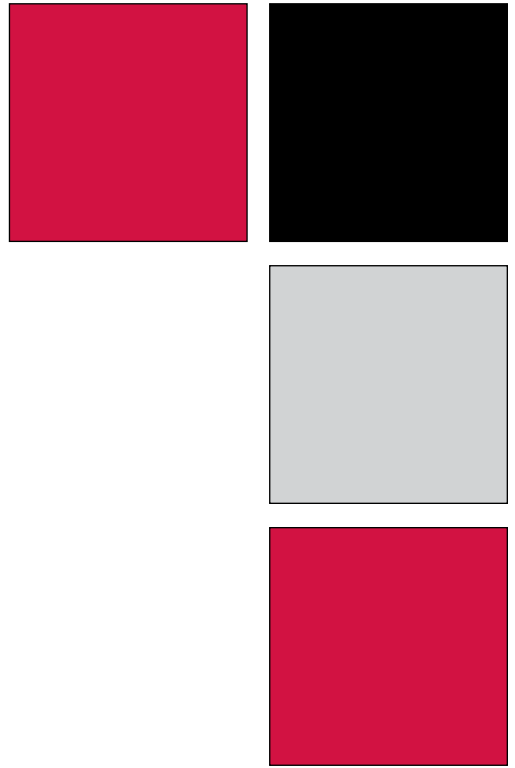
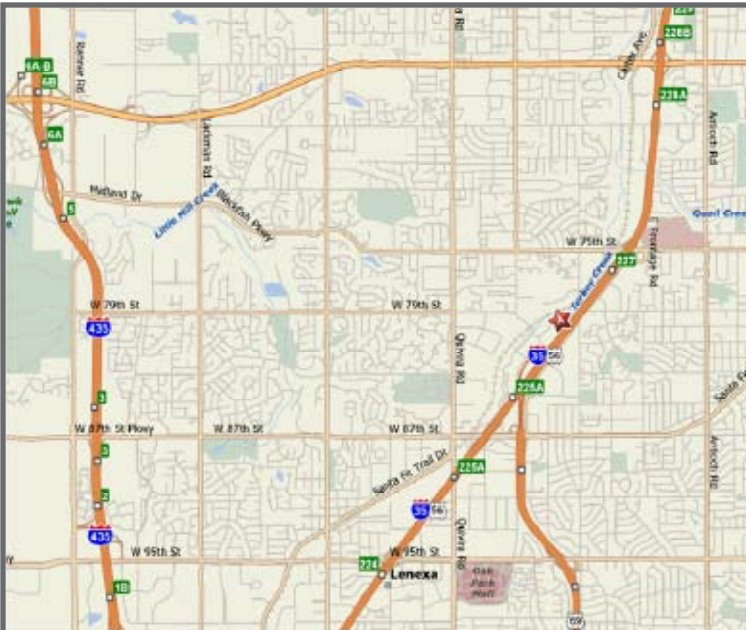




OFFICE PROPERTY FOR LEASE
WESTBROOK III
 8050 Marshall Drive
 Lenexa, Kansas



Property Highlights

- ±5,000 to 25,899 RSF available
- Class A office finish in place
- \$19.95 PRSF
- 10'8" ceiling height
- 5:1,000 SF parking ratio, expandable
- Wide column spacing - 51' to outside wall
- Secured, redundant telecommunication service (Gigabit Ethernet)
- High visibility to I-35
- Prominently located on the northwest corner of Marshall Drive & 81st Street, west of I-35
- Easy access to I-35 at 75th Street and 87th Street interchanges

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
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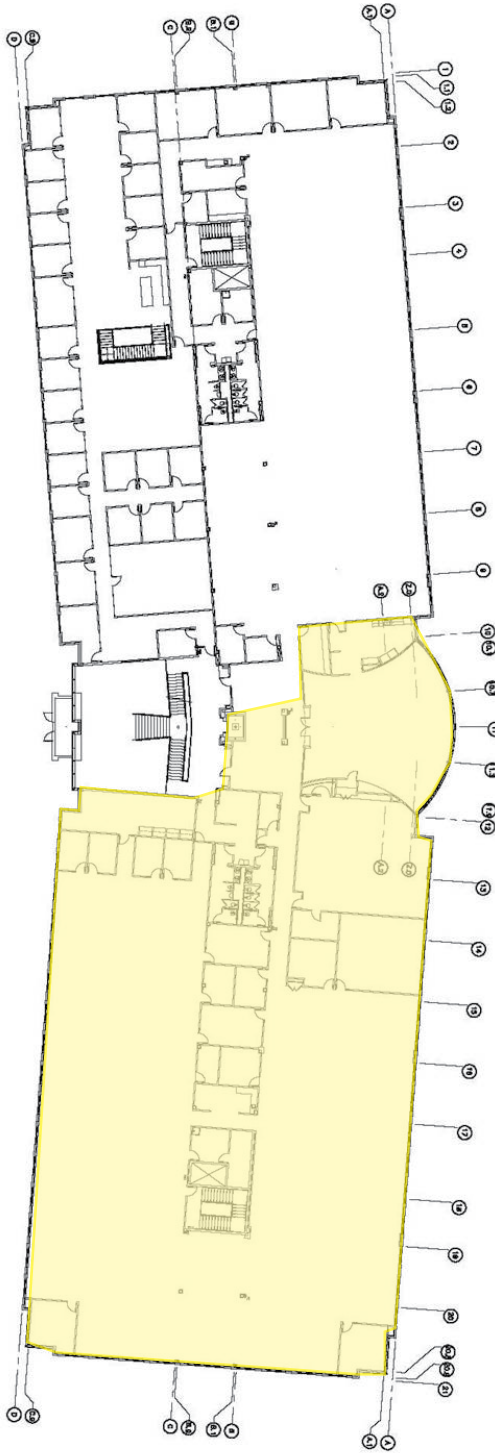
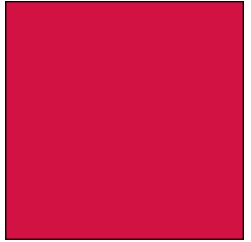
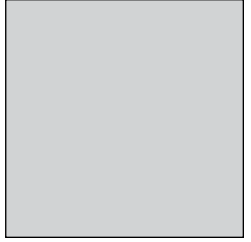
NAI Capital Realty

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.

WESTBROOK III
8050 Marshall Drive
Lenexa, Kansas



Second Floor
25,899 SF

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Westbrook III Building Overview

Property:	Westbrook III 8050 Marshall Drive Lenexa, Kansas
Land Area:	Approximately 6.24 Acres / 271,732 sq. ft.
Building Type:	Two-story office building
Building Size:	Approximately 97,284 Rentable Square Feet
Building Dimensions:	Approximately 122' depth x 420' length
Column Spacing:	51' x 20' x 51' deep x 20' wide (typical)
Clear Height:	10' 8" typical to the bottom of the ceiling grid and 12' to the bottom of joists on each level
Roof System:	Single-ply E.P.D.M. membrane, fully adhered
Floor Slab:	The slab on grade is 4" reinforced concrete (4,000 PSI) above a vapor barrier on 4" crushed stone base; the elevated slab is 3½" reinforced concrete on a metal deck (4,000 PSI)
Exterior Walls:	Concrete tilt-up panels; painted smooth exterior surface with reveals and thin brick inset; horizontal and vertical reveals and thin brick inset will add to smooth surfaces
Windows:	Set in aluminum frames; glass is 1"-thick insulated, tinted glass
Skylights:	Two (2) - 4' x 8' skylights above all enclosed staircases
Fire Sprinklers:	Wet sprinkler system designed for "light hazard" in accordance with NFPA standards
Parking:	Five (5) per 1,000 useable square foot parking ratio (466 total parking spaces)
Landscaping:	Extensive landscaping throughout the site
HVAC Systems:	Four (4) VAV rooftop units with variable speed fans on concrete pads; galvanized sheet metal ductwork; mixing boxes provided a ratio of 1 per 1,000 sq. ft.
Electrical:	All-electric building, with a 2,500 amp, 277/480 volt, 3-phase, 4-wire electrical service
Water/Sewer:	Supplied via 2" insulated copper water line; sewer service is a minimum of 4" line run. Both lines run beneath the slab for the majority of the length of the building on the first level and at the wet columns on the second level.
Fiber:	Multiple providers - dual fiber routes to each building

Westbrook III

Rental Rate/Tenant Improvement Allowance Overview

Space Availability:	±5,000 to 25,899 Rentable Sq. Ft.
Lease Term:	Five (5) to Ten (10) years
Rental Rate:	\$19.95 Per Rentable Sq. Ft.
Tenant Improvement Allowance:	Negotiable
Lease Type:	Full-Service
Operating Expense Stop:	\$8.21 Per Rentable Sq. Ft.