

FOR SALE
New Reduced Price



Renner Corporate Centre I

9401 Renner Boulevard, Lenexa, Kansas

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BLOCK
REAL ESTATE SERVICES, LLC

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I. Executive Summary

Executive Summary

Property	Renner Corporate Centre I 9401 Renner Boulevard Lenexa, Kansas	
Project Description	<p>Renner Corporate Centre I is constructed of four shades of precast concrete, low E blue reflective glass, and consists of a steel framing structural system and 6" concrete floor.</p> <p>The Renner Corporate Centre complex is comprised of two, 5-story high, corporate office buildings.</p>	
Building Data	Net Rentable Area:	150,958 NSF
Date Completed:	Renner Corporate Centre I:	June 1, 2009
Area Measurements	<u>Floor</u>	<u>Rentable Square Feet</u>
	1st Floor	30,482
	2nd Floor	30,104
	3rd Floor	30,104
	4th Floor	30,104
	5th Floor	30,164
Developer	Block Development Company, Inc.	
Description	<p>Renner Corporate Centre I complex is a 5-story, Class A office building located at 95th & Renner Blvd. in Lenexa, Kansas. Construction consists of four shades of precast concrete, blue reflective glass, lush landscaping, walking trails, and ample parking. The property features a large two tiered pond with two fountains and a cascading waterfall between them. Renner Corporate Centre I is LEED certified and an Energy Star certified building.</p>	
Tenancy	<p>Renner Corporate Centre I is planned for multi-tenant occupancy and marketed to attract companies desiring quality, state of the art suburban office facilities with LEED certification and Energy Star designation.</p>	
Parking	<p>Renner Corporate Centre I contains 684 cars and Renner Corporate Centre II contains 679 surface parking spaces for a ratio of 4.5/1,000 SF. The overall spaces per 1,000 square feet is at 4.55.</p>	
Kansas City Overview	<p>Located at the confluence of the Kansas and Missouri Rivers on the Midwestern Plains, Kansas City is the only major city located within 250 miles of both the geographic and population centers of the United States. Kansas City is a hub for transportation with its superior national highway access, extensive highway infrastructure, its rank as the nation's second largest rail center, and its barge facilities and air-freight capabilities. Major employers in the metro area are concentrated in Telecommunications (Sprint Nextel Corp, AT&T, Embarq Corp.), Technology (Cerner Corp., DST Systems), Auto manufacturing (Fort Motor Co., General Motors), and Healthcare (HCA Midwest Health System, Saint Luke's Health System, Children's Mercy Hospitals & Clinics).</p>	

II. Property Description

Building Profile

Building Address	9401 Renner Blvd., Lenexa, KS	
Building Description	Renner Corporate Centre I complex is a 5-story, Class A office building located at 95th & Renner Blvd. in Lenexa, Kansas. Construction consists of four shades of precast concrete, blue reflective glass, lush landscaping, walking trails, and ample parking. The property features a large two tiered pond with two fountains and a cascading waterfall between them. Renner Corporate Centre I is LEED certified and an Energy Star certified building.	
Date Completed	Renner Corporate Centre I:	June 1, 2009 (LEED Certified and Energy Star Certified)
Area Measurements	<u>Floor</u>	<u>Rentable Square Feet</u>
	1st Floor	30,482
	2nd Floor	30,104
	3rd Floor	30,104
	4th Floor	30,104
	5th Floor	30,164
On Site Parking	Renner Corporate Centre I:	684 (4.56/1,000)
Elevators	The building features three Otis high speed computer controlled traction elevators. The elevators have a capacity of 3,500 lbs for passenger elevators and 4,000 lbs for the freight elevator with a speed of 350 fpm.	
Roof	The roof is mechanically fastened 0.60 mil TPO roof with a 30 year warranty.	
HVAC	The building is climate controlled by three 120-ton rooftop mounted Trane Intelipac units distributed by a variable air volume system. A direct digital control (DDC), HVAC system is installed in the building to provide multiple zones per floor. An energy management system is also installed to insure energy efficiency.	
Fire Management	The building is completely sprinklered and monitored off-site, 24 hour per day.	
Telecommunications	Multiple high-speed voice & data services, as well as choice of fiber optic and wireless communication carriers are provided.	
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
Security	The building entrance has a computer integrated security system, with 24-hour card access.	

Utilities	Electricity – KCP&L Water – Johnson County District #1 Gas – Southern Star Sewer – Wastewater District of Johnson County Telephone – Southwestern Bell (Local)
Electrical System	The building provides 480/277 volt, 4,000 amp service with capacity to supply 22 watts per square foot.
Lobby & Common Area	The building offers two entrances on the main level. The lobby features granite floors, wood paneled walls, and a 13½'-15½' clear ceiling. The building is served with one revolving door and one vestibule entrance.
Landscaping	Renner Corporate Centre I is generously landscaped with flowers, shrubs, trees and landscaped sodded areas. The property also has numerous bio swales throughout the parking area, two ponds with cascading waterfalls and fountains, and a complete underground irrigation system to serve all landscaped areas.
Zoning	CP-O
Amenities	Renner Corporate Centre I has a convenient location with access to hotels, restaurants, day care, banking, and retail services nearby.
Purchase Price	\$16,605,380 (\$110 PSF)



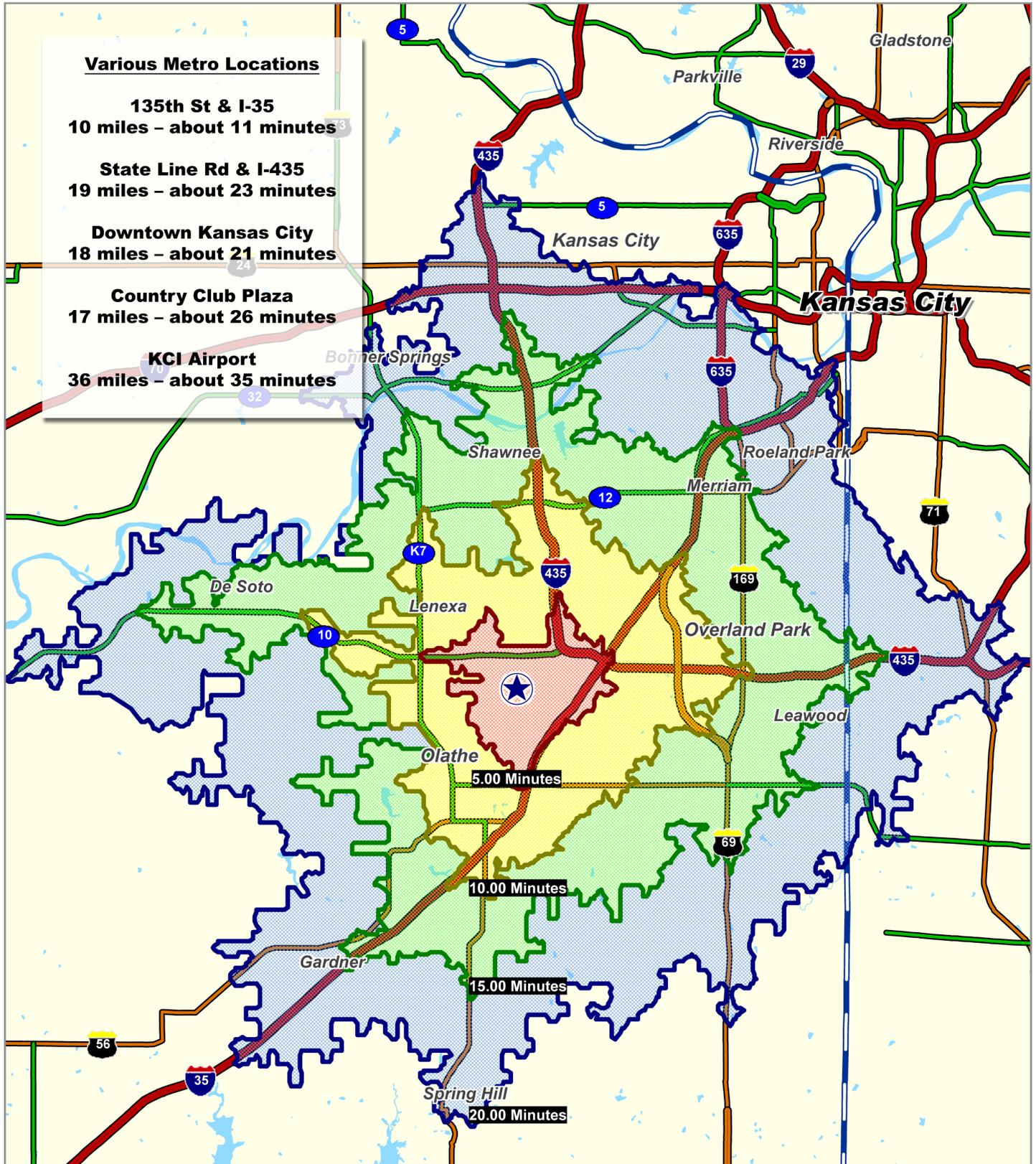
Aerial



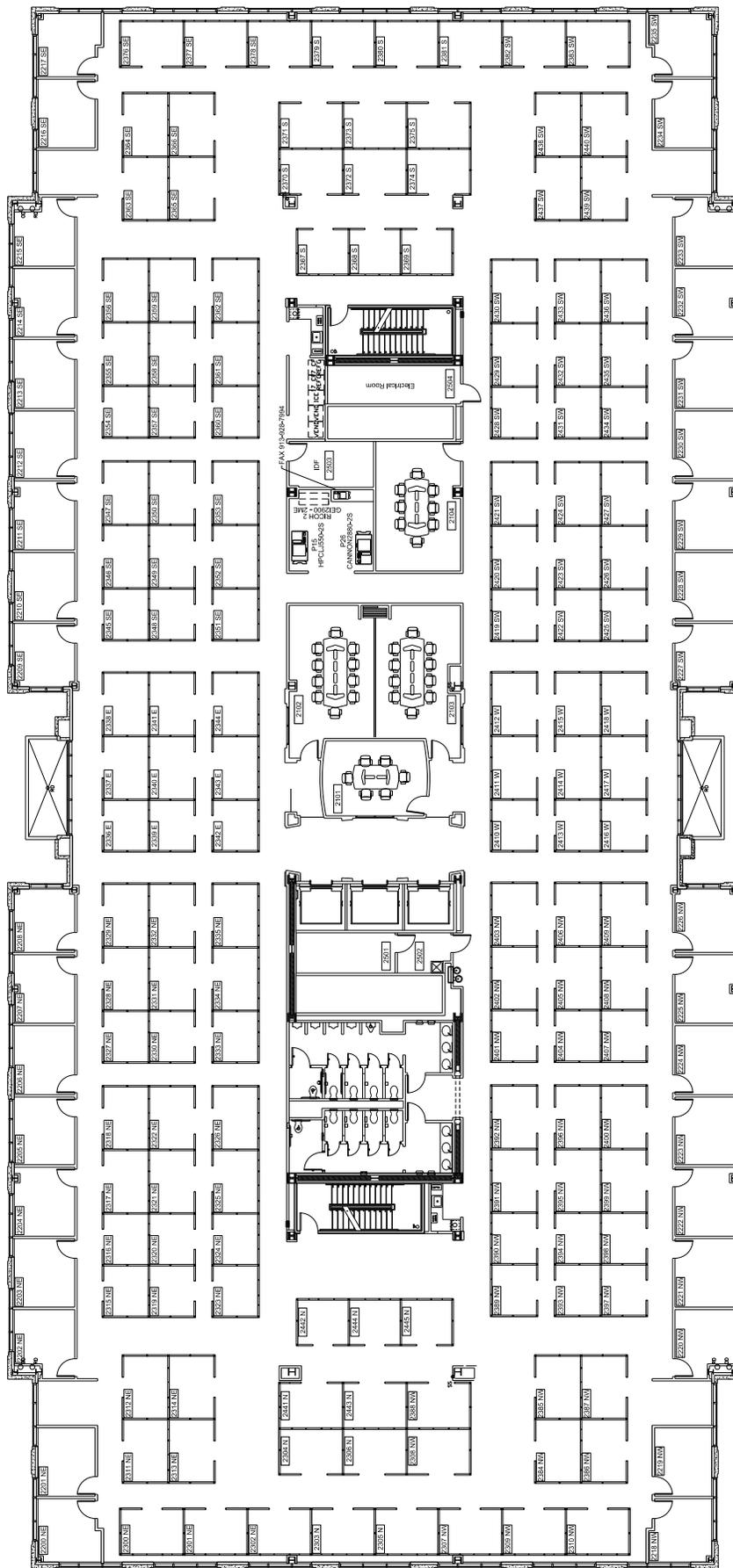
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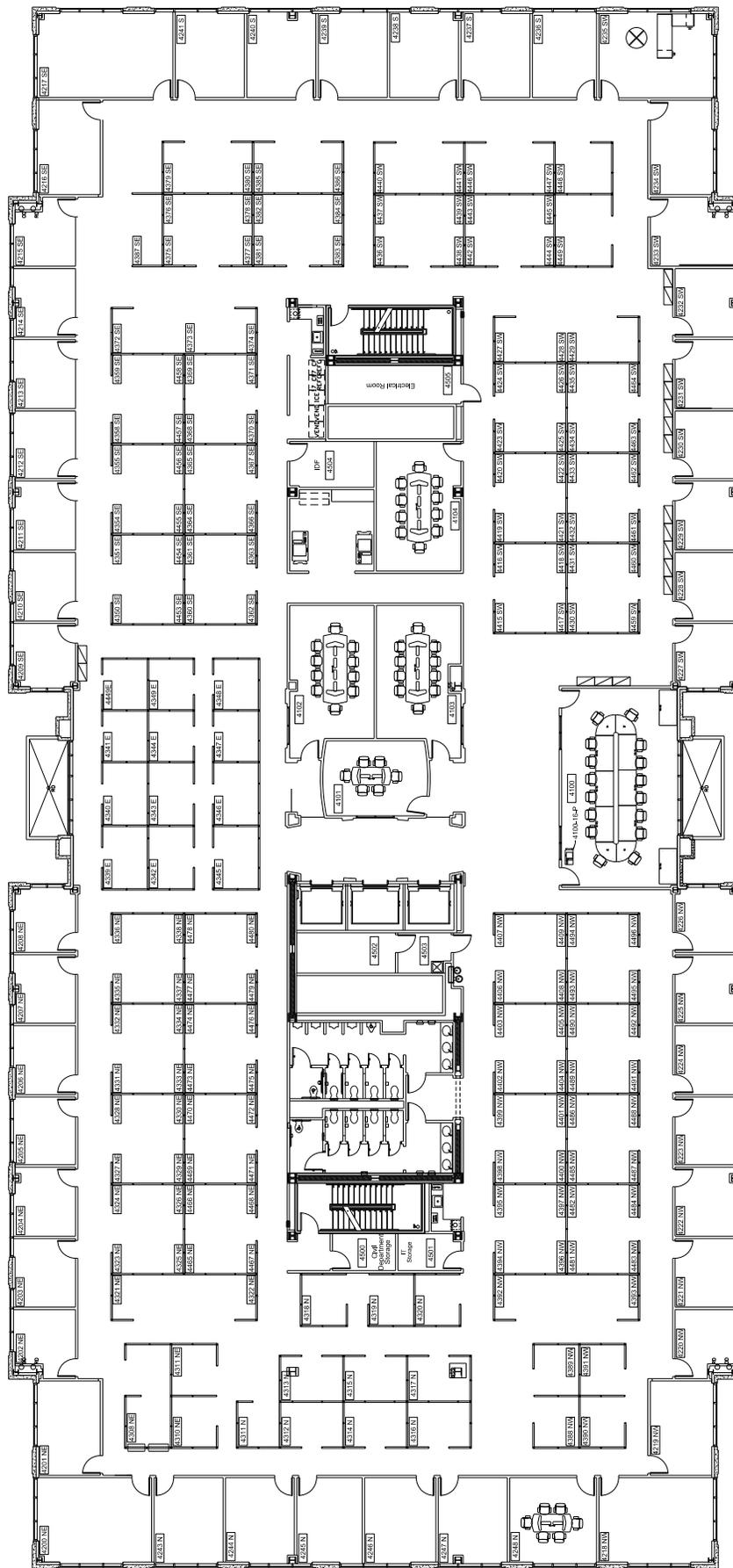
Drive Time Map



Second Floor Plan



Fourth Floor Plan





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