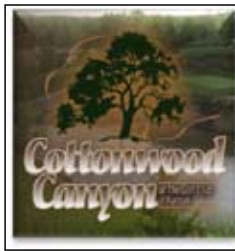


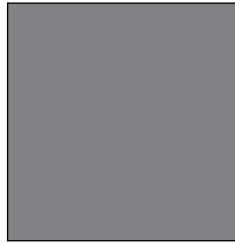
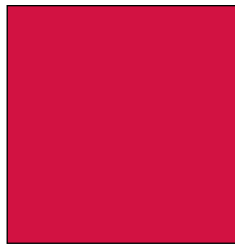
OFFICE, BANK & HOTEL SITES

COTTONWOOD CANYON
 87th Street to Prairie Star Parkway, west of Renner
 Lenexa, Kansas



Property Highlights

- One of a kind mixed-use development in high growth area of Johnson County
- Sites available from 1 to 18 acres
- All sites offer dramatic views of The Golf Club of Kansas
- Delivered rough graded with utilities to each site
- Adjacent to Lenexa City Center
- Neighboring companies include Kiewit, Generali, U. S. Central Credit Union, Church of the Nazarene, T-Mobile, George Butler and LabOne



Jeffrey C. Kembel
 913.469.4604 Direct
 kembel@capital-kc.com

R. Matthew Kiehne
 913.469.4624 Direct
 kiehne@capital-kc.com

www.capital-kc.com

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.

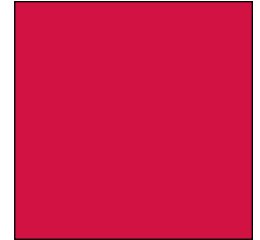
OFFICE, BANK & HOTEL SITES

COTTONWOOD CANYON

87th Street to Prairie Star Parkway, west of Renner
Lenexa, Kansas

NORTH OFFICE PARK

The Golf Club of Kansas clubhouse and "The Grand" banquet hall will be under construction in 2009. East of the clubhouse a multi-story hotel site is available as well as office or mixed use buildings right up on the wide sidewalks that extend into Lenexa City Center. These buildings will have wide sweeping views of five fairways and the lake in the foreground. A signature building is planned in the west side split of 87th street which can be a high rise corporate headquarters at the gateway to City Center.



Adjacent to the clubhouse, plans call for a drive-in bank and three suburban office buildings of 10,000 to 20,000 square feet. All of these buildings will have sweeping views of the golf course and driving range. These buildings will offer a great opportunity for professional firms to lease or own office space with great visibility, easy access and a unique golf course setting.

SOUTH OFFICE PARK

The South Office Park is a one-of-a-kind park like setting currently planned for three office buildings. There is a highly visible bank pad or office building site at the northeast corner of Prairie Star Parkway and Ridgeview. North of that, with dramatic views overlooking the Golf Club of Kansas hole 14 green is a site for a 20,000 square foot, 2-story building. Both of these buildings have sweeping views of the Mill Creek valley to the west. On the east side of the park plans call for either a 100,000+/- square foot building or three to four smaller office buildings. The large building is currently planned at the rear of the site on top of the hill with dramatic views of the number 14 fairway and number 15 green 40 feet below with views up the valley all the way to the North Office Park.



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

Jeffrey C. Kembel
913.469.4604 Direct
kembel@capital-kc.com

R. Matthew Kiehne
913.469.4624 Direct
kiehne@capital-kc.com

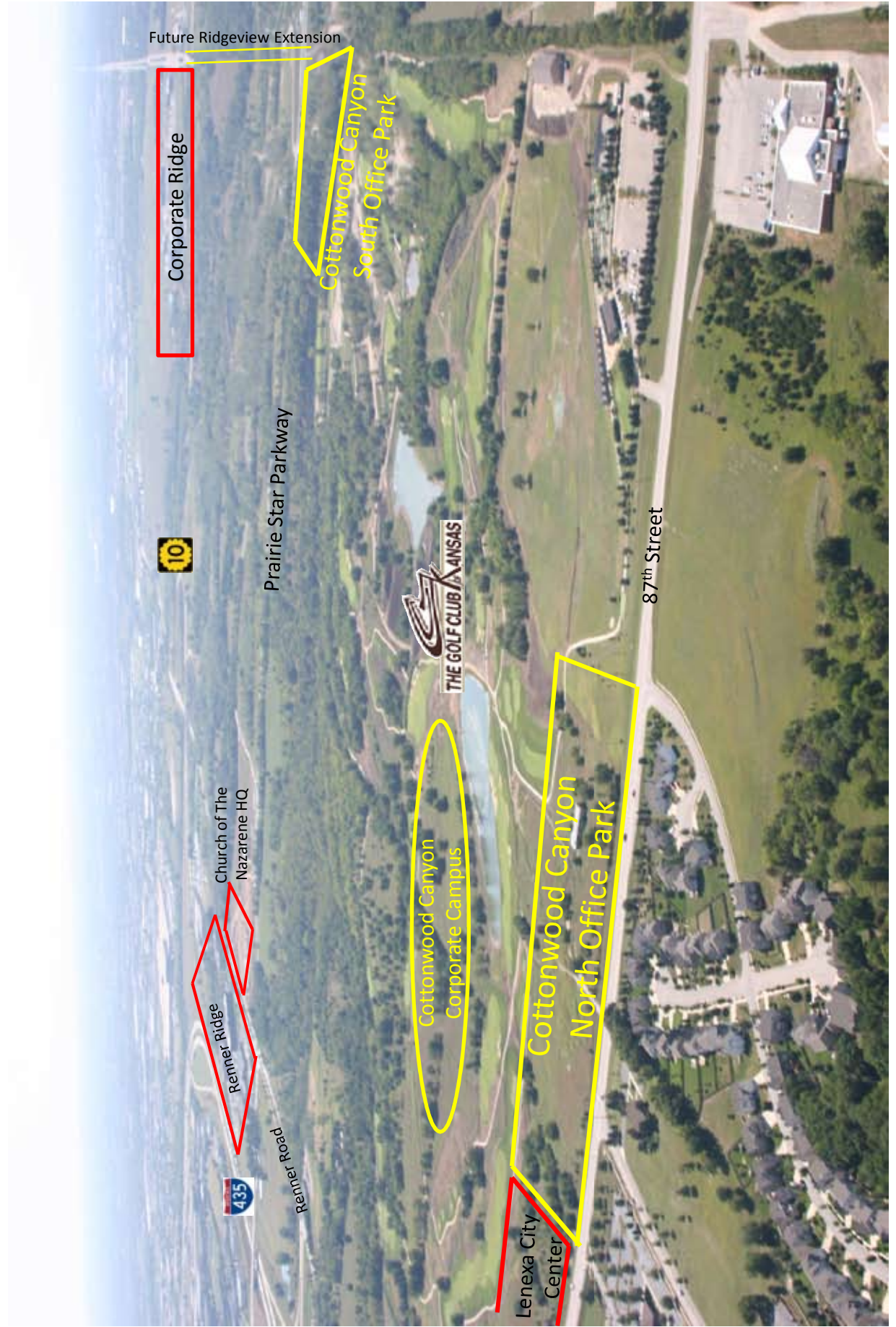
www.capital-kc.com

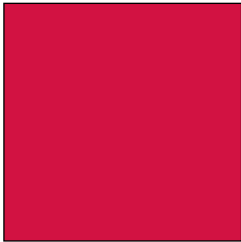
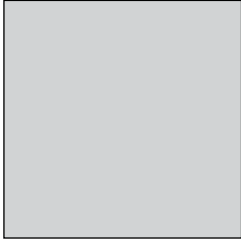
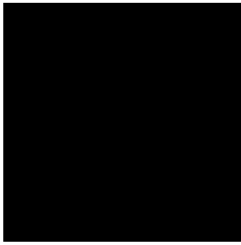
NAI Capital Realty

Commercial Real Estate Services, Worldwide.

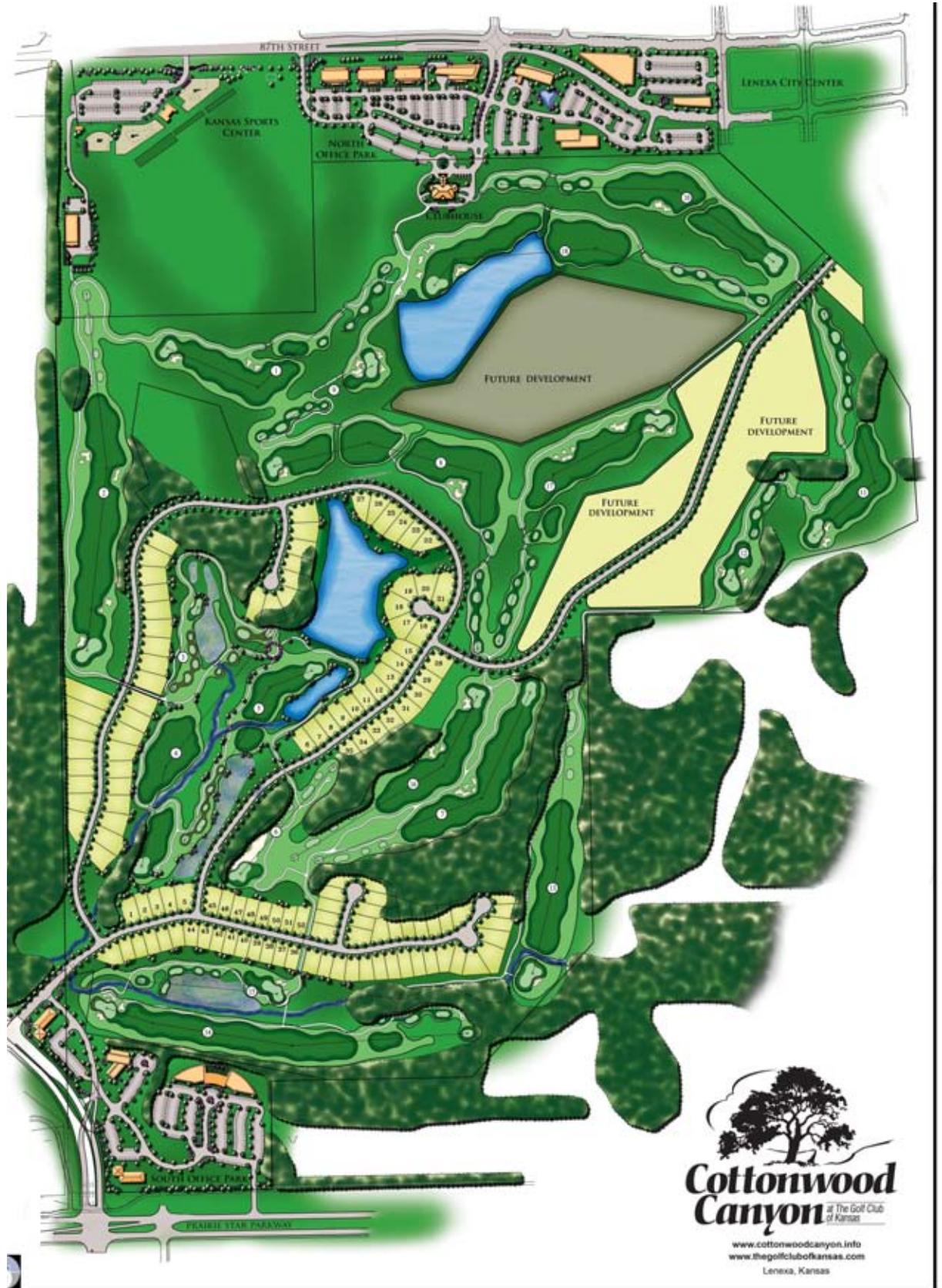
7500 College Boulevard • Suite 920 • Overland Park KS 66210

Aerial - South View

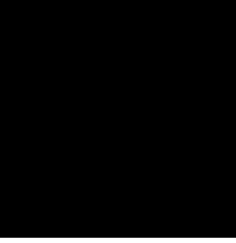
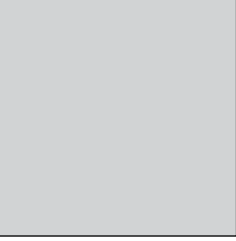




Site Plan



North Office Park



Westside Development Proposed Zoning Land Area

Building A 1 Story Office	59,220 SF
Building B 2 Story Office	59,980 SF
Building C 2 Story Office	57,375 SF
Building D 2 Story Bank	90,725 SF
Total	267,300 SF

NP-Q 310,000 SF

Clubhouse	9,000 SF
Building Area	16,000 SF
	18,000 SF
	18,000 SF
	61,000 SF

Land Area	47,000
Parking	235 Cars

Eastside Development Proposed Zoning Land Area

Building E 5 Story Hotel	135,700 SF
Building F 1 Story Retail	104,585 SF
Building G 2 Story Office	98,235 SF
Building H 2 Story Mixed Use	49,975 SF
Total	310,000 SF

CC 412,500 SF

Building Area	96 Rooms
	10,000 SF
	40,000 SF
	8,600 SF
	8,600 SF
	67,200 SF & 96 Rooms

Parking	116 Cars
1,2/Room	50 Cars
	160 Cars
	43 Cars
	34 Cars
	403 Cars



South Office Park



www.cottonwoodcanyon.info
www.thegolfclubofkansas.com

	Lease Area	Building Area	Parking
Building A, 1 Story Office	91,800 sf	10,000 sf	50 cars
Building B, 1 Story Office	86,000 sf	11,000 sf	44 cars
Building C, 3 Story Office	355,000 sf	100,000 sf	400 cars

Lot Pricing



Lot	Zoning	Use	Height	Bldg SF	Parking Ratio (per 1,000 SF)	Land SF	Acres	Asking Price	Asking Price Per SF
Cottonwood Canyon North Office Park (87th Street)									
A	Neighborhood Office (NPO)	Office	1 Story	9,000	4.0	50,000	1.15	\$500,000	\$10.00
B	Neighborhood Office (NPO)	Office	2 Story	16,000	4.0	65,000	1.49	\$650,000	\$10.00
C	Neighborhood Office (NPO)	Office	2 Story	18,000	4.0	70,000	1.61	\$700,000	\$10.00
D(1)	Neighborhood Office (NPO)	Bank	2 Story	18,000	4.0	75,000	1.72	\$1,125,000	\$15.00
D(2)	City Center (CC)	Bank ATM/Kiosk		1,250		40,000	0.92	\$480,000	\$12.00
E	City Center (CC)	Hotel (96 Rooms)	5 Story	50,000	1.2 (Per Room)	130,000	2.98	\$1,820,000	\$14.00
F	City Center (CC)	Office	2 Story	30,000	4.0	100,000	2.30	\$1,200,000	\$12.00
G	City Center (CC)	Office	2 Story	40,000	4.0	87,000	2.00	\$1,305,000	\$15.00
H	City Center (CC)	Office/Retail	2 Story	17,200	4.0	43,000	0.99	\$645,000	\$15.00
Cottonwood Canyon Office Campus									
A	Neighborhood Office (NPO)	Office		215,622	4.0	784,080	18.00	\$6,664,680	\$8.50
Cottonwood Canyon South Office Park (Prairie Star Parkway)									
A	Neighborhood Office (NPO)	Office/Bank	1 Story	15,000	4.0	82,764	1.90	\$744,876	\$9.00
B	Neighborhood Office (NPO)	Office	2 Story	20,000	4.5	91,476	2.10	\$823,284	\$9.00
C	Neighborhood Office (NPO)	Office	1 Story	100,000	4.0	357,192	8.20	\$2,857,536	\$8.00

For full zoning descriptions, please contact the City of Lenexa, Kansas at 913.477.7500 or http://www.ci.lenexa.ks.us/codemaster/Title_4/index.html

All acreage figures are estimates. The property has not been platted and no "lots" have been drawn.