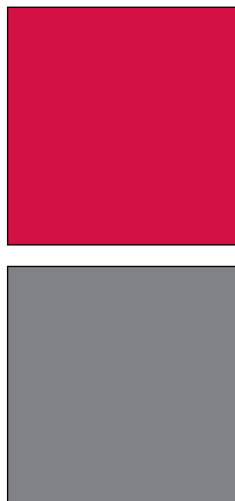
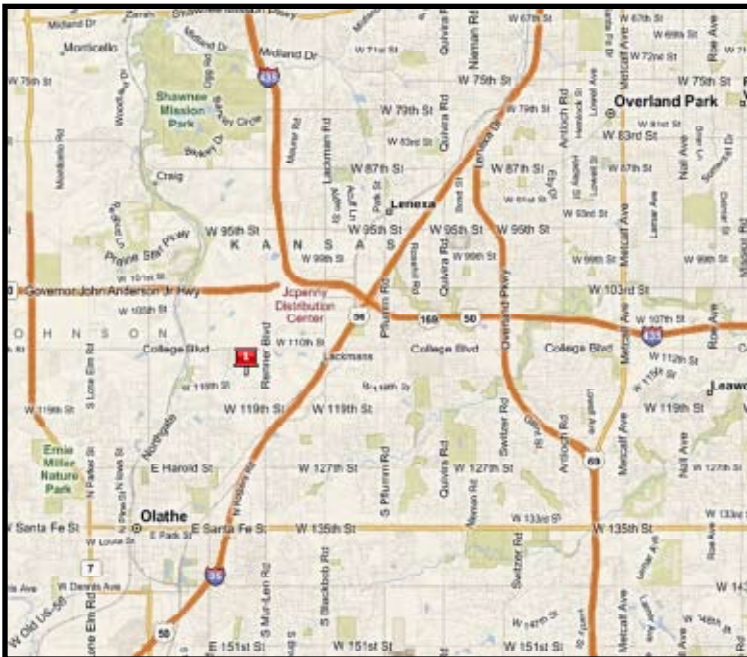


## PROPERTY FOR LEASE

# COLLEGE & RENNER CORPORATE CENTER

Lenexa, Kansas



## Property Highlights

- 55,459 SF Available
- Space can accommodate up to 540 workstations
- 8 Per 1,000 SF parking ratio
- Heavy power & fiber optics available
- 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.

Kevin Wilkerson  
913.469.4601 Direct  
wilkerson@capital-kc.com

Phillip L. Algrim, SIOR  
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# NAI Capital Realty

Commercial Real Estate Services, Worldwide.

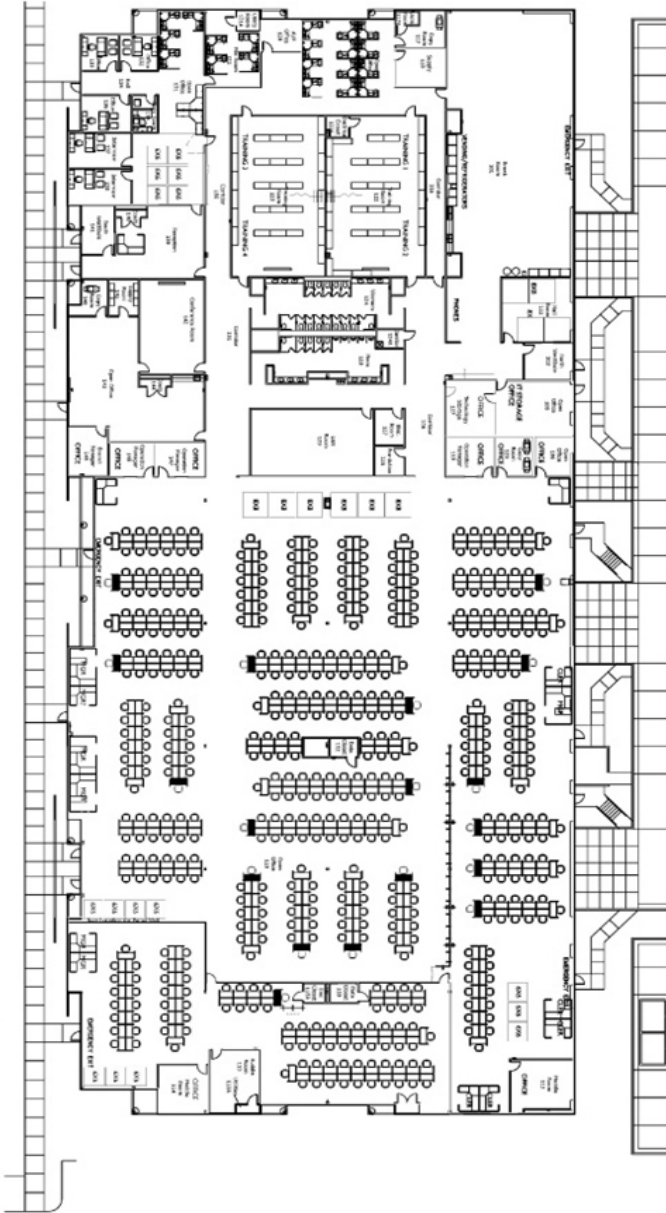
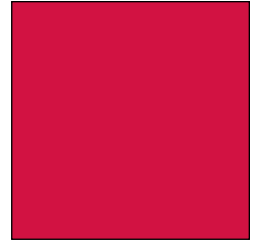
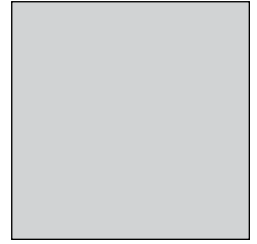
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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.

[www.capital-kc.com](http://www.capital-kc.com)

# COLLEGE & RENNER CORPORATE CENTER

Lenexa, Kansas



Building C  
11214 Renner Blvd.  
55,459 SF Available

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## College & Renner Corporate Center Building C Overview

<b>Project:</b>	College & Renner Corporate Center Building C – 11200-14 Renner Boulevard Lenexa, Kansas
<b>Land Area:</b>	Approximately 20.12 Acres (±876,444 sq. ft.) – Total Area for College & Renner Corporate Center (Phase I)
<b>Building Type:</b>	Single-story flex building
<b>Building Size:</b>	Approximately 55,459 gross square feet
<b>Building Dimensions:</b>	Approximately 153' depth x 360' length
<b>Column Spacing:</b>	Approximately 40' wide x 37' 9" deep (typical)
<b>Clear Height:</b>	20' (minimum) to the bottom of joists, which will accommodate suspended ceiling heights of 9' to 18'+.
<b>Roof System:</b>	Single-ply E.P.D.M. membrane, fully adhered
<b>Floor Slab:</b>	The floor slab is 4" reinforced concrete (4,000 PSI) above a vapor barrier on 4" crushed stone base.
<b>Exterior Walls:</b>	Precast concrete panels with heavy exposed aggregate, reveals and horizontal ribbing.
<b>Windows:</b>	Extensive glass system with 9' to 12' high windows set in aluminum frames. Glass is 1" thick, insulated, tinted glass.
<b>Fire Sprinklers:</b>	Wet sprinkler system designed for Class IV commodities in accordance with NFPA standards.
<b>Parking:</b>	Eight (8) per 1,000 rentable square foot parking ratio.
<b>Landscaping:</b>	Extensive landscaping throughout the site.
<b>HVAC Systems:</b>	VAV or VVT rooftop units are the typical HVAC systems in spaces greater than 10,000 square feet at College & Renner Corporate Center.
<b>Electrical:</b>	KCP&L – dual feed electrical service is available.
<b>Gas:</b>	Greeley Gas Company
<b>Water:</b>	Johnson County Water District No. 1 – domestic water service is provided through a 2" insulated copper water line.
<b>Sewer:</b>	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.
<b>Fiber:</b>	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 C**

Space Availability:	55,440 Sq. Ft.
Lease Term:	Five (5) to Ten (10) years
Rental Rate:	\$12.50 Per Sq. Ft.
Lease Type:	NNN
Estimated Net Charges:	Estimated Real Estate Taxes: \$3.09 (Level and percentage of tenant finish are factors impacting real estate taxes) Estimated Property Insurance: \$0.11 Estimated Common Area Maintenance: \$2.11