



**NEW BUILDINGS I/J/K/L
COMING SOON**

Space for Lease





- Excellent freeway access and visibility
- High parking ratios
- Attractively landscaped business park setting
- Uses for office-warehouse/flex/showroom

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

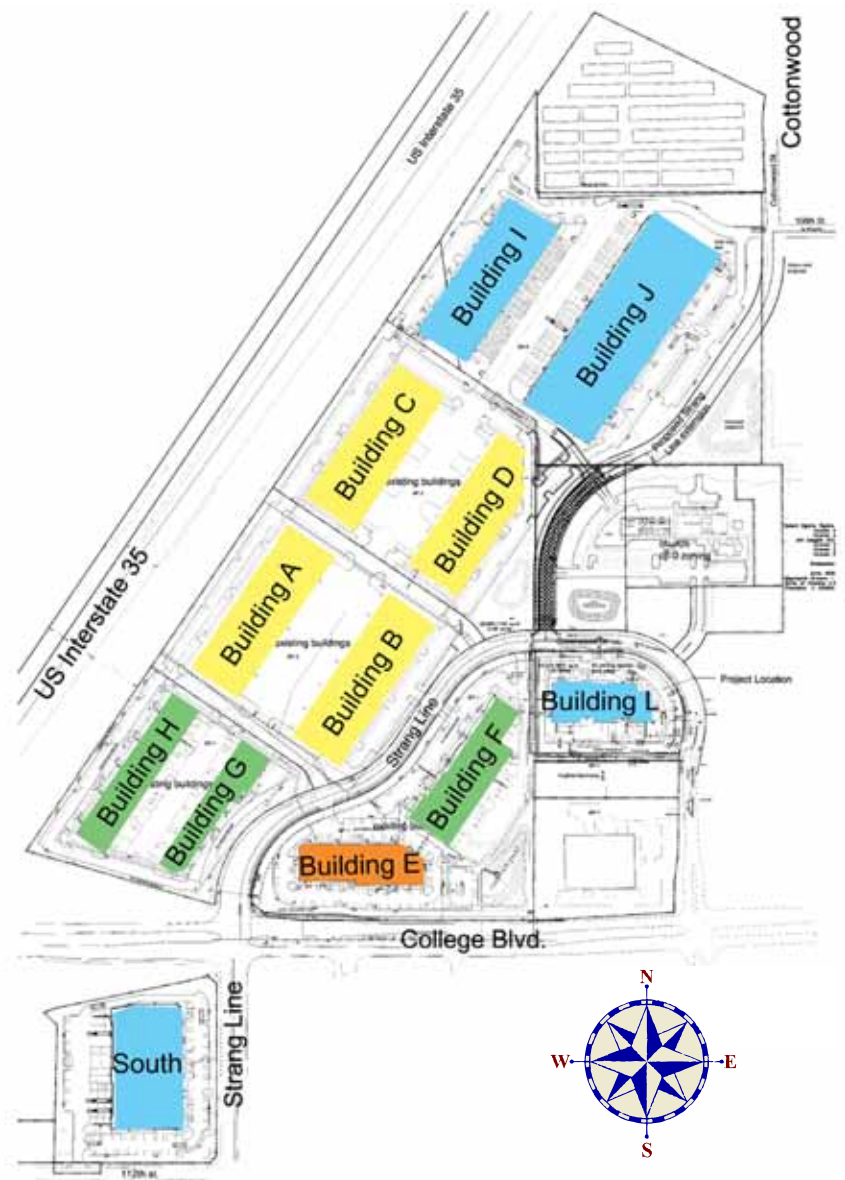
Park Site Plan

-  Large bay light industrial and office/warehouse/flex
-  Smaller bay light industrial and office/warehouse/flex
-  One story office with direct entry to each suite
-  New construction planned, light industrial office/warehouse/flex

Site Plan

| | | | | |
|----------|---|---|---------|----|
| Building | A | - | 77,035 | SF |
| Building | B | - | 77,035 | SF |
| Building | C | - | 70,589 | SF |
| Building | D | - | 65,900 | SF |
| Building | E | - | 35,454 | SF |
| Building | F | - | 49,662 | SF |
| Building | G | - | 33,218 | SF |
| Building | H | - | 45,047 | SF |
| Building | I | - | 70,645 | SF |
| Building | J | - | 139,533 | SF |
| Building | K | - | 66,916 | SF |
| Building | L | - | 28,194 | SF |

Total - 759,228 SF



Business Park Features

- SureWest Communications, Time Warner Cable (Road Runner) & AT&T offer every voice, internet, data service possible including T1, T3, DSL and equivalent services. American Fiber Systems (AFS) also have supplied fiber cables to 1&1 Internet for their large computer data center.
- Buildings A/B/C/D/I/J/South are BP-2 zoning, Planned Manufacturing. Permits predominately light industrial uses include wholesaling, manufacturing and warehouse operations in addition to research and office uses.
- Buildings E/F/G/H are BP-1 zoning, Planned Business Park. Permits predominately office or research type facilities with lower intensity or smaller scale manufacturing, warehousing and wholesaling.
- Landscaped grounds with underground lawn irrigation system
- Excellent freeway access to I-35, I-435 and Highway K-10
- Close proximity to major services and retail amenities at 119th Street and I-35 Retail Corridor
- Security Patrol



College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

For Lease



REAL ESTATE. REAL STRATEGIES. REAL SUCCESS.®

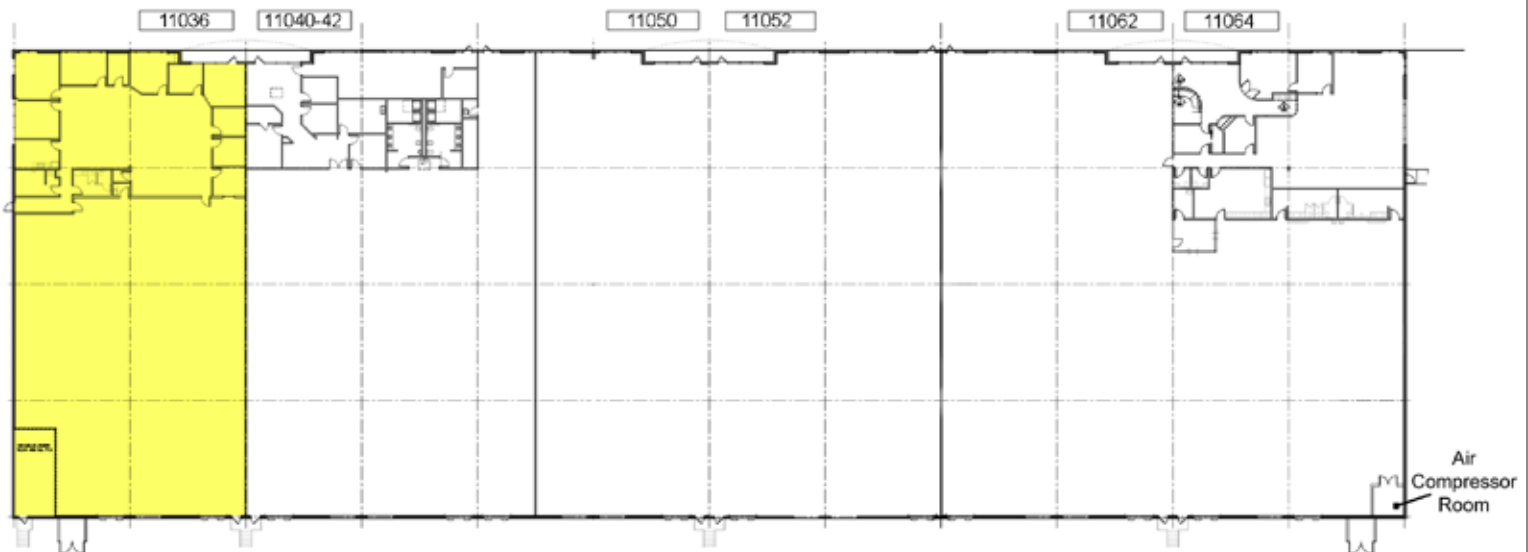
700 W. 47th Street, Suite 200, Kansas City, MO 64112
Phone: 816.756.1400 Fax: 816.932.5598



Building A; Office/Flex

| | |
|-------------------|---|
| Available Space: | #11036- 12,522 SF with 4,058 SF offices, 2 docks (can add more), \$8.10 PSF net. Warehouse has full HVAC/lights for production |
| Column Spacing: | 40 'x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide (Typical) |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' Dock Doors- Manually Operated |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |

| | | |
|---------------------------------|---------------|---------------|
| Net Charges: (2011 Budgeted) | CAM: | \$0.82 |
| | INS: | \$0.09 |
| | TAX: | \$1.75 |
| | TOTAL: | \$2.66 |



Building B; Office/Flex

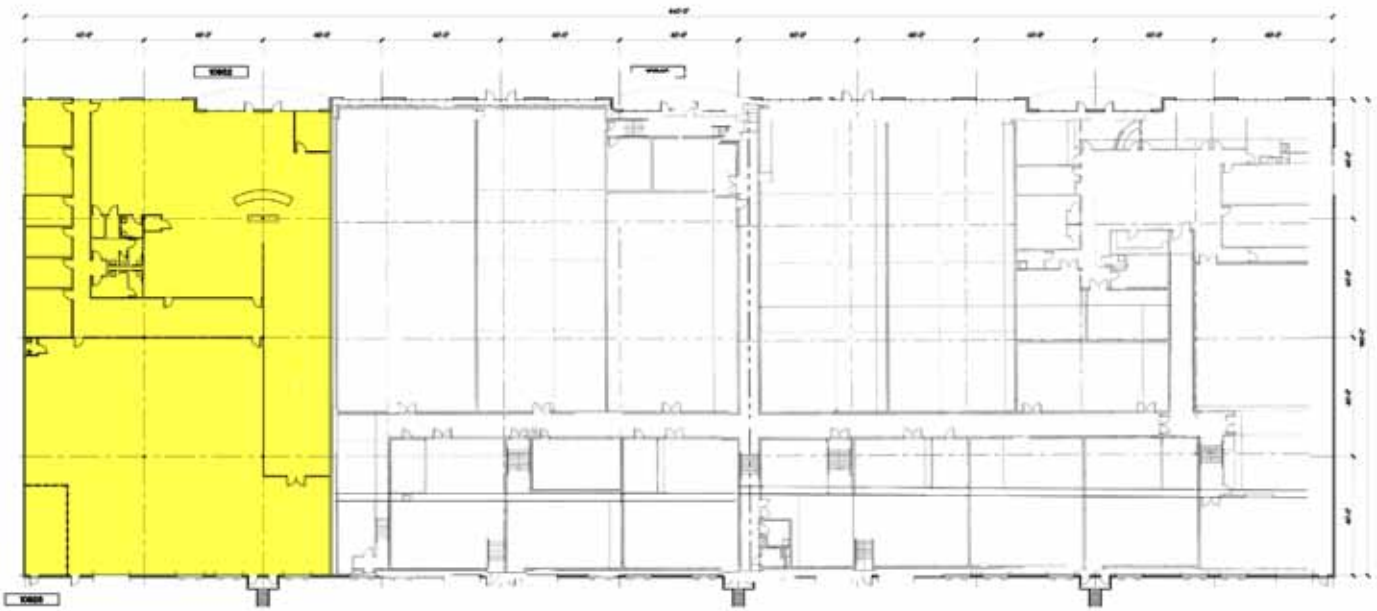
| | |
|-------------------|---|
| Available Space: | #11018 - 9,562 SF with 1,606 SF offices, 2+ docks, \$6.75 PSF |
| Column Spacing: | 40 'x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide (Typical) |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' Dock Doors- Manually Operated |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |

| | | |
|---------------------------------|--------|--------|
| Net Charges: (2011 Budgeted) | CAM: | \$0.82 |
| | INS: | \$0.09 |
| | TAX: | \$1.75 |
| | TOTAL: | \$2.66 |



Building C; Office/Flex

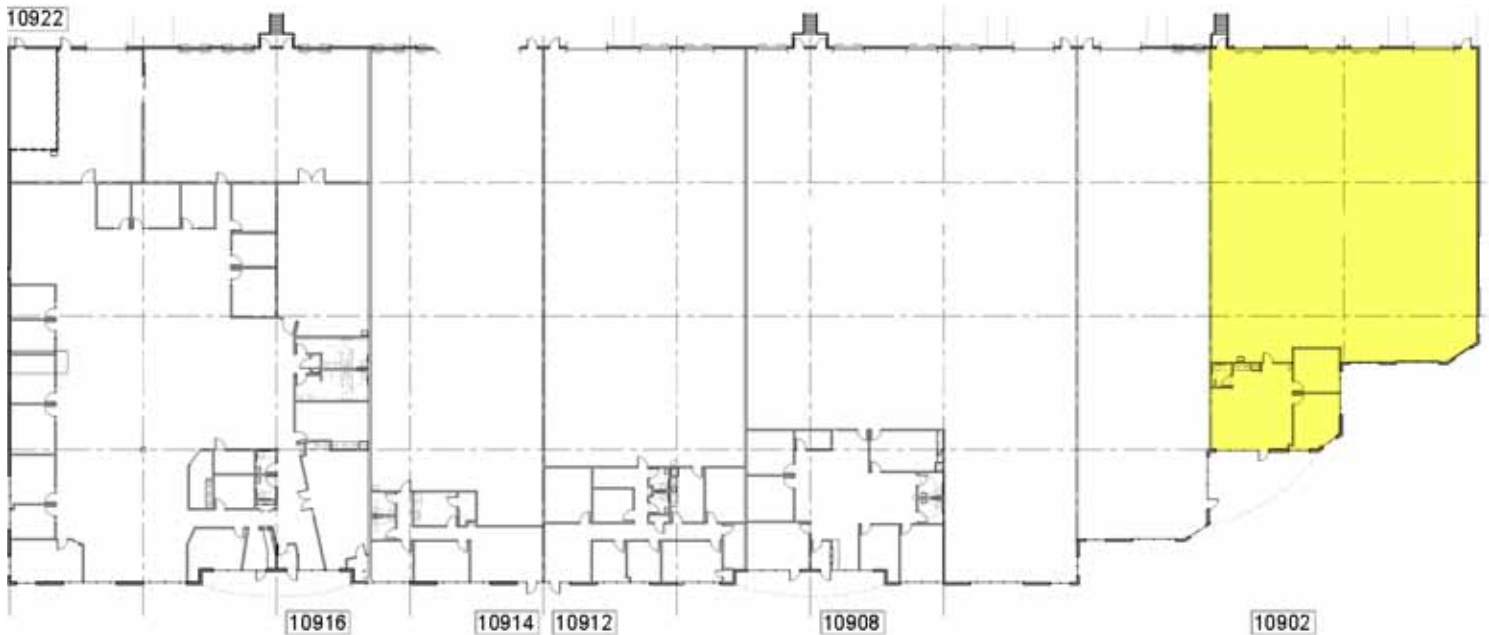
| | |
|---------------------------------|---|
| Available Space: | #10932- 16,168 SF with 9,267 SF of air conditioned office and showroom with 1- 12' x 14' drive-in door and 2 docks, \$5.75 PSF Net. 100% A/C (occupied) |
| Column Spacing: | 40 'x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide (Typical) |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' Dock Doors- Manually Operated and 1- 12' x 14' drive-in door |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |
| Net Charges: (2011 Budgeted) | CAM: \$0.88 INS: \$0.10 TAX: \$1.53 TOTAL: \$2.51 |



Building D; Office/Flex

| | |
|-------------------|---|
| Available Space: | #10902 - 8,713 SF with 1,193 SF offices, 3 Docks, 1 Drive-in; \$5.75 PSF |
| Column Spacing: | 40 'x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide (Typical); T-5 in warehouse |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' dock doors- Manually operated and 12' x 14' drive-in doors |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |

| | | |
|---------------------------------|---------------|---------------|
| Net Charges: (2011 Budgeted) | CAM: | \$0.88 |
| | INS: | \$0.10 |
| | TAX: | \$1.53 |
| | TOTAL: | \$2.51 |



Building E - Office-Warehouse/Flex/Showroom

| | |
|-------------------------------|--|
| Total Building Size: | 35,454 ± SF |
| Building Description: | Single story professional/medical/retail showroom building |
| Square Feet Available | 935 SF available / up to 28,039 SF available for sublease or new direct lease (occupied) |
| Lease Rate: | \$10.50 PSF Net with improvements amortized or \$16.50 full service |
| Tenant Improvement Allowance: | \$30 PSF (included in lease rate) |

| | | |
|----------------------------------|-------------------------|--------------------|
| Operating Costs/ Net Charges: | Real Estate Taxes | \$ 1.97 PSF |
| | Building Insurance | \$ 0.19 PSF |
| | Common Area Maintenance | \$ 2.11 PSF |
| | TOTAL | \$ 4.27 PSF |

Gas and electric are separately metered and paid by tenant direct.
Estimated charges:

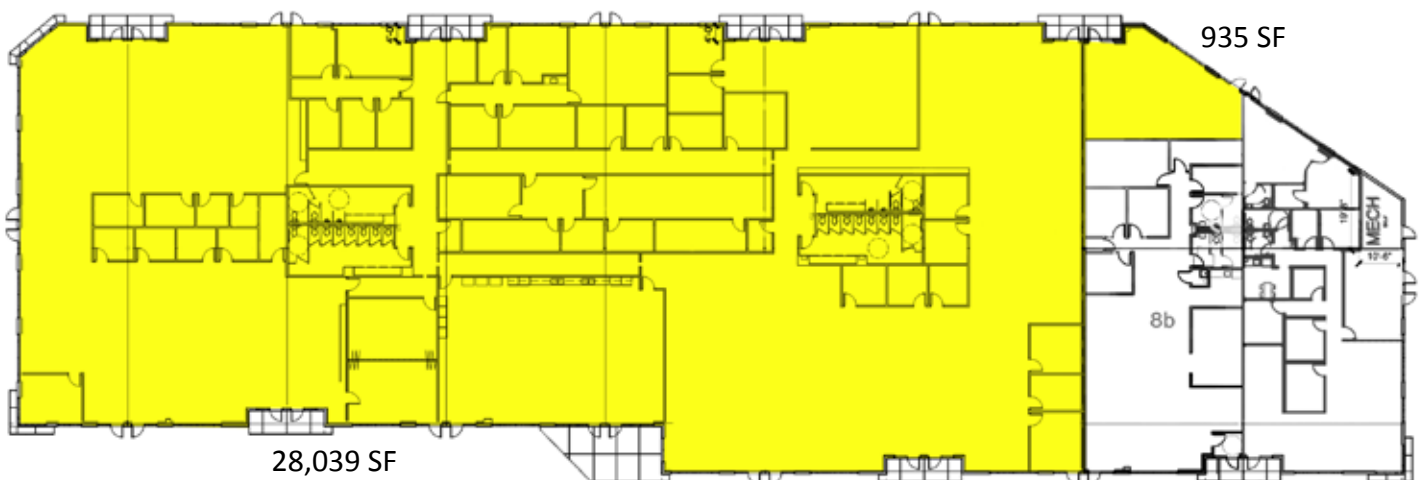
| | | |
|------------|--------------|------------|
| Utilities: | Electricity: | \$1.30 PSF |
| | Gas: | \$0.75 PSF |
| | Total: | \$2.05 PSF |

Parking: 4 cars per 1,000

Zoning: BP-1

Usages: Sit down restaurant, fitness, day care, coffee shop, copy and mail center, professional/medical offices, and retail showroom

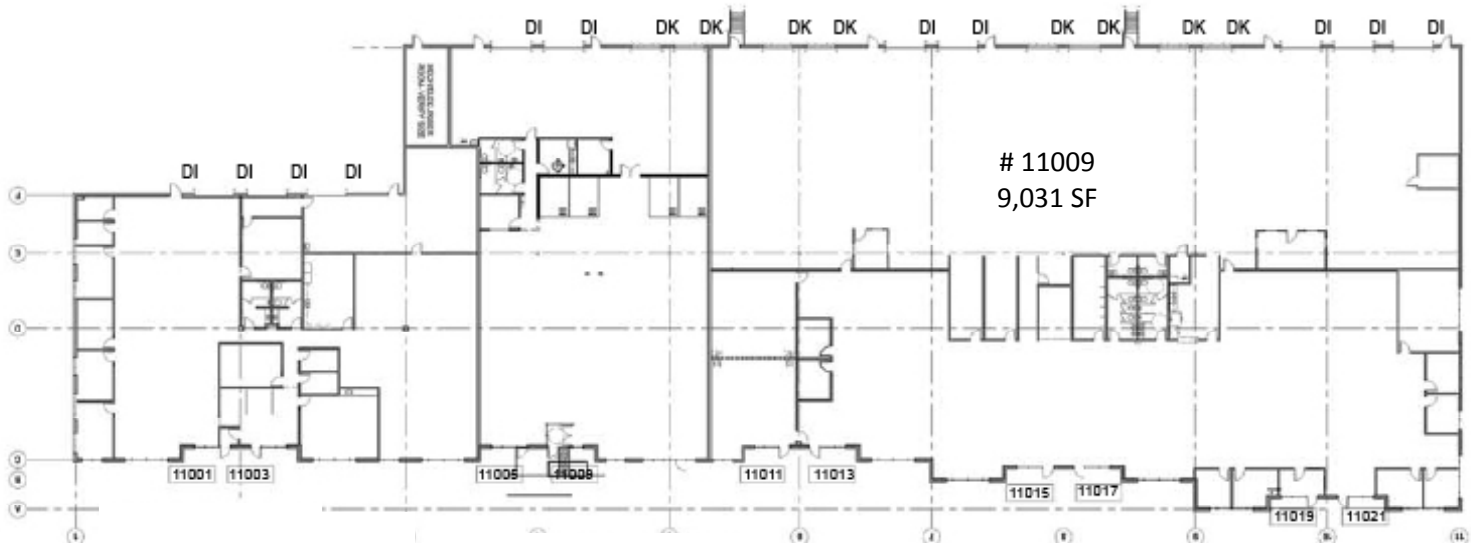
Occupancy: Suites available for occupancy within 30 days of signed lease



Building F - Office-Warehouse/Flex/Showroom

| | |
|-------------------|--|
| Available Space: | None |
| Column Spacing: | 40 x 40 |
| Ceiling Height: | 22' Clear Height |
| Floor Thickness: | 6" Reinforced concrete |
| Sprinkler Type: | Class I |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F |
| Lighting Type: | 400 Watt metal halide high bay fixtures inside at 0°F outside |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 2 - 9' x 10' Dock Doors; 2 - 12' x 14' Drive-In doors |
| Parking: | 111 parking spaces |

| | | |
|---------------------------------|---------------|---------------|
| Net Charges: (2011 Budgeted) | CAM: | \$1.44 |
| | INS: | \$0.11 |
| | TAX: | \$1.47 |
| | <u>TOTAL:</u> | <u>\$3.02</u> |



Building G - Office/Warehouse/Flex/Showroom

Available Space: None

Column Spacing: Varies

Ceiling Height: 18' Clear Height

Floor Thickness: 6" Reinforced concrete

Sprinkler Type: Class I

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

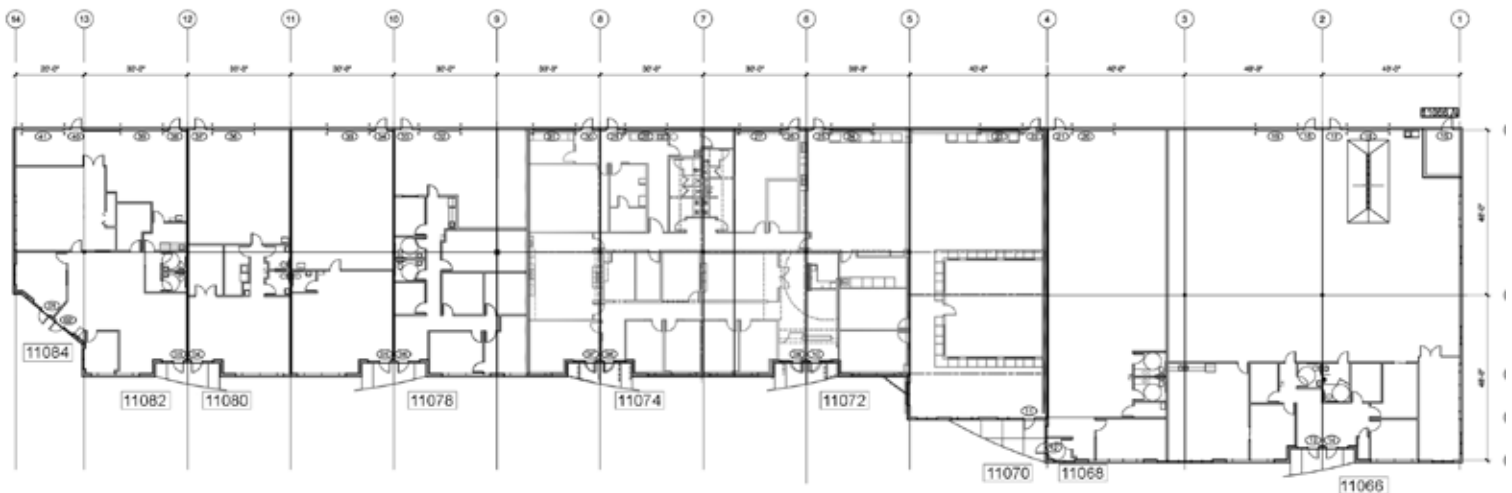
Lighting Type: 400 Watt metal halide high bay fixtures

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 12' x 14' Drive-In doors/dock-high loading available via hydraulic lifts

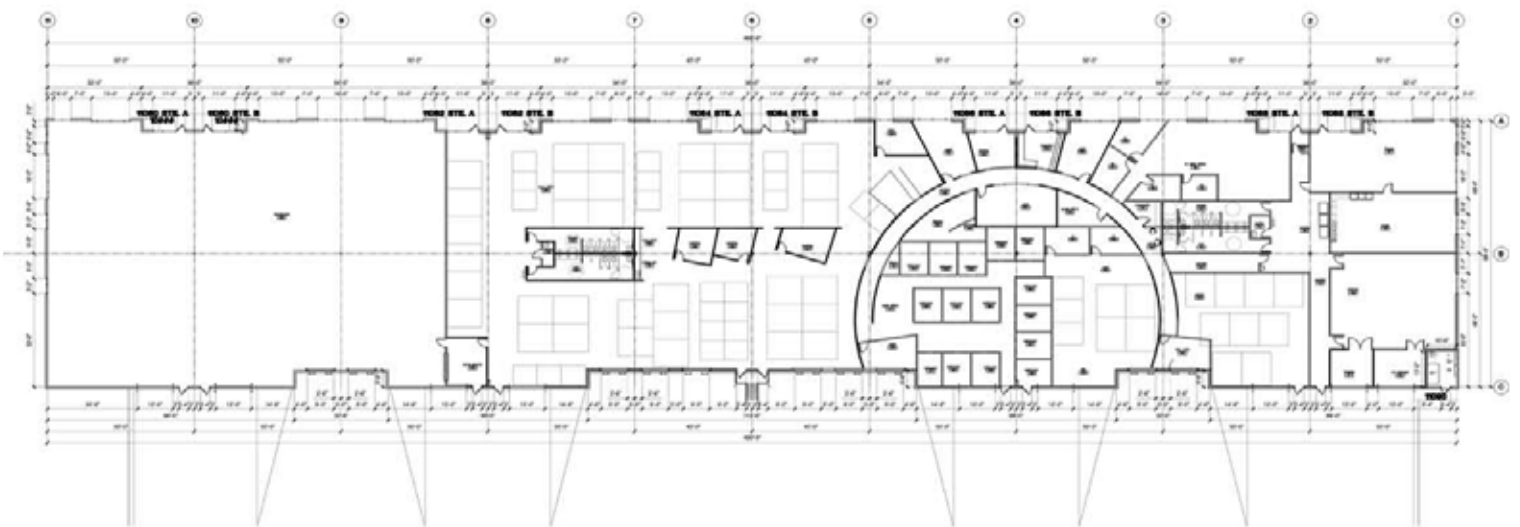
Parking: 98 parking spaces

| | | |
|---------------------------------|--------|--------|
| Net Charges: (2011 Budgeted) | CAM: | \$1.27 |
| | INS: | \$0.09 |
| | TAX: | \$1.38 |
| | TOTAL: | \$2.74 |



Building H - Office/Warehouse/Flex/Showroom

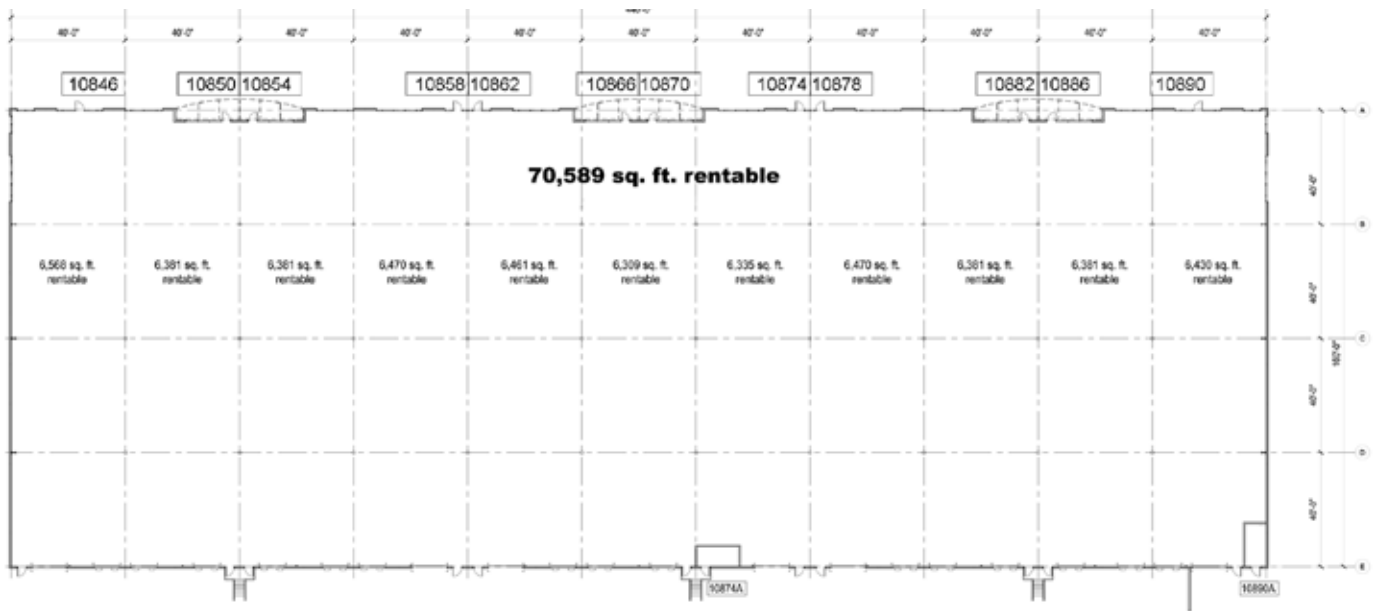
| | |
|---------------------------------|---|
| Available Space: | None |
| Column Spacing: | Varies |
| Ceiling Height: | 18' Clear Height |
| Floor Thickness: | 6" Reinforced concrete |
| Sprinkler Type: | Class I |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt metal halide high bay fixtures |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 1 - 12' x 14' Drive-In door. Dock-High loading available |
| Parking: | 98 parking spaces |
| Net Charges: (2011 Budgeted) | CAM: \$1.27 INS: \$0.09 TAX: \$1.38 TOTAL: \$2.74 |



Building I - Office-Warehouse/Flex/Showroom (to be built)

| | | |
|----------------------------------|--|--------|
| Available Space: | 12,000 SF up to 70,589 ± SF \$6.35 PSF | |
| Column Spacing: | 40' x 40' | |
| Ceiling Height: | 24' Clear Height | |
| Floor Thickness: | 6" Reinforced concrete | |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) | |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F | |
| Lighting Type: | T-8 Fluorescent | |
| Electric Service: | 1600 AMP, 277/408 service planned to building | |
| Loading: | 15 - 9' x 10' Dock Doors 6 - 12' x 14' Drive-In Doors | |
| Parking: | 2.5 cars per 1,000 SF | |
| Net Charges: (2011 Estimated) | CAM: | \$0.80 |
| | Tax: | \$0.75 |
| | Insurance: | \$0.09 |
| | Total: | \$1.64 |

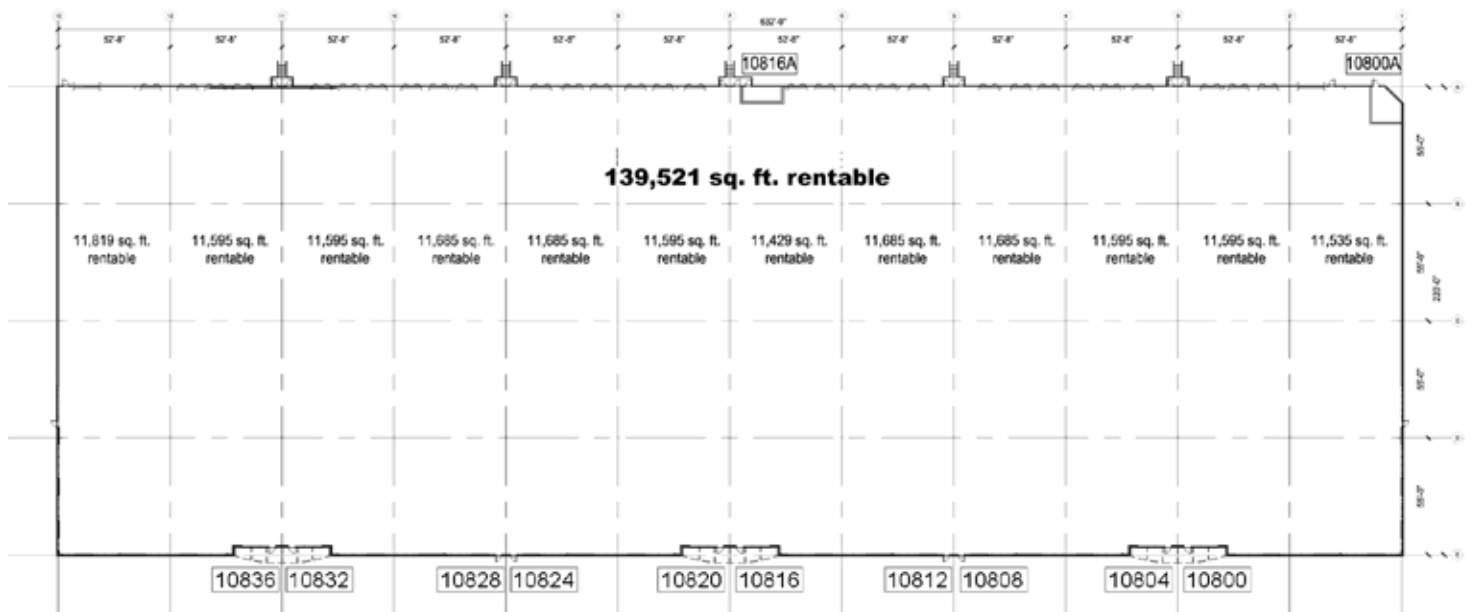
*Up to 60% real estate tax abatement for up to 10 years



Building J - Office-Warehouse/Flex/Showroom (to be built)

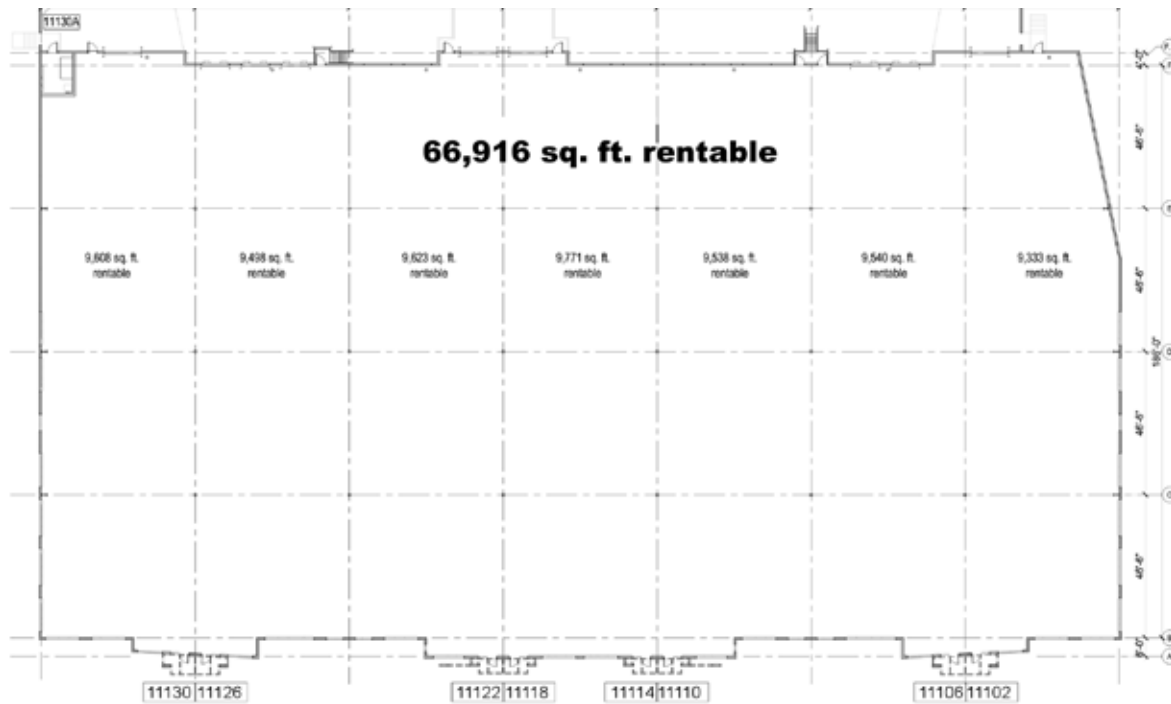
| | | |
|----------------------------------|--|--------|
| Available Space: | 23,000 SF up to 139,521 ± SF \$5.85 PSF | |
| Column Spacing: | 55' x 52' | |
| Ceiling Height: | 30' Clear Height | |
| Floor Thickness: | 6" Reinforced concrete | |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) | |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F | |
| Lighting Type: | T-8 Fluorescent | |
| Electrical Service: | 2000 amp, 277/408 services 3 phase service planned to the building | |
| Loading: | 30 - 9' x 10' Docks 2 - 12' x 14' Drive-In Doors | |
| Parking: | 2.5 cars per 1,000 SF | |
| Net Charges: (2011 Estimated) | CAM: | \$0.75 |
| | Tax: | \$0.75 |
| | Insurance: | \$0.09 |
| | Total: | \$1.59 |

*Up to 55% real estate tax abatement for up to 10 years



K (South) Building - Office/Warehouse/Flex/Showroom (to be built)

| | | |
|----------------------------------|--|---|
| Available Space: | 10,000 SF up to 66,916 ± SF \$6.35 PSF | |
| Column Spacing: | 40.6' x 50' | |
| Ceiling Height: | 22' 6" Clear Height | |
| Floor Thickness: | 6" Reinforced concrete | |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) | |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside | |
| Lighting Type: | T-8 Fluorescent | |
| Electric Service: | 1600 amp, 277/408 service planned to the building | |
| Loading: | 5 - 12 9' x 10' Docks and 4 12' x 14' Drive-In Doors | |
| Parking: | 2.5 cars per 1,000 SF | |
| Net Charges: (2011 Estimated) | CAM: | \$0.82 |
| | Tax: | \$0.80 |
| | Insurance: | \$0.09 |
| | Total: | \$1.71 |
| | | *Up to 55% real estate tax abatement for up to 10 years |



L Building - Office/Warehouse/Flex/Showroom (to be built)

| | |
|-------------------|--|
| Available Space: | 28,194 SF |
| Column Spacing: | 40.6' x 50' |
| Ceiling Height: | 24' Clear Height |
| Floor Thickness: | 6" Reinforced concrete |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside |
| Lighting Type: | T-8 Fluorescent |
| Electric Service: | 1600 amp, 277/408 service planned to the building |
| Loading: | 6 - 9'x10' docks, 2- 12'x14' drive-ins |
| Parking: | 80 cars |

| | | | |
|-----------------------------|------------|--------|--|
| Net Charges: (Estimated) | CAM: | \$0.82 | *Up to 55% real estate tax abatement for up to 10 years |
| | Tax: | \$0.90 | |
| | Insurance: | \$0.09 | |
| | Total: | \$1.81 | |

