



±11,365 - 70,300 SF

800-850 NW Chipman Road, Lee's Summit, MO 64063



Property Highlights

- Excellent location at the I-470 and Highway 50 interchange in Lee's Summit, MO
- Current tenants include Fortune 500 companies and leading regional employers
- Energy Star Certified
- 500,000 SF technology building in a campus like setting
- On-site cafeteria and property management
- Abundant free parking (6.0 / 1,000)
- Lease Rate: \$18.50 PSF Full Service



24/7 Security:
Professional
on-site property
management



Cafeteria:
Full Service
cafeteria on-site



**Expansive
ceiling heights:**
18' to trusses,
24' to roof deck



Connectivity:
5 fiber
optic providers



Power:
dual grid
substation

Ideal location for general office, call centers, data centers, disaster recovery facilities or telecom switching

Connectivity

A highly-secured building served by five fiber optic providers and two independent power feeds from separate Evergy substations.

Power

- Dual grid substation with ring bus supplied from two full-capacity feeders
- Base building life-safety back-up systems
- Tenants have the ability to add additional back-up generators



Location

- Immediate highway access to **Interstate 470** and **Highway 50**
- Adjacent to Summit Fair, Summit Woods and retail centers

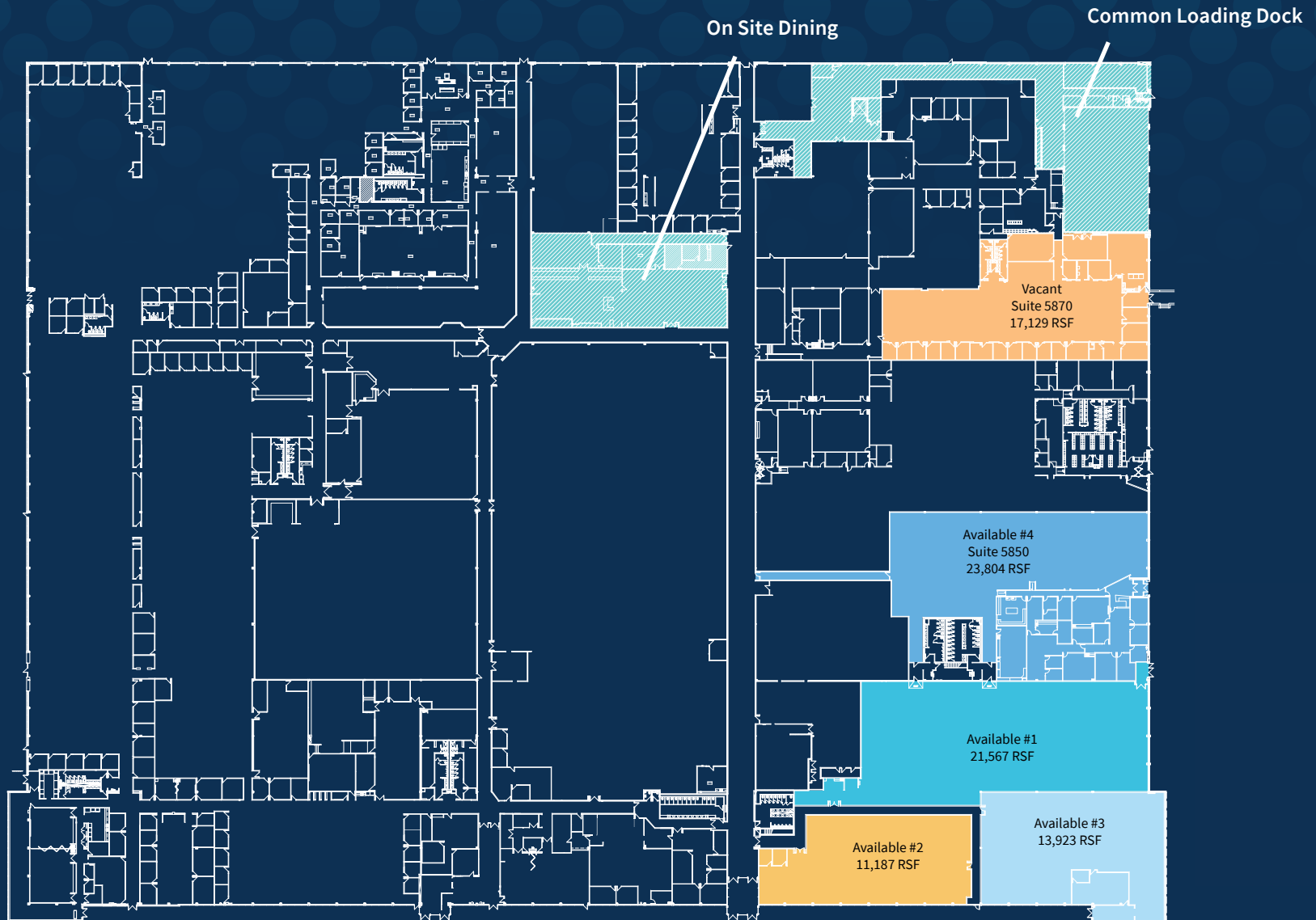
One-Mile Radius

60
restaurants

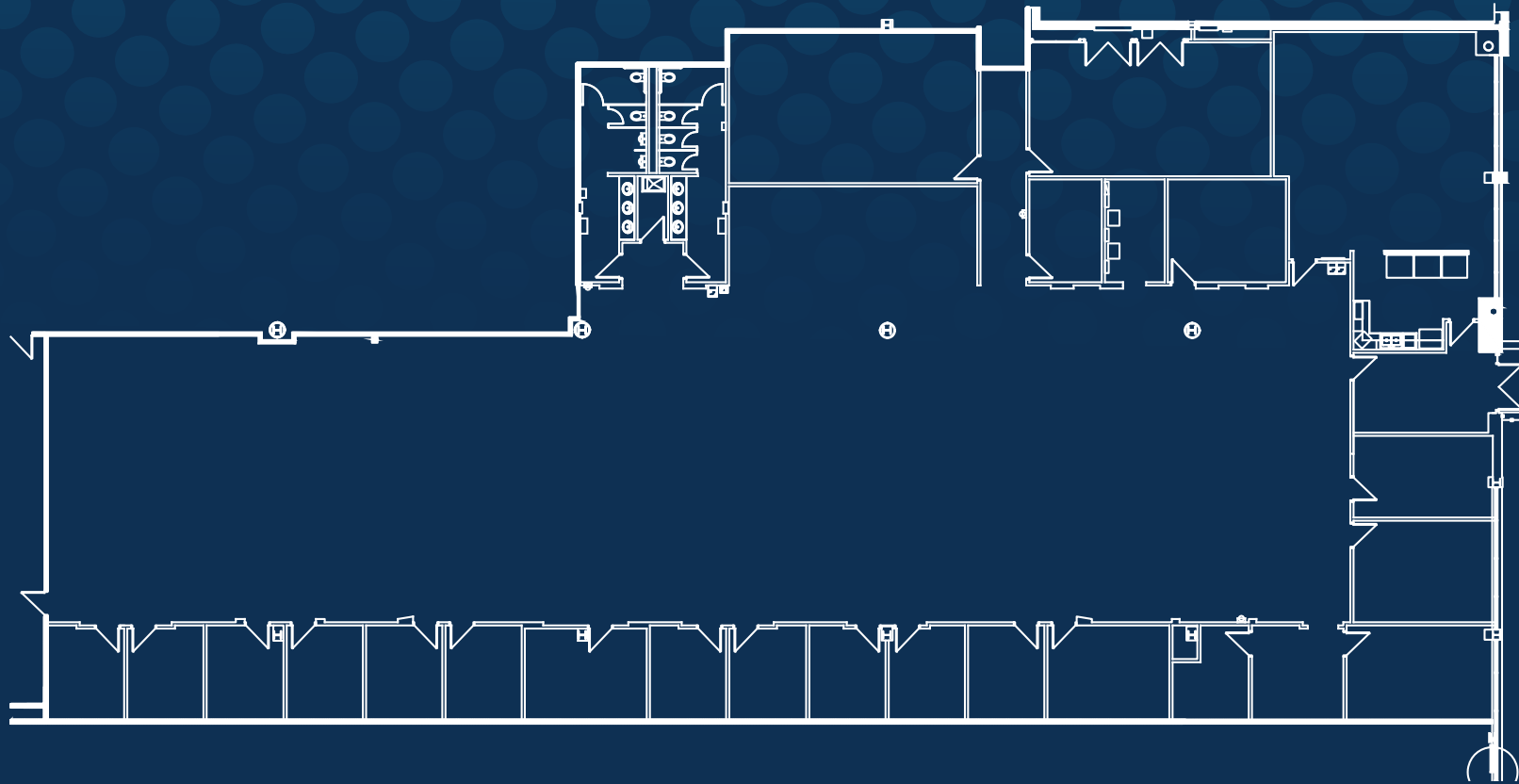
500
new Class A
apartments



Floor Plan - All Vacancies



Floor Plan - Vacancy Square Footage **17,129 SF**



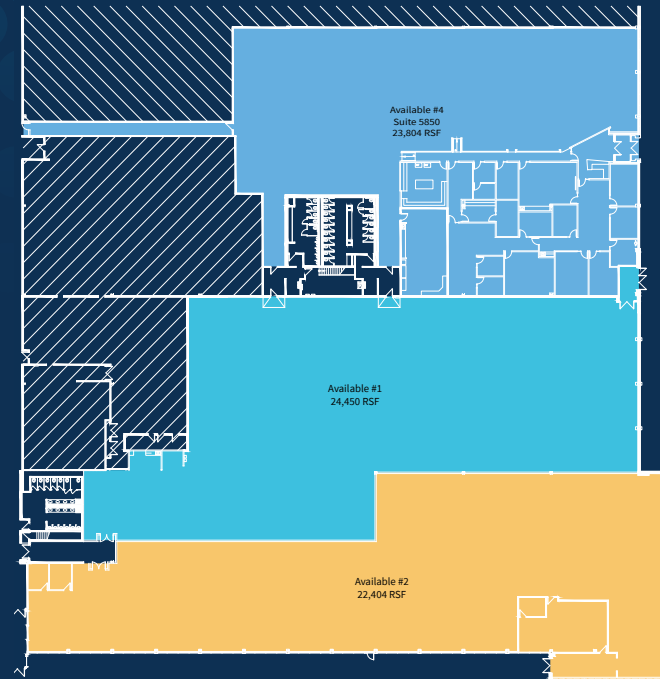
Floor Plan - Vacancy Square Footage **23,804 SF**



Floor Plan - Vacancy Square Footage **11,187 - 70,658 SF**

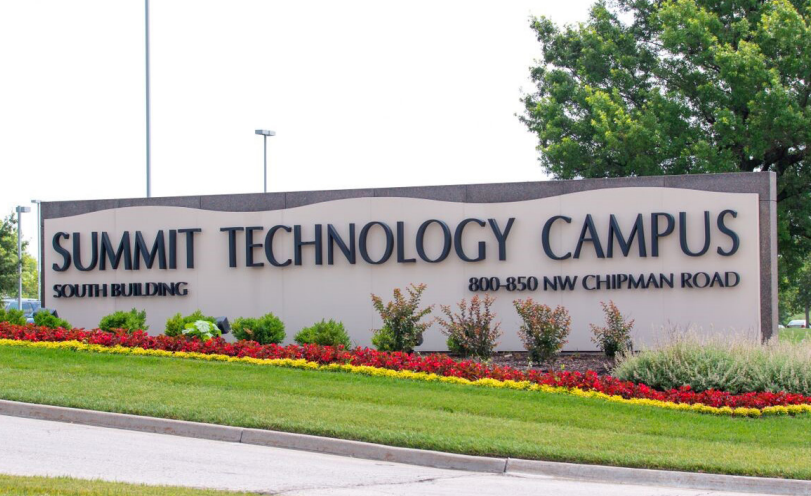


Demise Option 1



Demise Option 2





Demographics



POPULATION

	3 MILES	5 MILES	10 MILES
2021 Population	48,439	95,644	380,185
2021 Median Age	39.7	39.2	38.8



EDUCATION

	3 MILES	5 MILES	10 MILES
Associate's Degree	52.4%	53.7%	41.5%
Bachelor's Degree	44%	45.7%	33.9%
Graduate or Professional	17%	18.3%	12.5%



Household Income

	3 MILES	5 MILES	10 MILES
2021 Median Household Income	\$78,780	\$85,946	\$67,097

Location from Kansas City: 16 miles SE

Highways: Lee's Summit has close or direct access to two federal interstates, **I-470 & I-70**; two federal highways, **U.S. 50 & U.S. 71**; and two state highways, **MO 291 & MO 150**. Its connectivity makes Lee's Summit accessible to 85% of U.S. markets within 48 hours

CONTACT THE LEASING TEAM

RJ Trowbridge

+1 913 469 4637
rj.trowbridge@am.jll.com

Mike Lanning

+1 816 285 9566
mlanning@usas-llc.com



Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. @Jones Lang LaSalle. All rights reserved.