



REFLECTIONS
AT CITY CENTER

REFLECTIONS

AT CITY CENTER

Reflections at City Center is a 32-acre project located at 9300 Renner Blvd in Lenexa, KS. The project consists of three office building sites totaling 315,000 square feet and three restaurant sites totaling 19,500 square feet. The central feature of the development is an expansive 2.5-acre park that incorporates modern landscape design, large reflecting pools, sculptures, architectural lighting, and multiple patio areas with outdoor seating. The buildings are carefully placed on the site so they become an integral part of the park instead of simply providing views of it. This blending of the outdoors with the indoors invites visitors and employees into this unique central feature providing a refreshing environment that encourages creativity and collaboration. While Reflections at City Center has a quiet, open, suburban feel, its proximity to Lenexa City Center affords it the best of urban and suburban amenities.



REFLECTIONS AT CITY CENTER BUILDINGS

A

3.5 story
25,000 SF floor plate
90,000 SF building



B

3.5 story
35,000 SF floor plate
120,000 SF building



C

3.5 story
30,000 SF floor plate
105,000 SF building



BUILDING VIEWS

PAD SITES

1 2 3

All three retail pad sites are 6,500 SF buildings



“ Our vision is to create an environment that is both aesthetically and functionally different from any other office environment in the Kansas City area.

We are most excited about the reflecting pools and walk paths that will make up the central feature of the development. Those will provide some real horsepower for companies looking to attract and retain talent.

”

- Paul Jackson, President and Founder of Vantage Point Properties



BUILDING AMENITIES

- › Modern architecture blends indoor and outdoor spaces
- › Building designs include balconies and patios into the central park area
- › Design flexibility to suit specific anchor tenant needs
- › Large 25,000 to 30,000 square foot floor plates
- › Highly visible building and monument signage available
- › High ratio of parking at nearly 5 cars per 1000 square feet
- › Low cost, on-site storage
- › State-of-the-art telecommunications and data infrastructure
- › Green/energy efficient design



REFLECTIONS AT CITY CENTER AMENITIES

Expansive 2.5-acre park incorporating modern landscape design, large reflecting pools, sculptures, architectural lighting, and multiple patio areas with outdoor seating.

Reflections is located next to the many new developments of Lenexa City Center

- › The Lenexa Recreation Center
- › The Public Market
- › Hyatt Place Hotel and Lenexa Conference Center
- › Lenexa City Hall
- › Lenexa Civic Center
- › Canyon Farms Golf Club

Under Construction

- › Kiewit Headquarters
- › The District
- › The Lenexa Library
- › The Lenexa Aquatic Center

Proposed

- › Restaurant Row
- › The Yard



THE NEW LENEXA RECREATION CENTER



HYATT PLACE HOTEL



THE PUBLIC MARKET



- › Conveniently located next door to Lifetime Fitness
- › Easy access to I-435, I-35, K-10, and KCI Airport
- › Hundreds of new luxury apartment units in the surrounding area

TOTAL POPULATION



1-MILE: 5,512
3-MILE: 48,441
5-MILE: 174,625

AVERAGE HOUSEHOLD INCOME



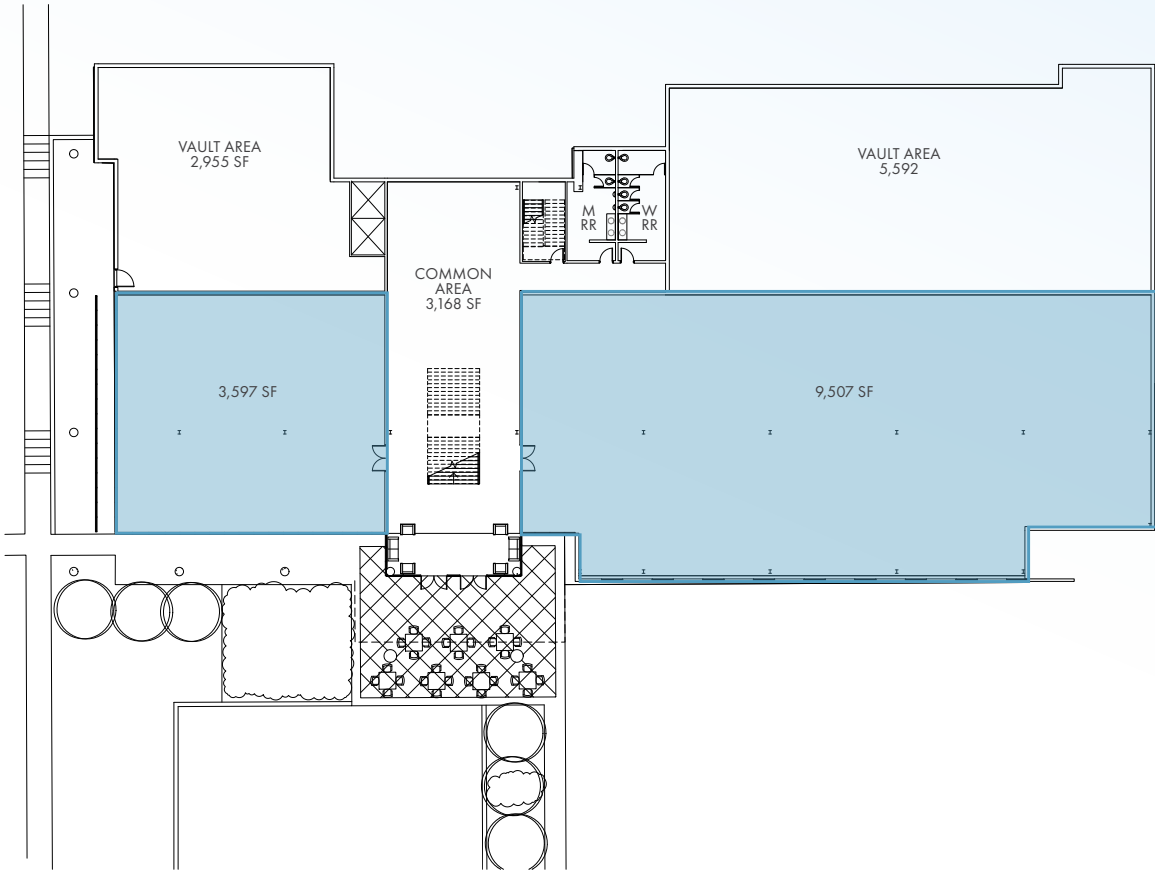
1-MILE: \$\$90,368
3-MILE: \$\$109,843
5-MILE: \$\$96,981

DAYTIME POPULATION



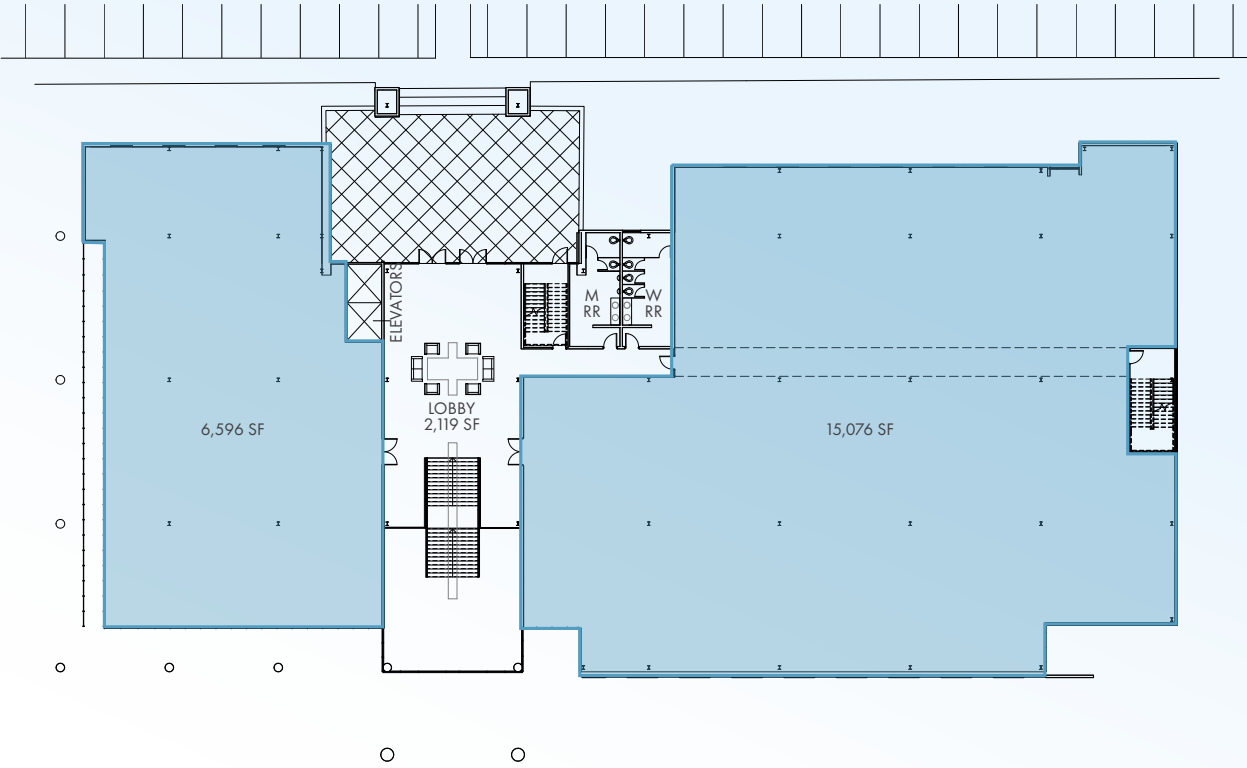
1-MILE: 9,624
3-MILE: 48,369
5-MILE: 122,375

REFLECTIONS AT CITY CENTER
FLOOR PLANS



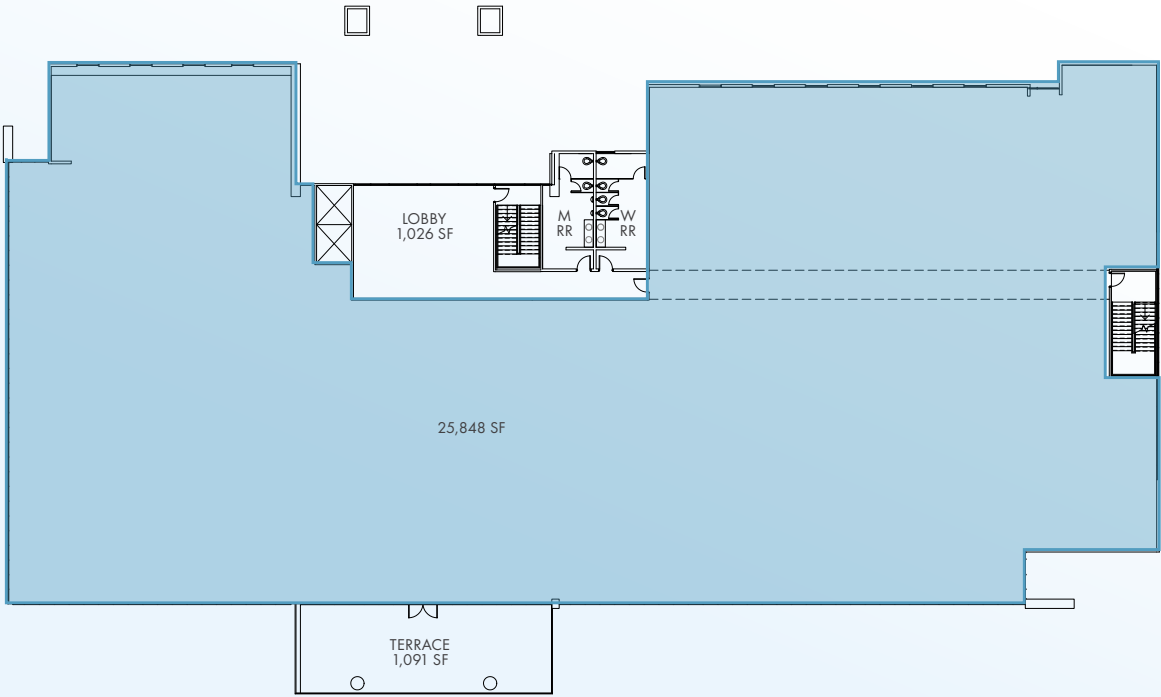
COMMON AREA
LEASE SPACE

GARDEN VIEW LEVEL



COMMON AREA
LEASE SPACE

FIRST FLOOR LEVEL



COMMON AREA
LEASE SPACE

2ND & 3RD FLOOR LEVEL





TRACY DAWN
WILSON

tracy.wilson@colliers.com
+1 816 556 1191

MATT
STOVER

matt.stover@colliers.com
+1 816 556 1116



REFLECTIONS
AT CITY CENTER