-70**; two federal highways, **U.S. 50 & U.S. 71**; and two state highways, **MO 291 & MO 150**. Its connectivity makes Lee's Summit accessible to 85% of U.S. markets within 48 hours

CONTACT THE LEASING TEAM

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