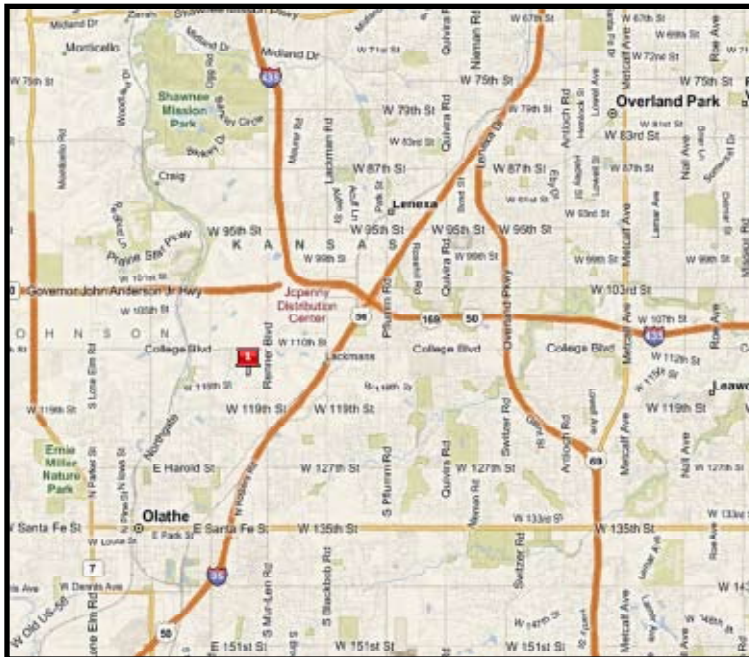


PROPERTY FOR LEASE

COLLEGE & RENNER CORPORATE CENTER

Lenexa, Kansas



Property Highlights

- 4,920 SF available
- BTS office
- 5 per 1,000 SF parking ratio
- Dock-high loading available
- Heavy power & fiber optics available
- Back up generator in place
- Building exteriors: heavy exposed aggregate, precast concrete panels with extensive 9' and 12' glass lines
- Immediate access to K-10/I-435 at Renner Blvd & 119th Street
- Conveniently located at southwest corner of College Blvd. & Renner Blvd.

For more information or to schedule a tour, give us a call.

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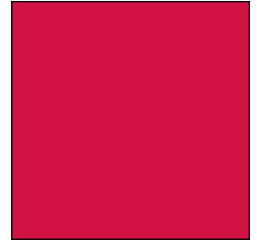
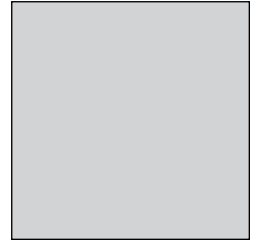
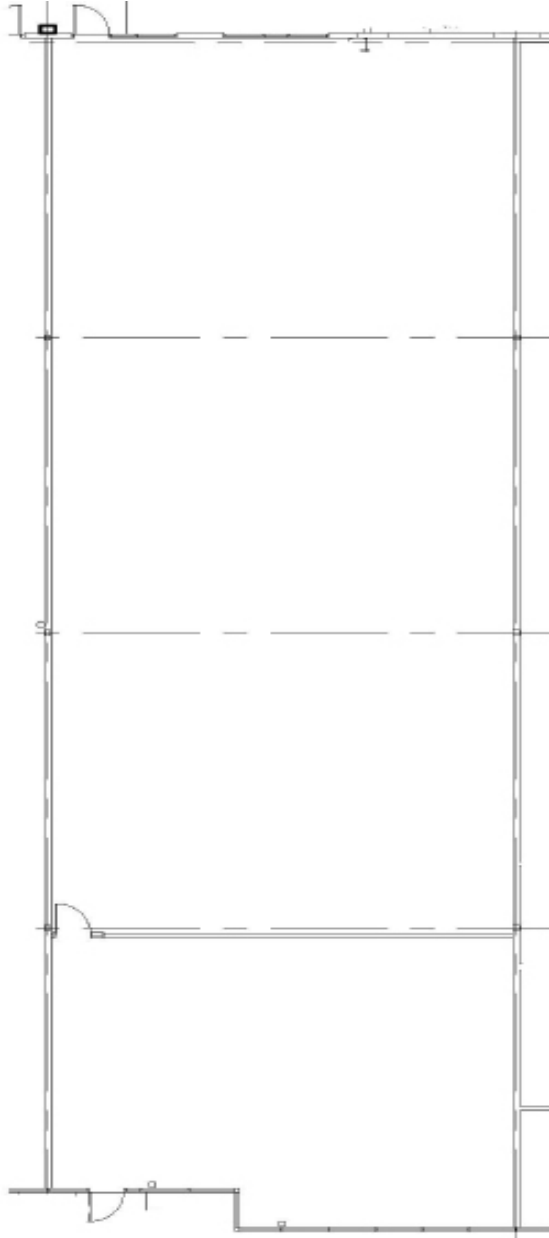
NAI Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**COLLEGE & RENNER
CORPORATE CENTER**
Lenexa, Kansas



Building B
4,920 SF Available

For more information or to schedule a tour,
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College & Renner Corporate Center Building B Overview

Property:	College & Renner Corporate Center Building B - 11140-62 Renner Boulevard Lenexa, Kansas
Land Area:	Approximately 20.12 Acres / ±876,444 sq. ft.
Building Type:	Single-story flex building
Building Size:	Approximately 49,733 Gross Square Feet
Building Dimensions:	Approximately 123' depth x 402' length
Column Spacing:	Approximately 40' wide x 30' deep (typical)
Clear Height:	15' 6" (minimum) to the bottom of joists - accommodates suspended ceiling heights of 9' to 14'+
Roof System:	Single-ply E.P.D.M. membrane, fully adhered
Floor Slab:	Front of the building - 4" reinforced concrete (4,000 PSI) above a vapor barrier on 4" crushed stone base; rear half of the building - 5" reinforced concrete (4,000 PSI) above a vapor barrier on 4" crushed stone base
Exterior Walls:	Precast concrete panels with heavy exposed aggregate, reveals and horizontal ribbing
Windows:	Extensive glass system with 9' to 12' high windows set in aluminum frames; glass is 1" thick, insulated, and tinted
Fire Sprinklers:	Wet sprinkler system designed for Class IV commodities in accordance with NFPA Standards
Parking:	Five (5) per 1,000 rentable square foot parking ratio (249 total parking spaces)
Landscaping:	Extensive landscaping throughout the site
HVAC Systems:	VAV or VVT rooftop units are the typical HVAC systems in spaces greater than 10,000 square feet at College & Renner Corporate Center
Electrical:	KCP&L - dual feed electrical service is available
Gas:	Greeley Gas
Water:	Johnson County Water District No. 1 - domestic water service is provided through a 2" insulated copper water line
Sewer:	Johnson County Wastewater – sewer service is provided through a 4" line located approximately 50' from the front of the building beneath the slab for the majority of the length of the building
Fiber:	Multiple providers - dual fiber routes to each building; Southwestern Bell fiber vault is located within 500' of Building A

College & Renner Corporate Center Rental Rate / Tenant Improvement Allowance Overview

Building B

Space Availability:	4,920 Sq. Ft.
Lease Term:	Five (5) to Ten (10) years
Rental Rate:	\$5.85 NNN (Level and percentage of tenant finish along with length of lease term are factors impacting the rental rate)
Range in Tenant Improvement Allowances:	\$35.00 to \$45.00 Per Sq. Ft. (Based on improvement costs to a warm-shell)
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$2.31 (Level and percentage of tenant finish are factors impacting real estate taxes) Estimated Property Insurance: \$0.11 Estimated Common Area Maintenance: \$1.70