



3rd Office Development at CityPlace

- 11,381 SF Available
- Class A+, new construction
- Stunning outdoor patio area
- Adjacent structured parking
- Tremendous access to College Blvd., 69 Highway and I-435
- Campus setting with walking trails, bike paths and reflective pond
- Mixed-use development with 1,300 Class A apartments and 40,000 SF of retail space

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Building Description: CityPlace Corporate Centre IV is a 6-story building featuring efficient 33,000 square foot plates designed to offer maximum flexibility for tenants to efficiently adjust to today's changing office environment. The building has been constructed using steel structural systems combined with masonry, precast concrete, glass and natural stone to present a uniquely contemporary yet timeless design.

Building Size: 6 Stories, 190,380 SF

Year Built 2023

Hours of Operation: Monday - Friday 7:00 a.m. - 6:30 p.m.
Saturday 8:00 a.m. - 1:00 p.m.
Sunday and Holidays Closed

Elevator System The building features high-speed, computer-controlled elevators. The elevators have a capacity of 3,500 lbs for passenger elevators and 4,000 lbs for the freight elevator.

HVAC: The building is climate controlled by rooftop mounted units distributed by a variable air volume system. The roof top units include energy recovery wheels for efficiency.
A direct digital control (DDC), HVAC system has been installed in the building to provide multiple zones per floor. An energy management system has also been installed to insure energy efficiency.

Parking: 4.47 Spaces per 1,000 SF

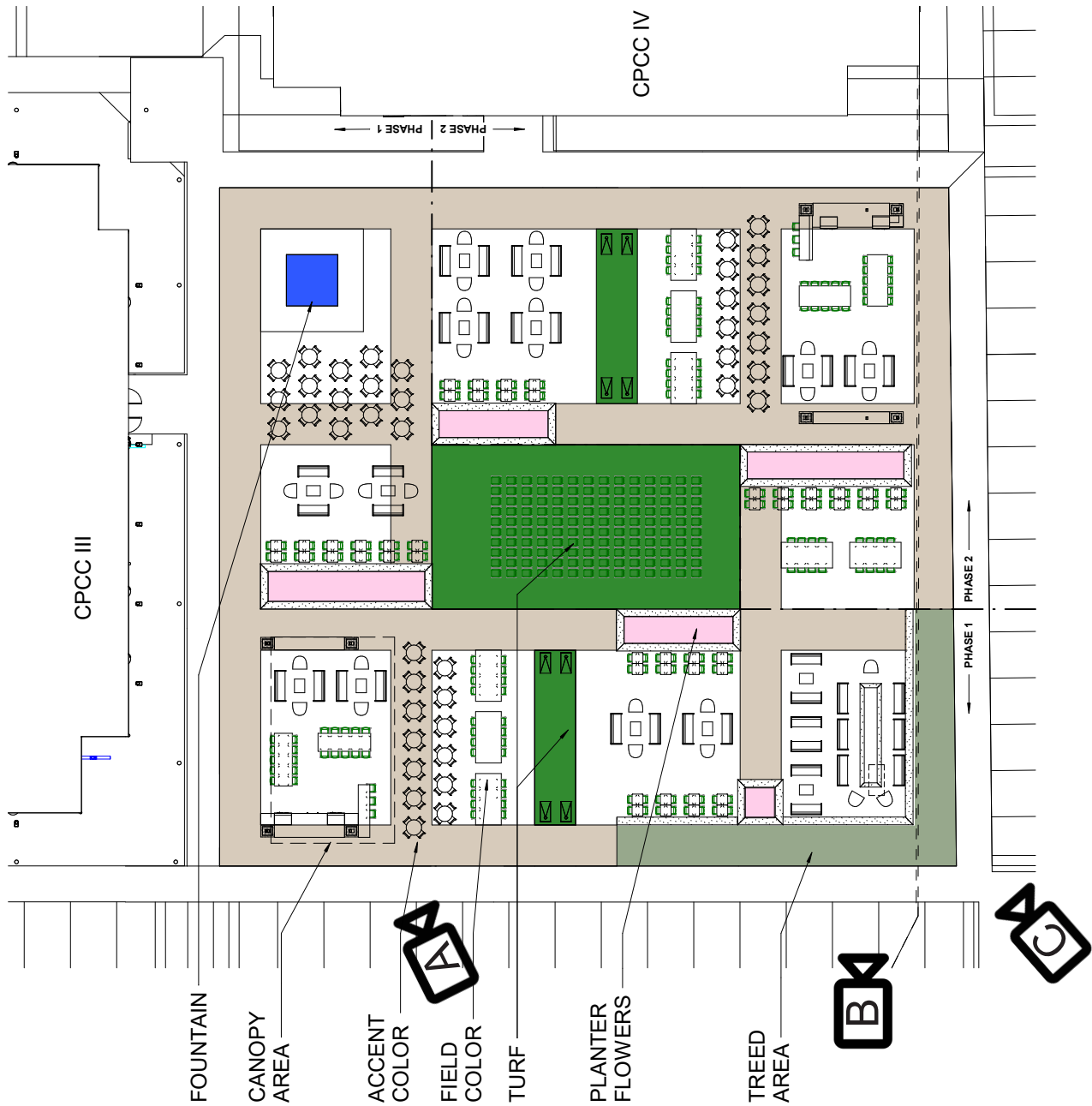




Development At Full Built Out



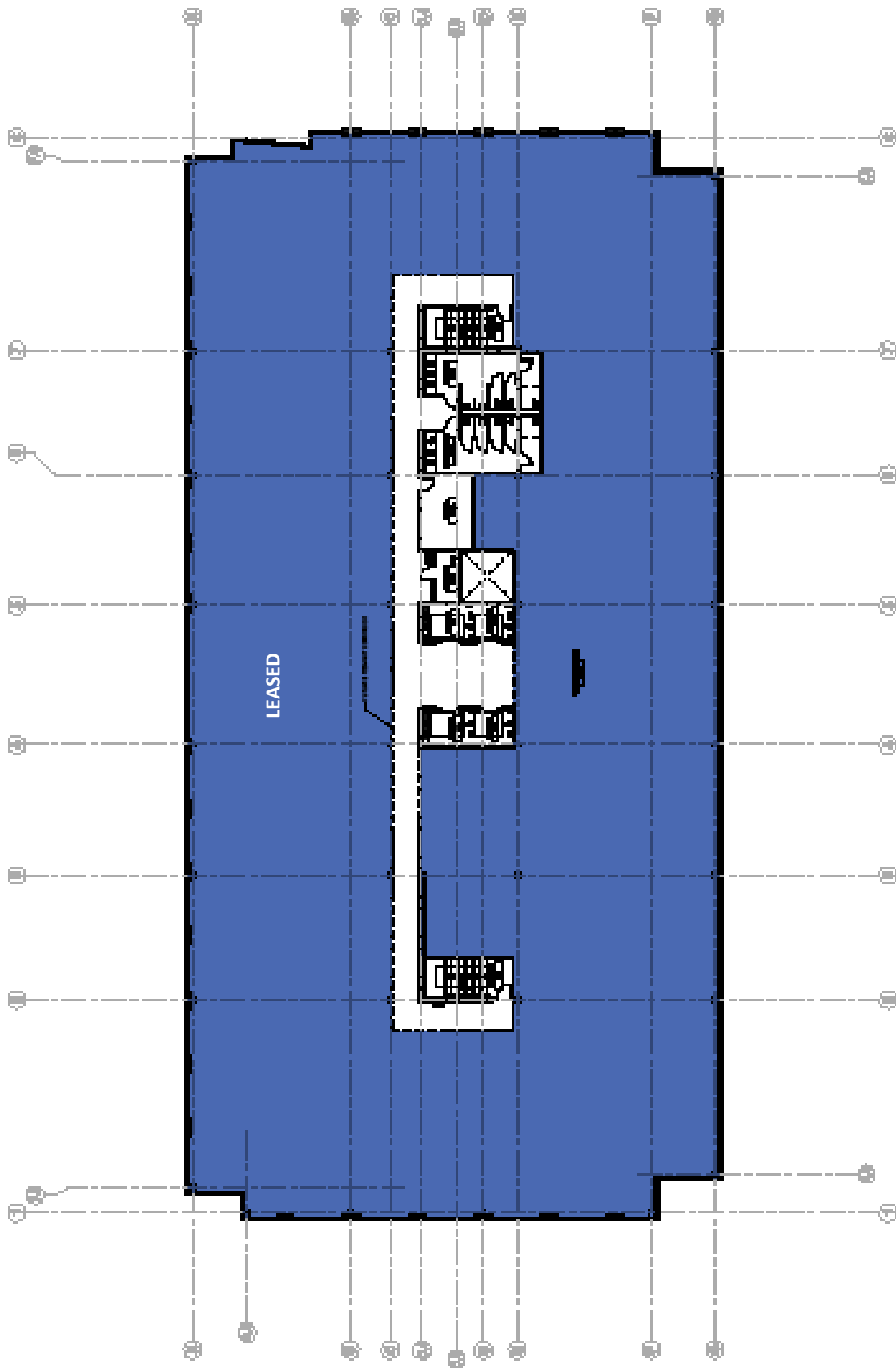




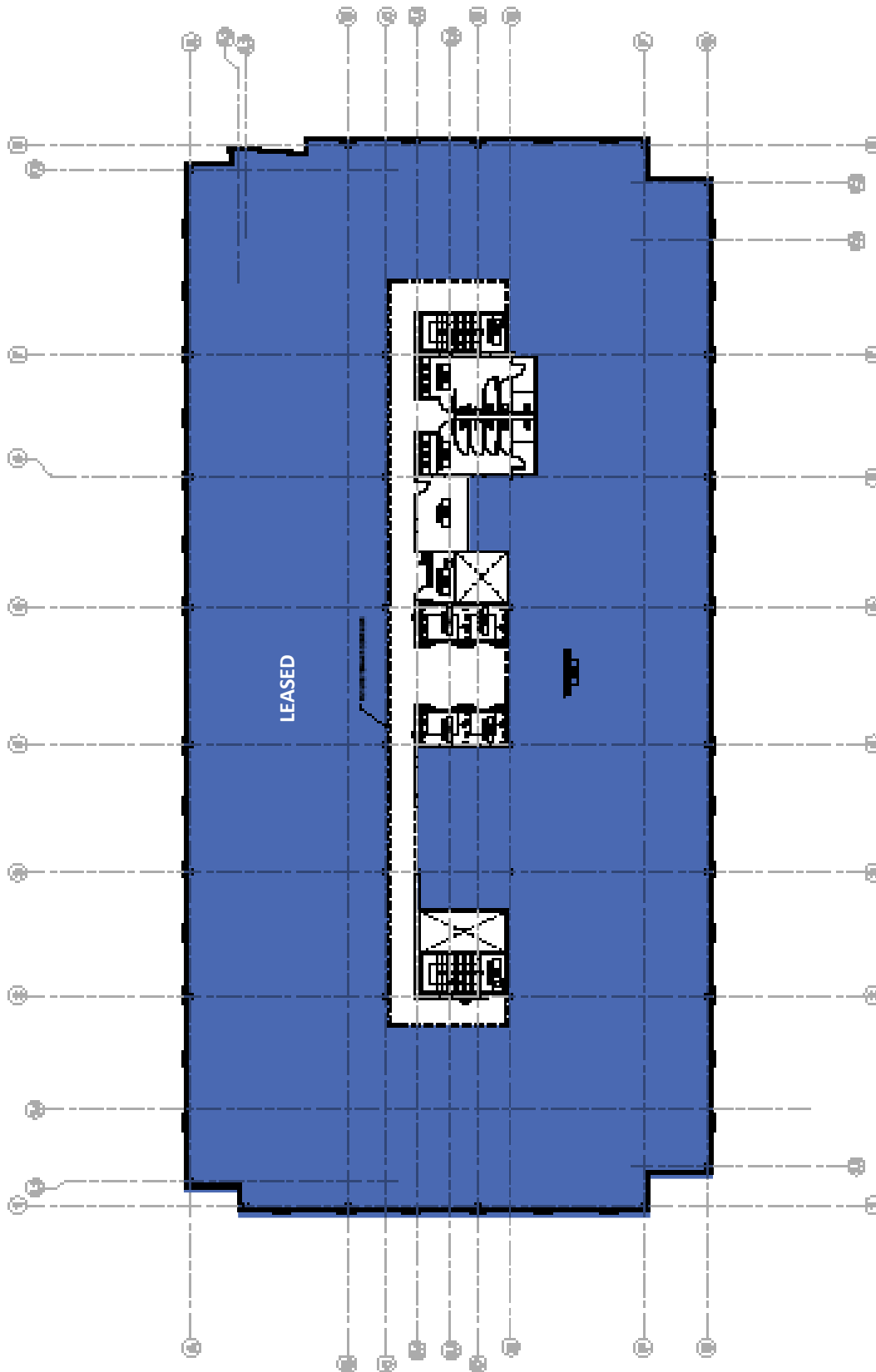
First Floor Plan



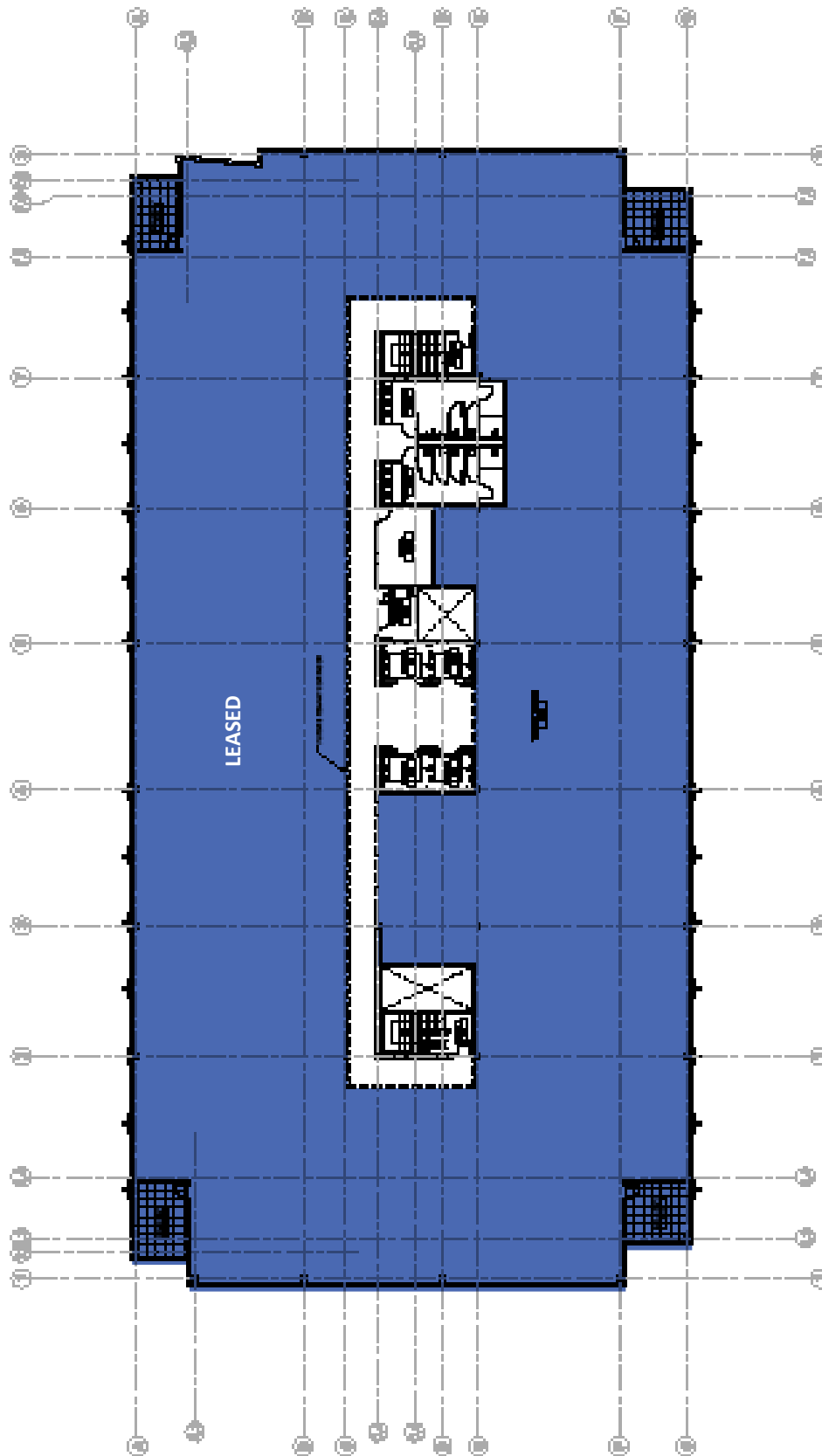
Second & Third Floor Plan



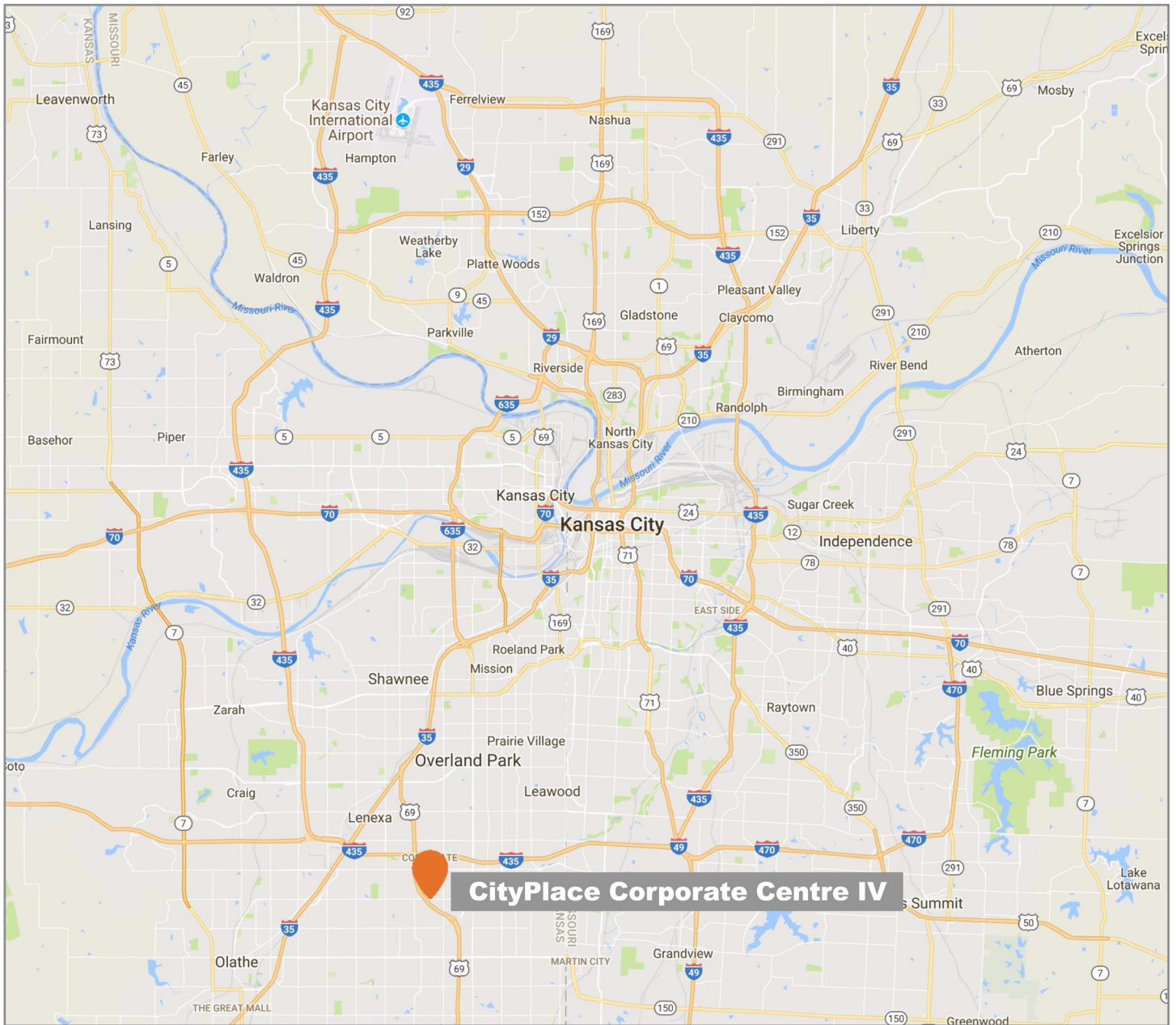
Fourth and Fifth Floor Plan



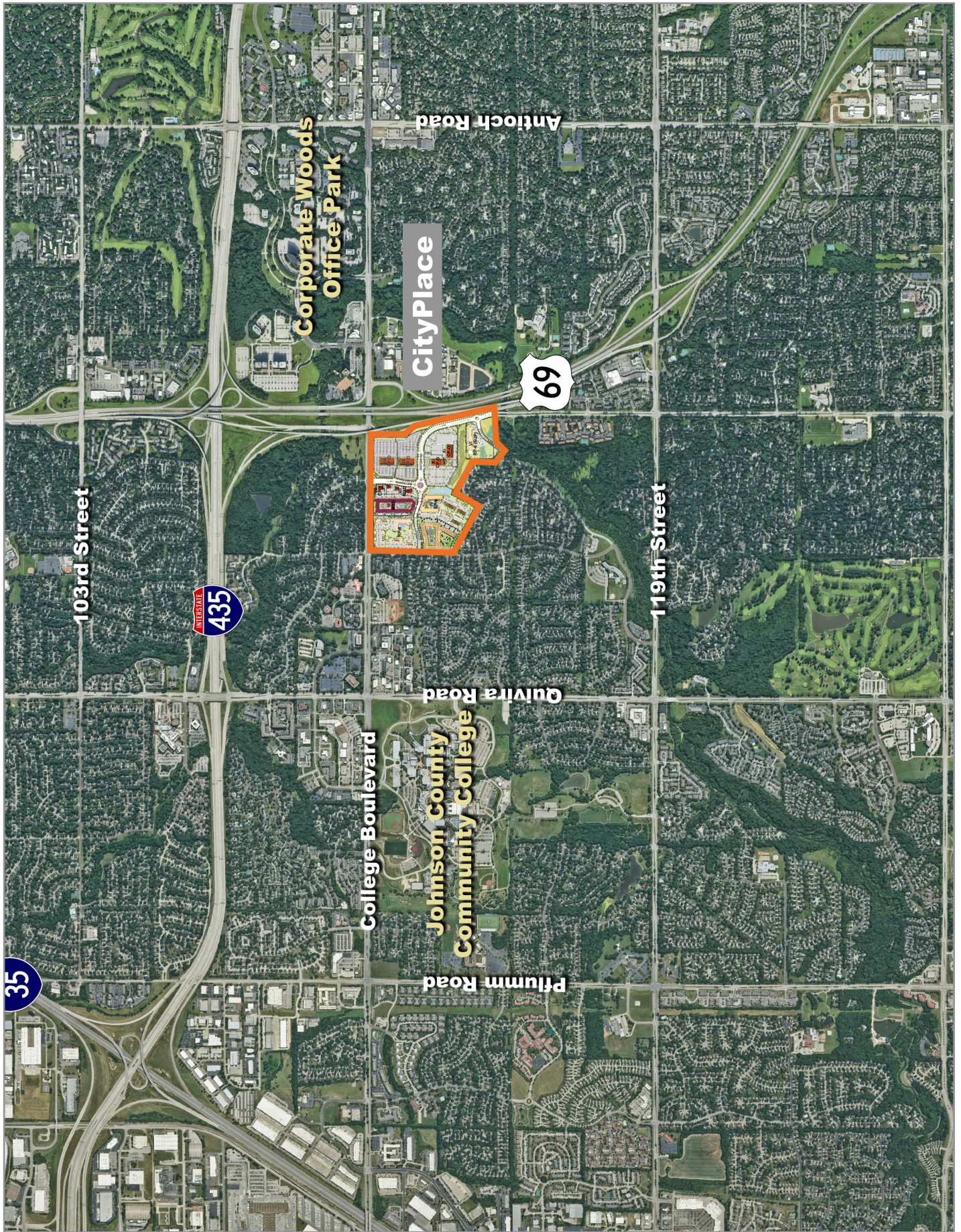
Sixth Floor Plan



Map



Aerial



Aerial

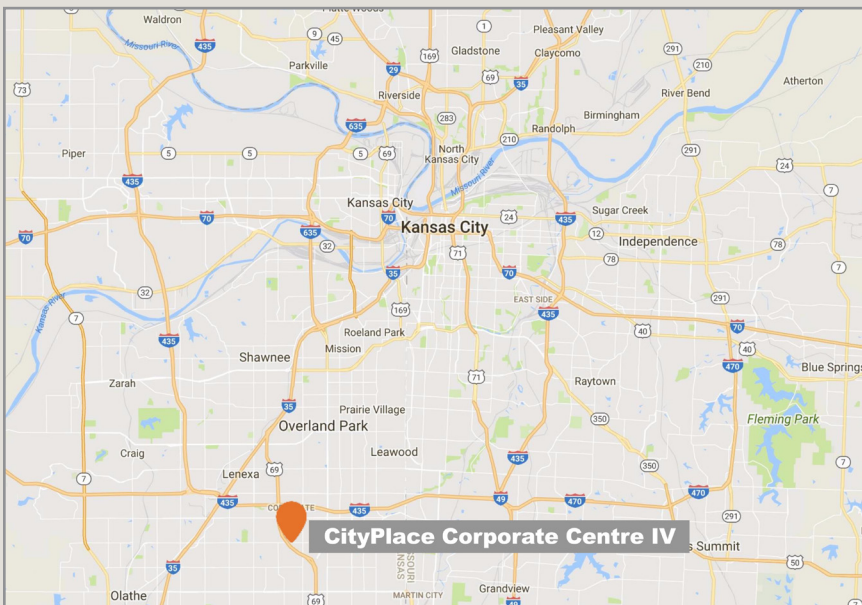


Amenities



Key Retail Amenities:

- | | |
|-------------------------------|----------------------------------|
| 1 YMCA | 13 PANERA |
| 2 SNAP FITNESS | 14 HAWTHORNE |
| 3 SCOOTER'S | 15 KINDERCARE |
| 4 LA PETITE ACADEMY | 16 PIZZA HUT |
| 5 Q39 | 17 RICCO'S ITALIAN BISTRO |
| 6 CHIPOTLE | 18 GREEK CUISINE |
| 7 STARBUCKS | 19 METCALF BANK |
| 8 ROSATI'S PIZZA | 20 HEN HOUSE |
| 9 GAROZZO'S RISTORANTE | 21 STARBUCKS |
| 10 CAPITOL FEDERAL | 22 DOMINO'S |
| 11 DOUBLE TREE | 23 MCDONALD'S |
| 12 FREDDY'S | 24 SUBWAY |



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