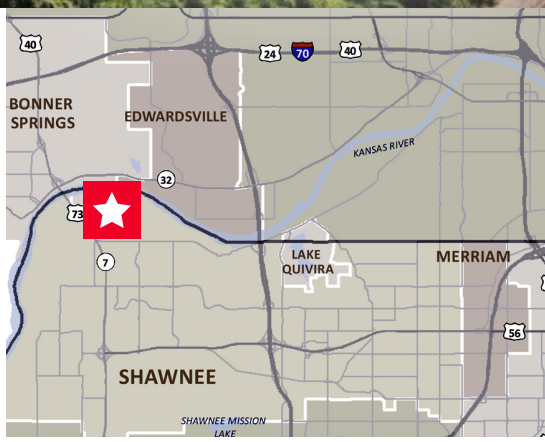
FOR LEASE

Westlink Business Center Building 4 - 170,000 SF

4050 Powell Drive / Shawnee, KS

Property Highlights

- 100% tax abatement years 1 through 6, an average of 80% over 10 years
- Newly built, energy-efficient building with 28' clear heights, ESFR sprinkler system, and dock and drive-in loading option available in units of 20,000 square feet and up
- Great location for local, regional and national distribution with convenient access to Highway K-7, Interstate 435, and Interstate 70
- Master planned business park located in the heart of Shawnee, Kansas at Highway K-7 and 43rd Street
- Significant state and local economic incentive programs available
- $5.85 PSF NNN rate includes $2.00 PSF T.I. allowance for tenants 40,000 SF and up



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Aerial / Location Map

Project Advantages

- Great interstate access to Interstate 435 and Interstate 70 with excellent exposure along Highway K-7
- Low operating costs ideal for light manufacturers or distribution
- Significant state and local economic incentive packages available for up to 2% of the total payroll for 3-5 years in the form of a forgivable loan
- Energy efficient construction
- Concrete and metal construction
- Potential for outside storage

Building Features

- 170,000 SF building divisible to 20,000 SF
- 28' clear height
- ESFR sprinkler
- T-5 high efficiency lights with 25+ footcandle average lighting levels
- R-30 insulation in ceilings
- R-30 insulation in walls
- 177 striped car parking spaces
- 112' truck court depth
- Floor slab is 7' thick using 4,000+ psi concrete mix
- 15 dock high and 2 drive-in doors
- Power - 3,000 amp, 480 volt, 3 phase
- Column spacing - 50' x 50'

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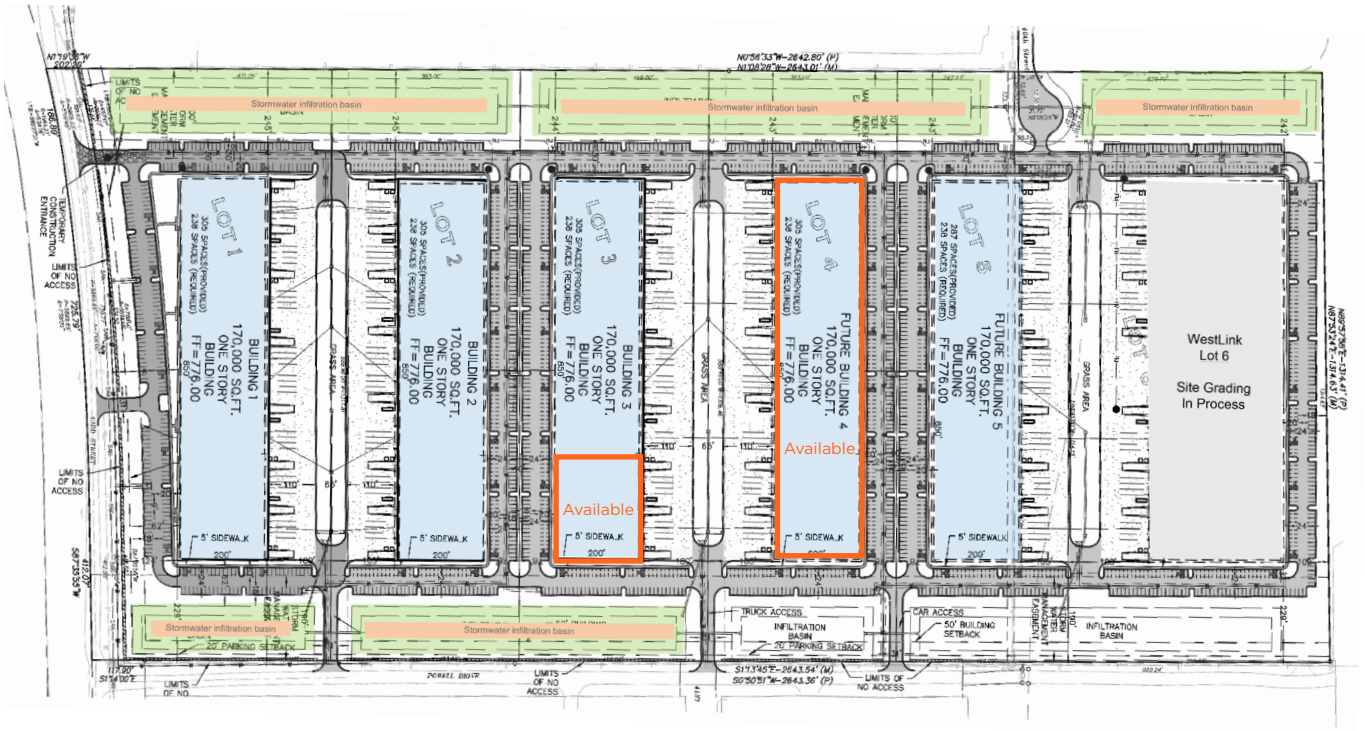
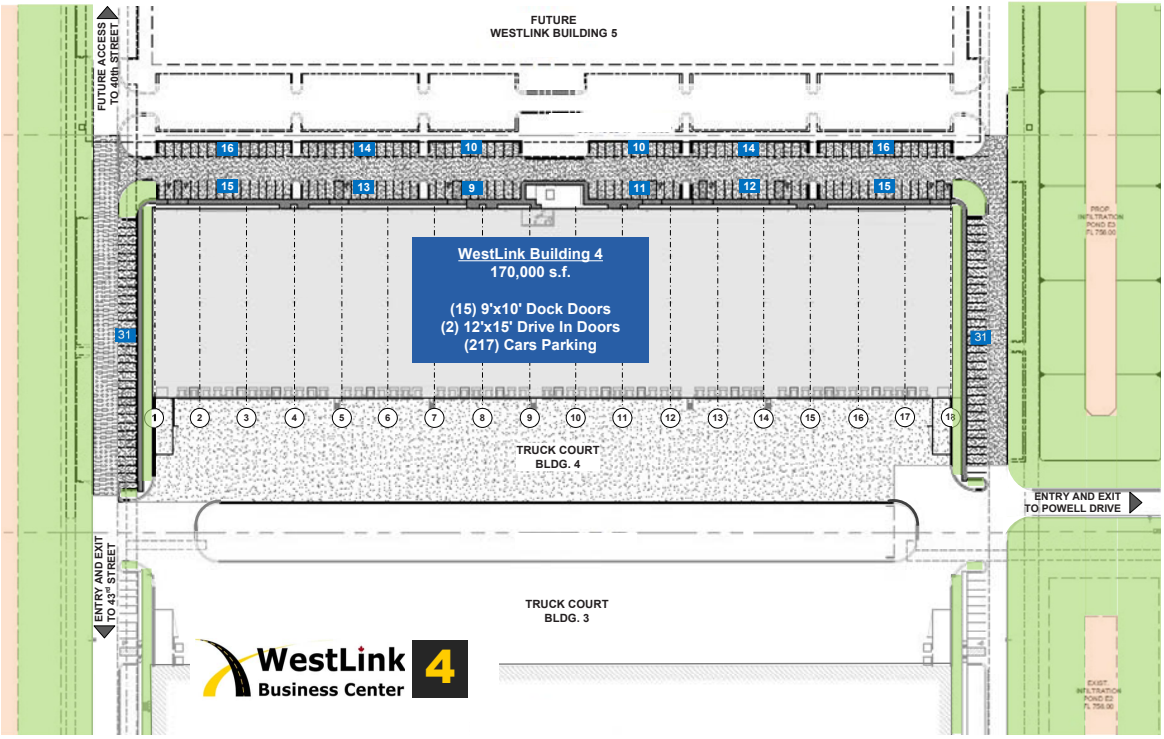
Floor/Site Plans





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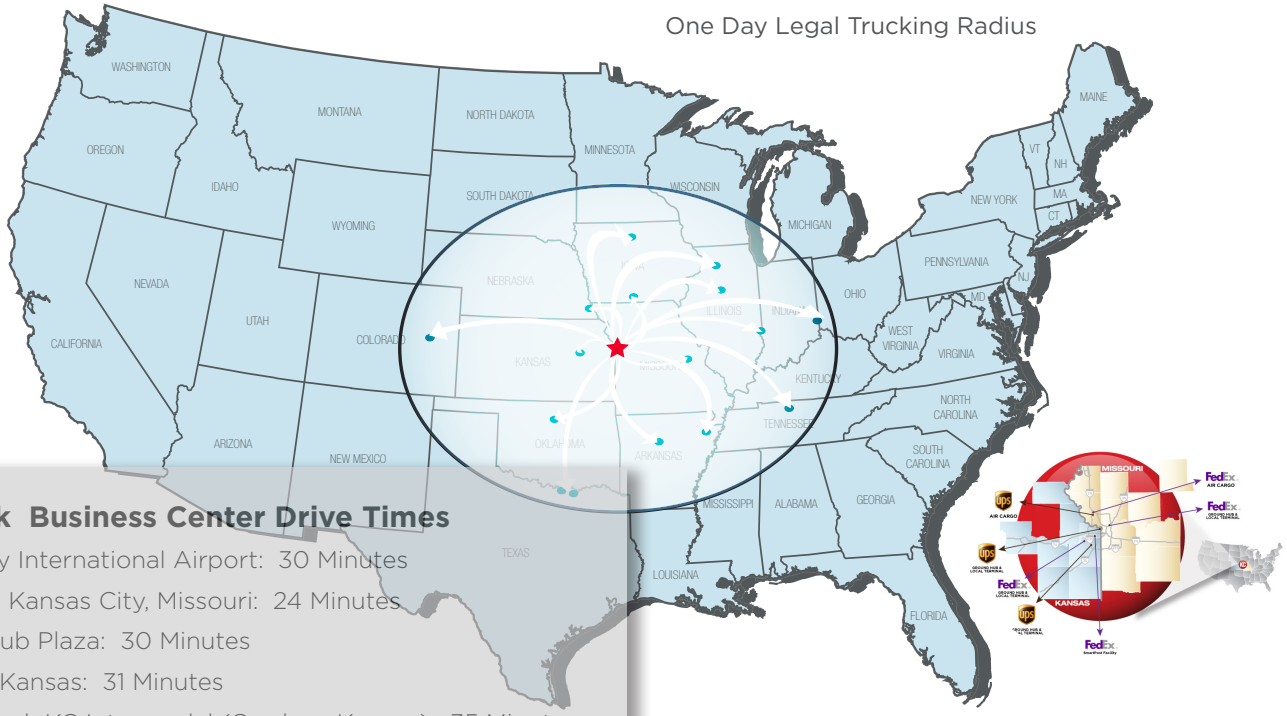
Location, Location, Location!



WestLink Business Center Drive Times

Kansas City International Airport: 30 Minutes

Downtown Kansas City, Missouri: 24 Minutes

Country Club Plaza: 30 Minutes

Lawrence, Kansas: 31 Minutes

Logistics Park KC Intermodal (Gardner, Kansas): 35 Minutes

Greater Kansas City Area

- The Kansas City area consistently ranks among the Top U.S. Cities For Supporting Small Businesses, according to Entrepreneur magazine. Most recently, Kansas City was named the No. 1 place to start and grow a business in the Midwest and ranked No. 11 nationally.
- Kansas City's Cost-Of-Living measures below the U.S. average, as reported by ACCRA. Among large U.S. cities, this performance makes Kansas City among the most affordable.
- Kansas City ranks as the nation's Eighth-Strongest Metropolitan Area in terms of is economy according to a 20-year study done by Policom Corporation.
- Kansas City made Frommer's list of Top Destinations 2012 alongside cites like Beirut, Lebanon, and the Caribbean island of Curacao. Frommer's focuses on Kansas City's cultural diversity, with emphasis on the evolving performing arts scene and the wide variety of entertainment.

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