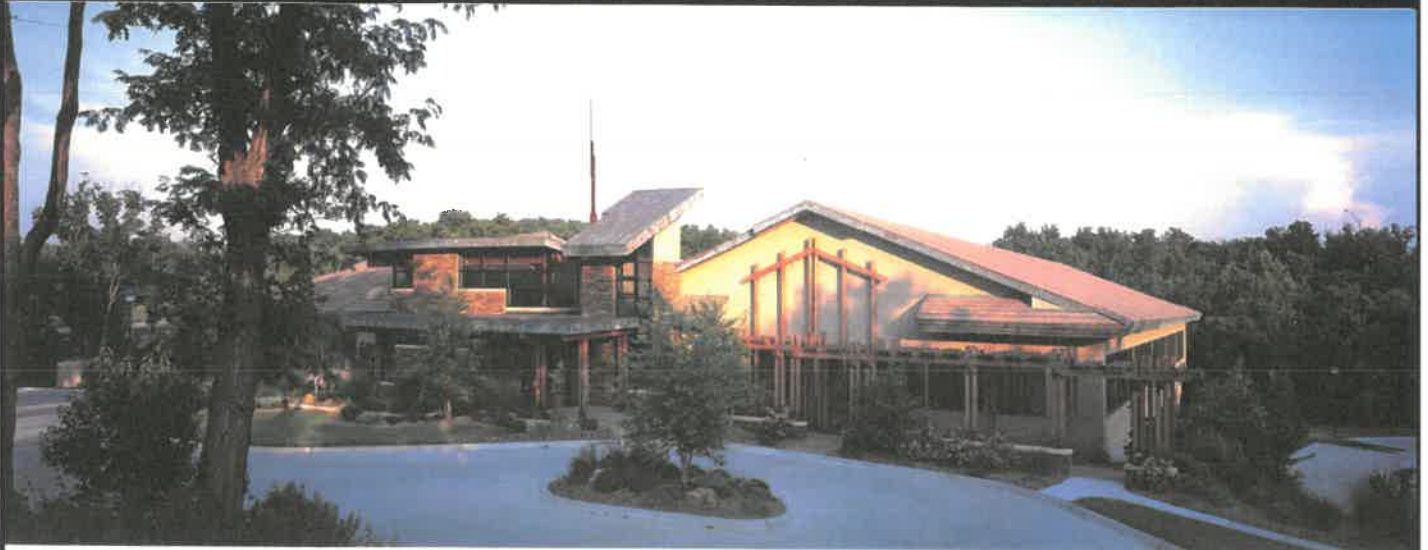


CEDAR CREEK OFFICE SPACE



Location

Cedar Creek Corporate Park
25055 W. Valley Parkway, Olathe, Kansas 66061
Heavily wooded site overlooking a small stream way and a 9 acre park.

Building

Building V - 44,950 sf - 2-story office Building
Prairie style architecture - Highly energy efficient building.
Exterior - stucco, limestone, Pella operable low-e windows, and concrete tile roof

For Sale

Price	\$6,517,750
Price per SF	\$145 psf
Land Acres	4.36 acres
Parking	170 spaces
Zoning	Business Park

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



CEDAR CREEK OFFICE SPACE



Location

Cedar Creek Corporate Park
25055 W. Valley Parkway, Olathe, Kansas 66061
Heavily wooded site overlooking a small stream way and a 9 acre park.

Building

Building V - 43,000 sf - 2-story office Building
Prairie style architecture - Highly energy efficient building.
Exterior - stucco, limestone, Pella operable low-e windows, and concrete tile roof

Terms

Current spaces Available - Full Service Lease

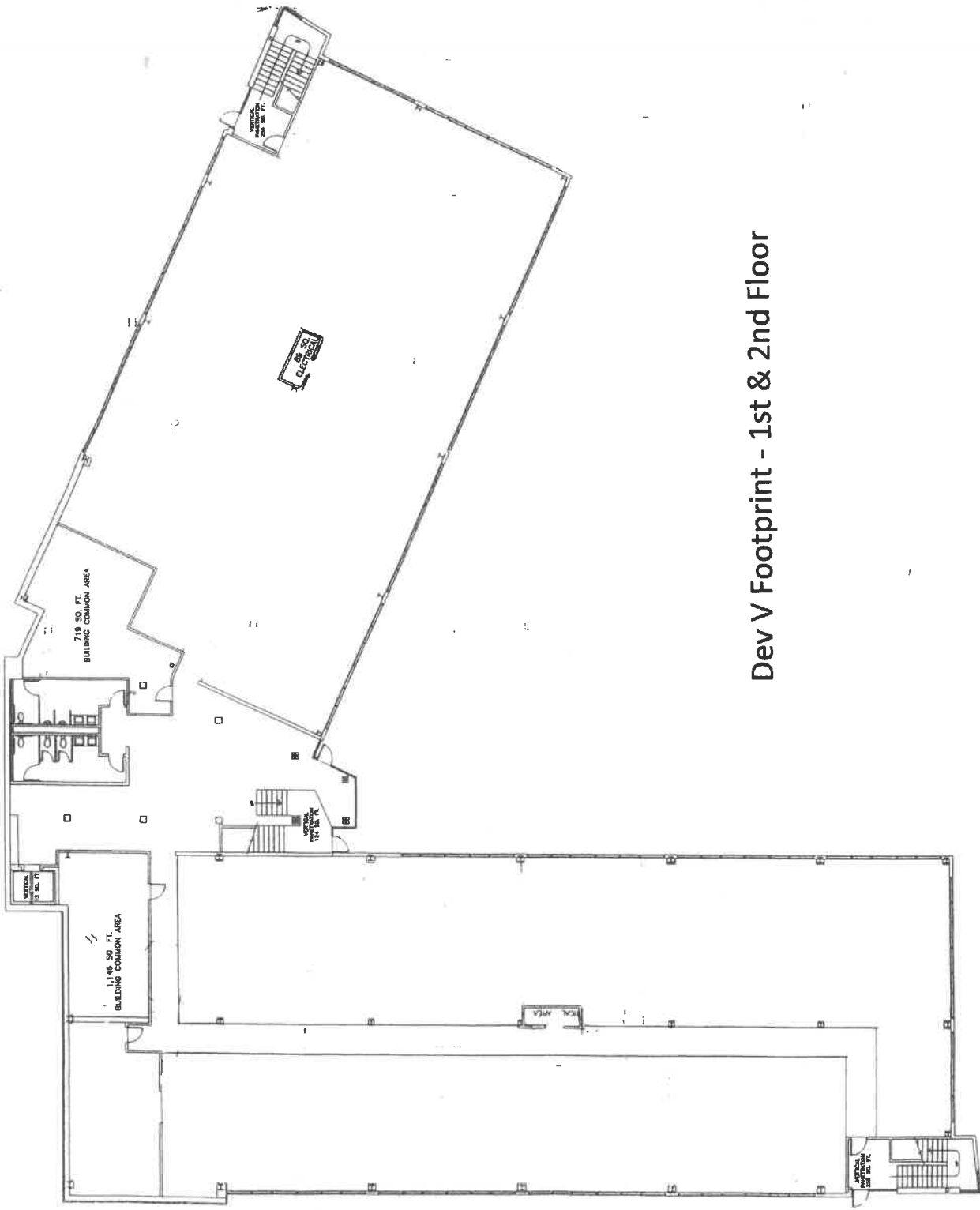
- Suite # 100 - 6,610 sf @ \$21.50 psf - immediate occupancy
- Suite # 108 - 1,253 sf @ \$21.50 psf - immediate occupancy
- Suite # 110 - 2,565 sf @ \$21.50 psf - immediate occupancy
- Suite # 201 - 2,849 sf @ \$21.50 psf - immediate occupancy
- Suite # 206 - 1,240 sf @ \$21.50 psf - immediate occupancy
- Suite # 208 - 1,585 sf @ \$21.50 psf - immediate occupancy
- Suite # 210 - 1,960 sf @ \$21.50 psf - immediate occupancy
- Suite # 220 - 8,471 sf @ \$21.50 psf - immediate occupancy.

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Cedar Creek Dev V





Dev V Footprint - 1st & 2nd Floor

Cedar Creek Development V

Building Specifications

BUILDING DESCRIPTION:

TYPE – 2 Story

ARCHITECTURE – Prairie Style

EXTERIOR – Low maintenance exterior using Hackett limestone, masonry stucco, copper fascia, and Pella windows.

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

STRUCTURE – Steel frame shell with a wood truss roof system and concrete roof tiles.

SIZE – Total Building – 44,942 gross square feet
Upper Level – 21,964 rentable square feet
Lower Level – 21,466 rentable square feet

FLOOR LOAD – 100lb. psf live load

BAY SIZE – 64 feet

CEILING HEIGHT – 9 feet

LOBBY - 1½ Story with Brazilian slate floors and unique tiered cove ceiling design.

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

MECHANICAL SYSTEMS:

HVAC – High efficiency water chilled system with tenant controlled zoned V.A.V. fan box distribution.

ELECTRICAL –

Main System – 277-480 Volts, 3 phase, 4 wire, 1200 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.

Cedar Creek Development V

“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

R - 40 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 V 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 45,000 sf building is for sale or for lease to a multi-tenant users. The lobby opens up to a 2 story stairwell connecting both 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 high efficiency DX HVAC system with tenant controlled VAV fan box distribution. There is also 24 hour secure card access to the front building entrance.

Most of the spaces are already wired for internet and computer connections.

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.