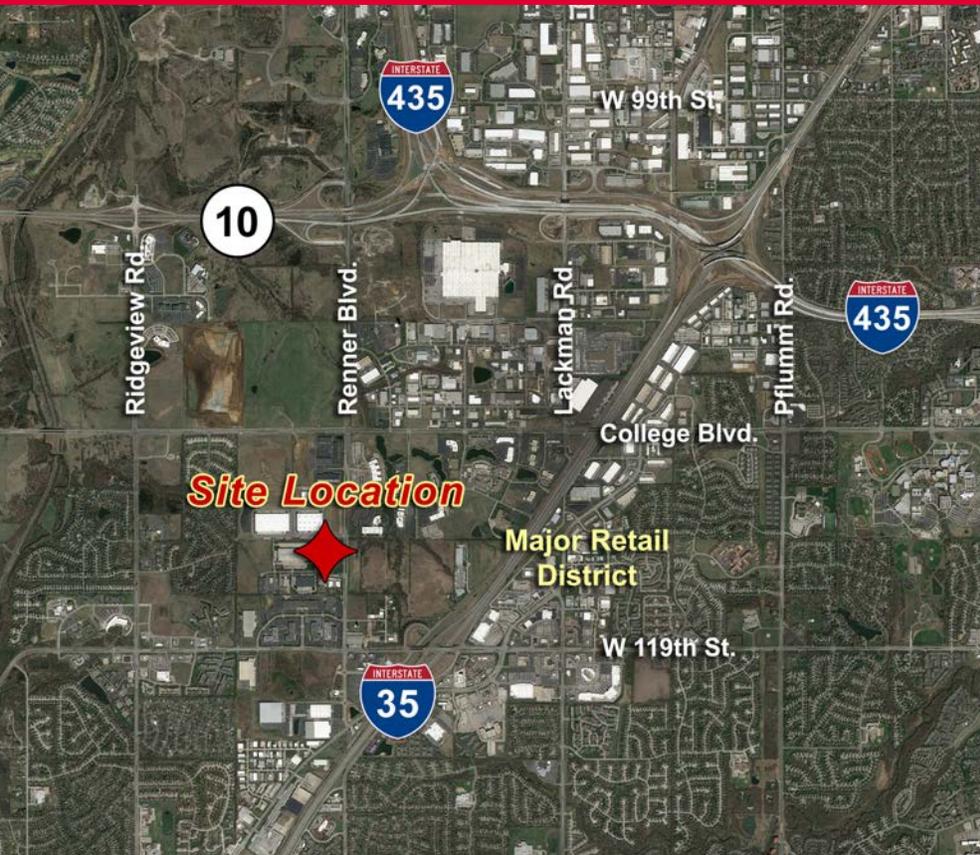


11550 Renner Boulevard

Lenexa, Kansas



Class A, Johnson County, Headquarters Property for Sale



For Information Contact:

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Newmark Grubb
Zimmer

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Building Specifications Summary:

Price:	\$12,500,000
Taxes:	\$277,208.44 tax year 2016
County:	Johnson
Building Area:	149,834 sf
1st Floor Office:	40,273 sf
2nd Floor Office:	46,660 sf
Warehouse:	62,901 sf
Land Area:	12 (±) acres
Zoning:	BP1
Roof:	The roof system is in excellent condition and consists of a white single-ply roofing membrane with 2 inch insulation. The roof includes a sweeper system, hail guards and an advanced drainage setup.
Construction Type:	Concrete, tilt-up
Condition:	Excellent
Year Built:	Built in 2004, remodeled in 2007 and expanded 2013
Clear Height:	26'
Column Spacing:	50' x 40'
Power:	2,500 Amp 480V
Floor:	6" with wire mesh and poly vapor barrier
Parking Ratio:	2.33/1,000
Automobile Spaces:	350
Sprinkler Type:	ESFR in warehouse
Lighting:	Motion sensor t-8 and halide
Dock-High Loading:	9 (8'x10') all with pit levelers
Van-High Loading:	2 (8'x10')
Drive-In Loading:	1 ramped
Commission:	2.5% to cooperating brokers

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**Newmark Grubb
Zimmer**

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Building Size Details:

Building Area: 149,834 sf

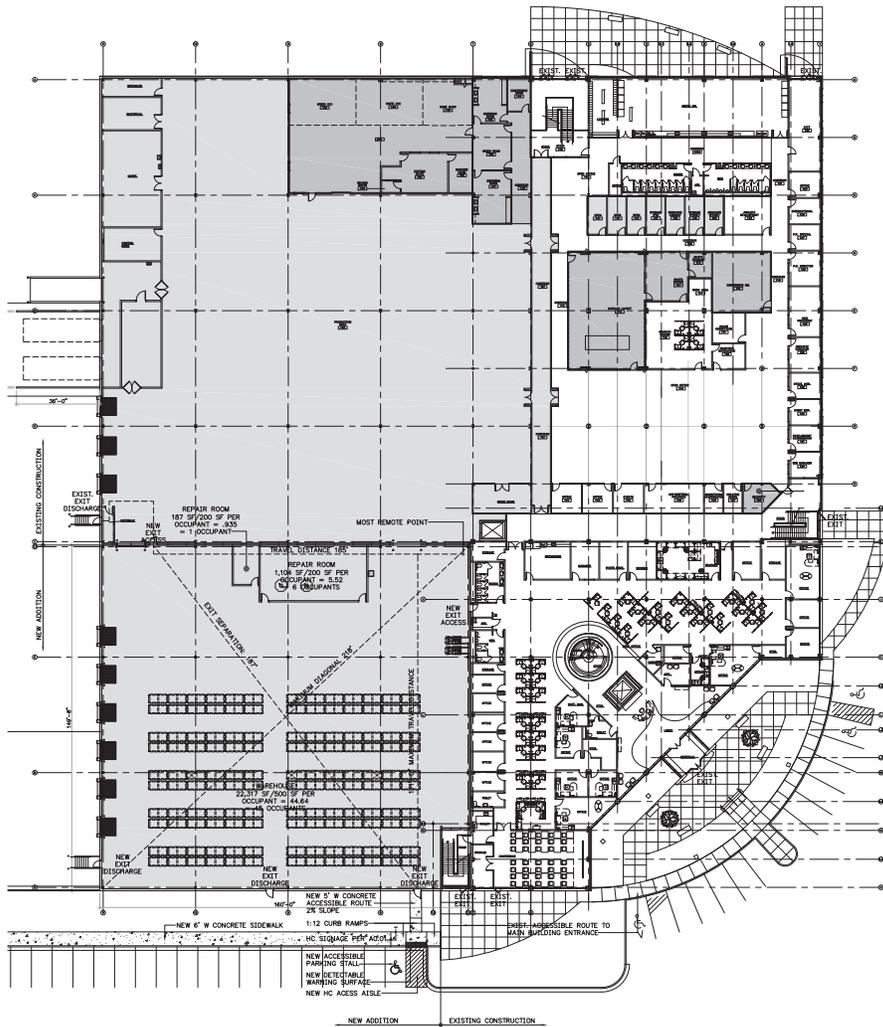
1st Floor Office: 40,273 sf

Warehouse: 62,901 sf (33,000 (±) sf temp controlled)

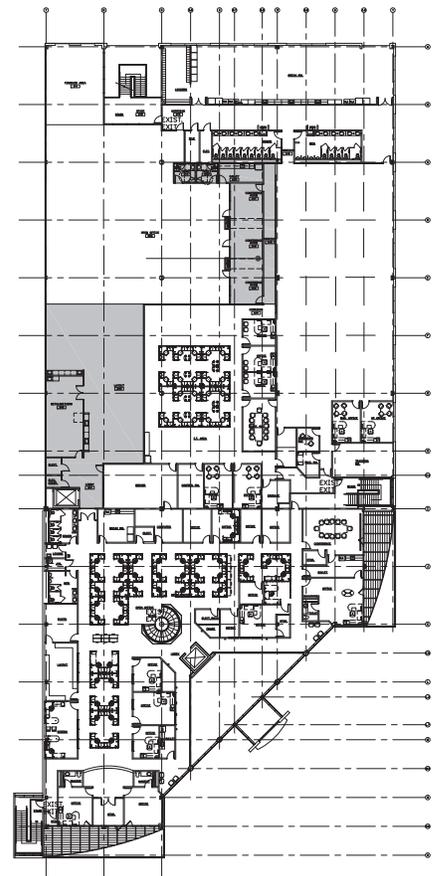
2nd Floor Office: 46,660 sf

Building Floor Plan:

1st Floor



2nd Floor



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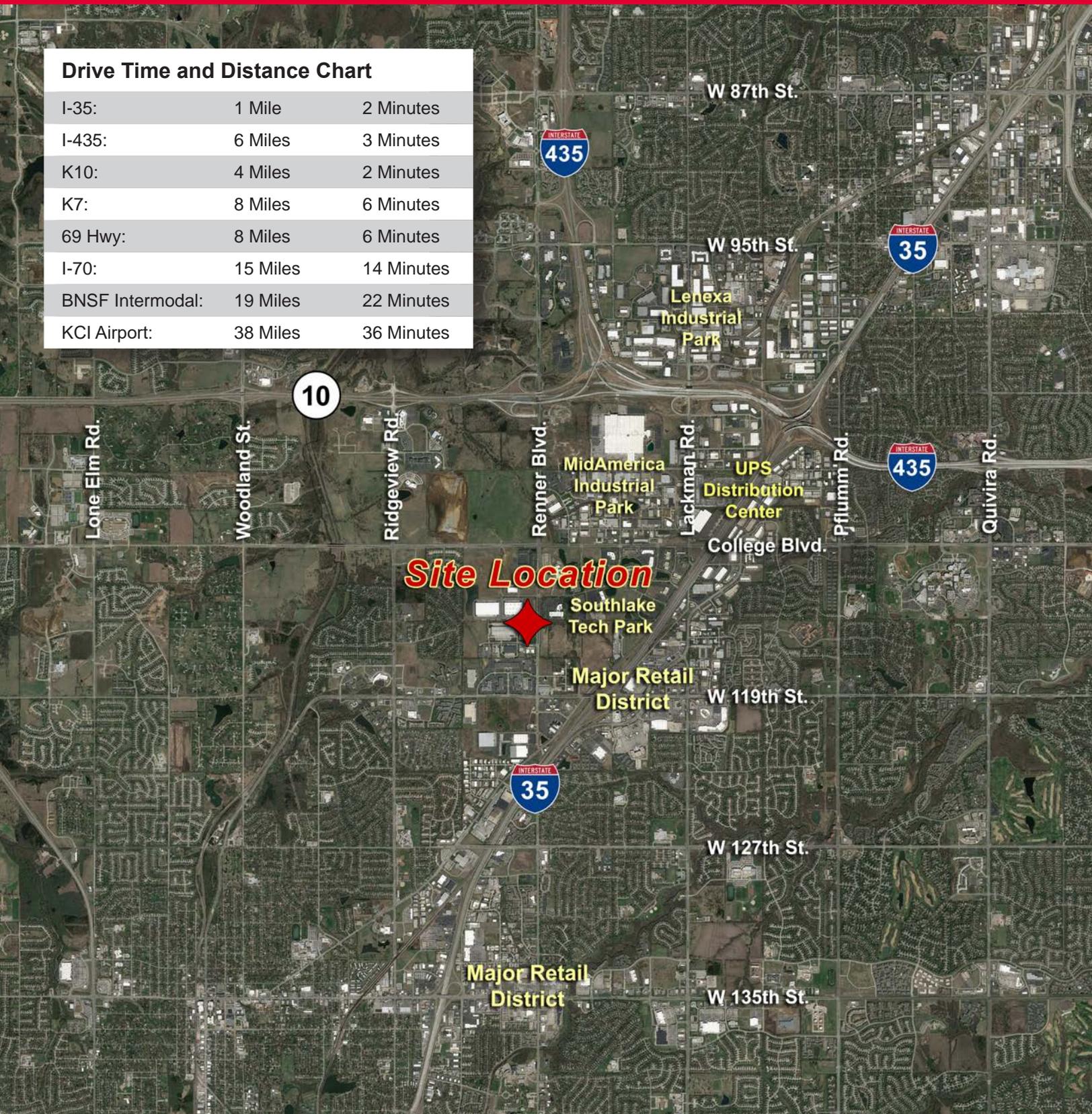
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Drive Time and Distance Chart

I-35:	1 Mile	2 Minutes
I-435:	6 Miles	3 Minutes
K10:	4 Miles	2 Minutes
K7:	8 Miles	6 Minutes
69 Hwy:	8 Miles	6 Minutes
I-70:	15 Miles	14 Minutes
BNSF Intermodal:	19 Miles	22 Minutes
KCI Airport:	38 Miles	36 Minutes



Site Location



Southlake Tech Park

Major Retail District

Major Retail District

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Property Photos:



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Amenities Within 1 Mile Radius:

Restaurants:

A&W All-American Food	Jimmy John's	Sake
Applebee's Neighborhood Grill & Bar	Joe's Crab Shack	Schlotzsky's Deli
Arby's	Joe's KS City BBQ of Olathe	Sonic Drive-In
Asian Pearl	Johnny's Italian Steakhouse	Starbucks
Baskin-Robbins	Long John Silver's	Steak 'n Shake
Buffalo Wild Wings Grill & Bar	LongHorn Steakhouse	Subway
China Cafe	McDonald's	Super Target
Chipotle Mexican Grill	Noodles & Company	Sylas & Maddy's Ice Cream
Cracker Barrel Old Country Store	Oklahoma Joe's BBQ & Catering	Taco Bueno
Firehouse Subs	Old Chicago	Taqueria Mexico
Harus Steak Sushi Place	Panda Express	That's A Wrap
Houlihan's	Panera Bread	Uncle Buck's Grill
Hy-Vee	Pei Wei Asian Diner	Weis Super Buffet
IHOP Restaurant	Pie Five	Wendy's
Jack In the Box	Planet Sub	Zio's Italian Kitchen
Jason's Dell	Popeye's Louisiana Kitchen	

Shopping:

Bass Pro Shops	GameStop	Officemax
Bassett Furniture Direct	Half Price Books Records Magazines	Old Navy
Bed Bath & Beyond	Home Depot	Pier 1 Imports
Best Buy	Hy-Vee	RadioShack
Children's Orchard	Kansas City BBQ Store	Ross Dress For Less
CVS Pharmacy	Kansas Sampler	Sprint
Dicks Clothing & Sporting Goods	Kids Creations	Super Target
Famous Footwear	LifeWay Christian Stores	Verizon Wireless
Furniture Mall of Kansas	Mattress Firm	

Hotels:

Comfort Suites	Hampton By Hilton	Holiday Inn Express
Fairfield Inn By Marriott	Hilton Garden Inn	Residence Inn by Marriott