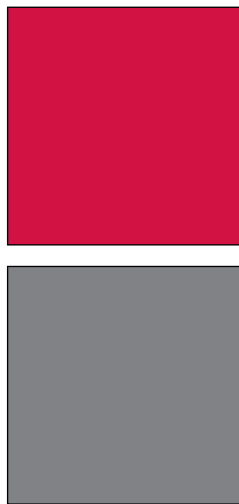
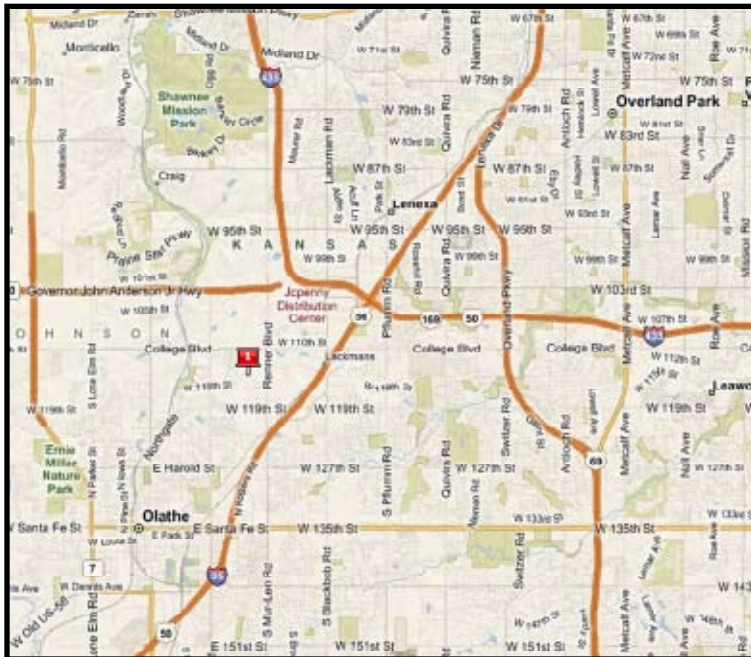


## PROPERTY FOR LEASE

# COLLEGE & RENNER CORPORATE CENTER

Lenexa, Kansas



## Property Highlights

- 19,871 SF Available
- 11,202 SF Office
- 8,669 SF Warehouse
- 5 Per 1,000 SF Parking Ratio
- 3 Dock High Doors
- 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  
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# NAI Capital Realty

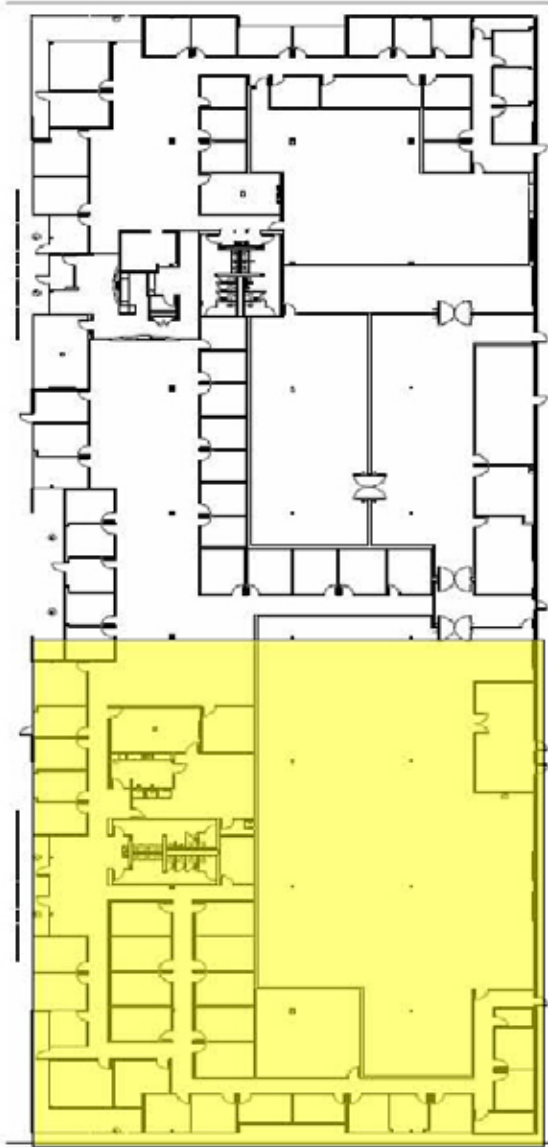
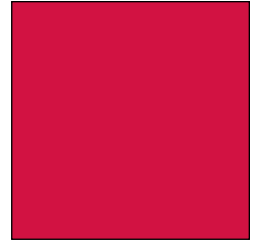
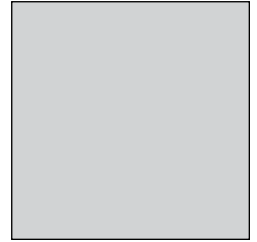
Commercial Real Estate Services, Worldwide.

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 A**  
**19,871 SF Available**

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## College & Renner Corporate Center Building A Overview

<b>Project:</b>	College & Renner Corporate Center Building A - 16801-17 College 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 44,656 Gross Square Feet
<b>Building Dimensions:</b>	Approximately 123' depth x 360' length
<b>Column Spacing:</b>	Approximately 40' wide x 30' deep (typical)
<b>Clear Height:</b>	15' 6" (minimum) to the bottom of joists, which will accommodate suspended ceiling heights of 9' to 14'+
<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 in the front half of the building and 5" reinforced concrete (4,000 PSI) above a vapor barrier on 4" crushed stone base in the rear half of the building
<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>	Five (5) per 1,000 rentable square foot parking ratio (223 total parking spaces).
<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 A**

Space Availability:	19,871 Sq. Ft.
Lease Term:	Five (5) to Ten (10) years
Range in Rental Rates:	\$10.50 to \$12.00 Per Sq. Ft. (Level and percentage of tenant finish along with length of lease term are factors impacting the rental rate)
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$3.24 (Level and percentage of tenant finish are factors impacting real estate taxes) Estimated Property Insurance: \$0.10 Estimated Common Area Maintenance: \$1.47