

CEDAR CREEK OFFICE SPACE



Location

Cedar Creek Corporate Park
25501 W. Vally Parkway, Olathe, Kansas 66061
Heavily wooded site overlooking a small pond.

Building

Building VI - 60,472 sf - 3-Story Office Building
Prairie style architecture
Exterior - masonry stucco, slate, Corten iron and copper finishes.
Energy Efficient Building - Pella "operable" windows with Low-e glazing

For Sale

Price	\$9,977,889
Price per SF	\$165 psf
Land Acres	5.73 acres
Parking	290 spaces
Zoning	Business Park

For more information contact:

Craig Eymann Owner-Broker
Ambassador Real Estate, LLC
Cell 913-980-1767
craig@ambconst.com



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Terms

Current spaces available - Full Service Lease
Suite # 100 - 20,768 sf @ \$25.00 psf sf - November 1 occupancy
Suite # 200 - 10,207 sf @ \$25.00 psf sf - November occupancy
Suite # 230 - 4,526 sf @ \$25.00 psf sf - November 1 occupancy
Suite # 250 - 5,131 sf @ \$25.00 psf sf - November 1 occupancy
Suite # 300 - 20,096 sf @ \$25.00 psf sf - November 1 occupancy

For more information contact:

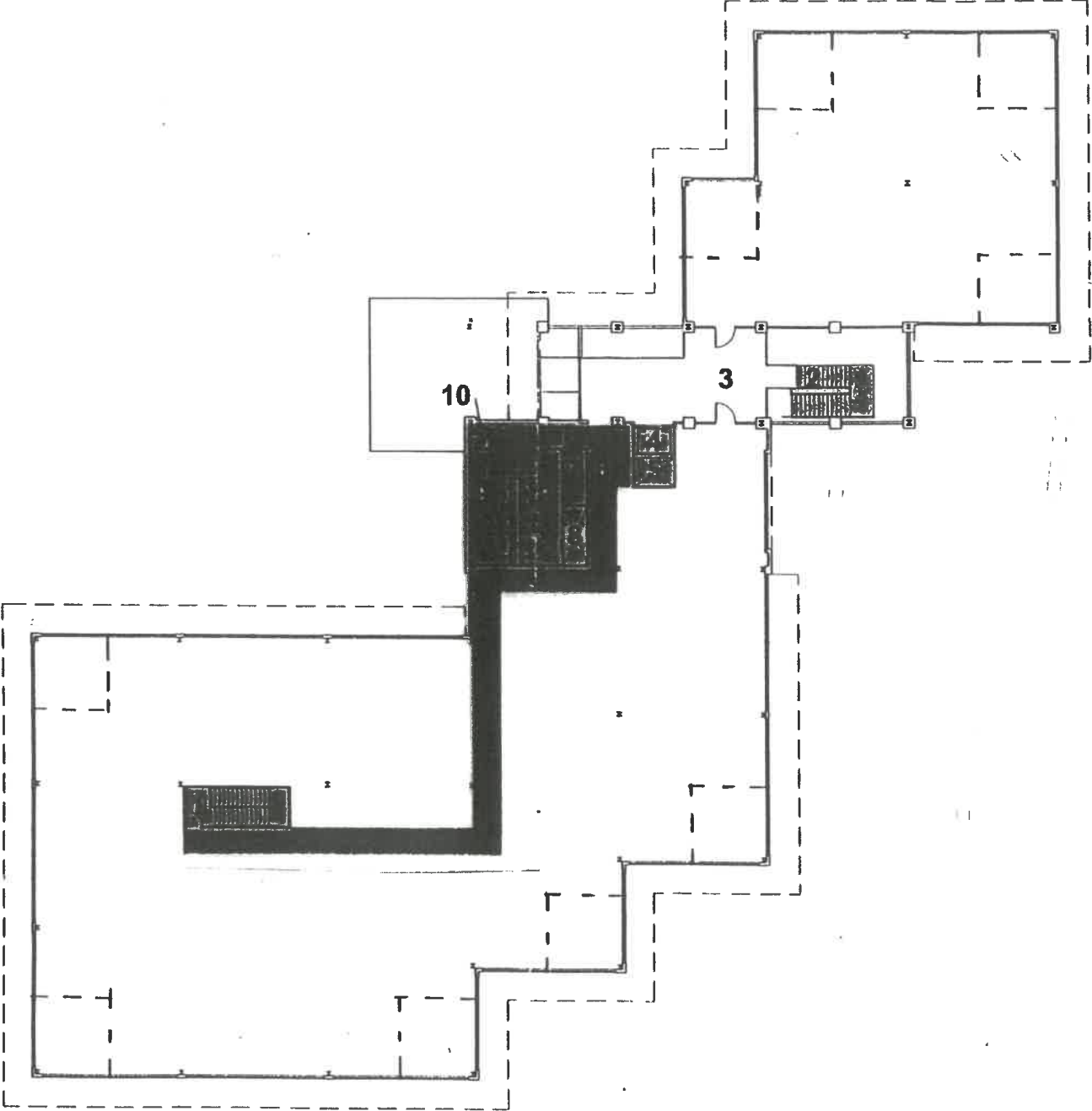
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Cedar Creek Dev VI



Dev VI Footprint - 1st, 2nd & 3rd Floors



Cedar Creek Development VI

Building Specifications

BUILDING DESCRIPTION:

TYPE – 3 Story

ARCHITECTURE – Prairie Style

EXTERIOR – Low maintenance exterior consisting of masonry stucco, copper roofs, iron brackets, cast stone overhangs and aluminum clad windows.

GLAZING – Insulated glass with a Low E film and operable windows.

STRUCTURE – Steel frame.

SIZE – Total Building – 62,000 gross sf

Upper Level – 19,251 sf

Middle Level – 19,826 sf

Lower Level – 21,976 sf

FLOOR LOAD – 100 lb. psf live load

BAY SIZE – 30' x 30'

CEILING HEIGHT – 9 feet

LOBBY - 3 story glass atrium with Brazilian slate floors and unique cove ceiling design.

RESTROOMS – One men's and women's per floor with Brazilian slate floors and stone vanity tops.

MECHANICAL SYSTEMS:

HVAC – High efficiency DX system with tenant controlled zoned V.A.V. fan box distribution. After hours and weekend operation is available.

ELECTRICAL

Main System – 277-480 Volts, 3 phase, 4 wire, 1600 amps.

Capacity – 14 watts per square feet (1.5 watts for lighting, 7.5 watts for HVAC and 5 watts for general purpose power).

Lighting – 2x4 fluorescent, electronic ballast, T8 lamps with parabolic lens.

ELEVATOR – One 2,500 lb. passenger elevator that serves all floors.

Cedar Creek Development VI

“Green Building” Specifications

SITE

Design building to site conditions to:

- Minimum cut and fill
- Maximum daylight
- Maximum north / south exposure
- Minimum damage to existing trees & vegetation

Maximum green space directly around the building

Landscape to be “xeriscape”

- Shrubs / Trees
 - Low water usage
 - Native types
- Turf
 - Prairie type grasses
 - Low water usage
 - Low fertilization required
 - Minimum chemicals and pesticides
 - Minimum mowing and maintenance

ENERGY

Energy Efficient Thermal Sheel

R-5 Slab Edge Insulation

R-25 Wall Insulation

R40 Roof Insulation

U-35 Low E Glazing

Energy efficient **Pella** operable awning windows for natural ventilation

Front air lock entry – Non-conditioned space

High efficiency HVAC

Individual zoned VAV System

Property Overview

Cedar Creek Dev VI is a Class A office building located in Cedar Creek Corporate Park which is a part of the Cedar Creek Development, a 3,000 acre "Master Planned Community" and consists of multiple residential neighborhoods that provide starter housing all the way to multi million dollar executive homes overlooking the golf course.

Cedar Creek is home to Shadow Glen Golf Club, and was nationally recognized "best new private golf course of the year" in 1990 by Golf Digest. Amenities include a 65 acre sailing and fishing lake, a clubhouse with it's own gymnasium and work-out center, 2 swimming pool complexes, and an extensive jogging and bike trail system which are all available to the owner or tenants of the building.

This unique and stunning 60,000 sf building is for sale or for lease to a single or multi-tenant users. The lobby opens up to a 3 story stairwell connecting all 3 floors and boasts high end finishes with spectacular panoramic views throughout to the heavily wooded hills, valleys and lakes in a park-like setting.

The building was built as an energy efficient "Green Building" and has a brand new high efficiency DX HVAC system with tenant controlled VAV fan box distribution. There is also 24 hour secure card access to both of the building entrances.

Most of the spaces are already wired for internet and computer connections plus many of the spaces are already furnished with high end furniture, work stations, offices, conference rooms and kitchens which are available to the owner or renter.

Cedar Creek Parkway with it's scenic waterfalls and beautiful landscaping connects to K-10 and is just minutes away from the intersections of K-7, I-435 and I—35. Come see for yourself this unique building in this unique setting.