



777 nw blue parkway
lee's summit, mo

LEE'S SUMMIT

integration campus

integration of
power • data • technology •
people • community

www.integrationcampus.com





welcome to the lee's summit integration campus.

**the convergence
of power, data,
technology,
people and
community.**

- 550,000 square foot tech hub
- 100+ shops, restaurants and services in the surrounding area
- 6.0/1,000 parking ratio
- Dual power feeds
- Energy-efficient building management system controls
- Limited caged-storage available at no charge to tenants
- Building conference room available to tenants, upon request



did we mention we have heavy power & data?

- Building power supplied from a dual grid redundant 161 kV Evergy substation
- Three separate underground 15 kV feeders supply power to the electrical distribution system for maximum redundancy and minimum outage potential
- Potential for tenant-operated generators to be installed
- Multiple service providers for both voice and data—including AT&T, Spectrum, Centurylink, UPN and Bluebird Network



centric location, supported by easy access and ample amenities.

- No city earnings tax
- Located 20 minutes from the center of Kansas City, and instant access to Interstate 470 and Highway 50
- Interstate visibility from I-470, 68,000 cars per day
- Immediate access to several surrounding amenities—Summit Fair, Summit Woods, Douglas Crossing and Downtown Lee's Summit
- Easy access to public transportation—walking distance to RideKC bus stop



yours truly— welcome to lee's summit, missouri.

- One of the fastest growing cities in Missouri—Lee's Summit leads the way in suburban single-family housing permits in the KC Metro
- Money magazine Top 50 Best Places to Live 2018
- Lee's Summit has been named the #5 "Most Livable Small Cities in the U.S." by SmartAsset (2020)
- Well-educated labor force: 96.6% of the Lee's Summit population age 25 and over have at least a high school diploma, and 44.9% have at least a Bachelor's Degree; for the State of Missouri, those numbers are 89.2% and 28.2%, respectively

550,000

SQUARE FOOT TECH HUB CAMPUS

100+ 6.0

SHOPS, RESTAURANTS & SERVICES IN THE SURROUNDING AREA

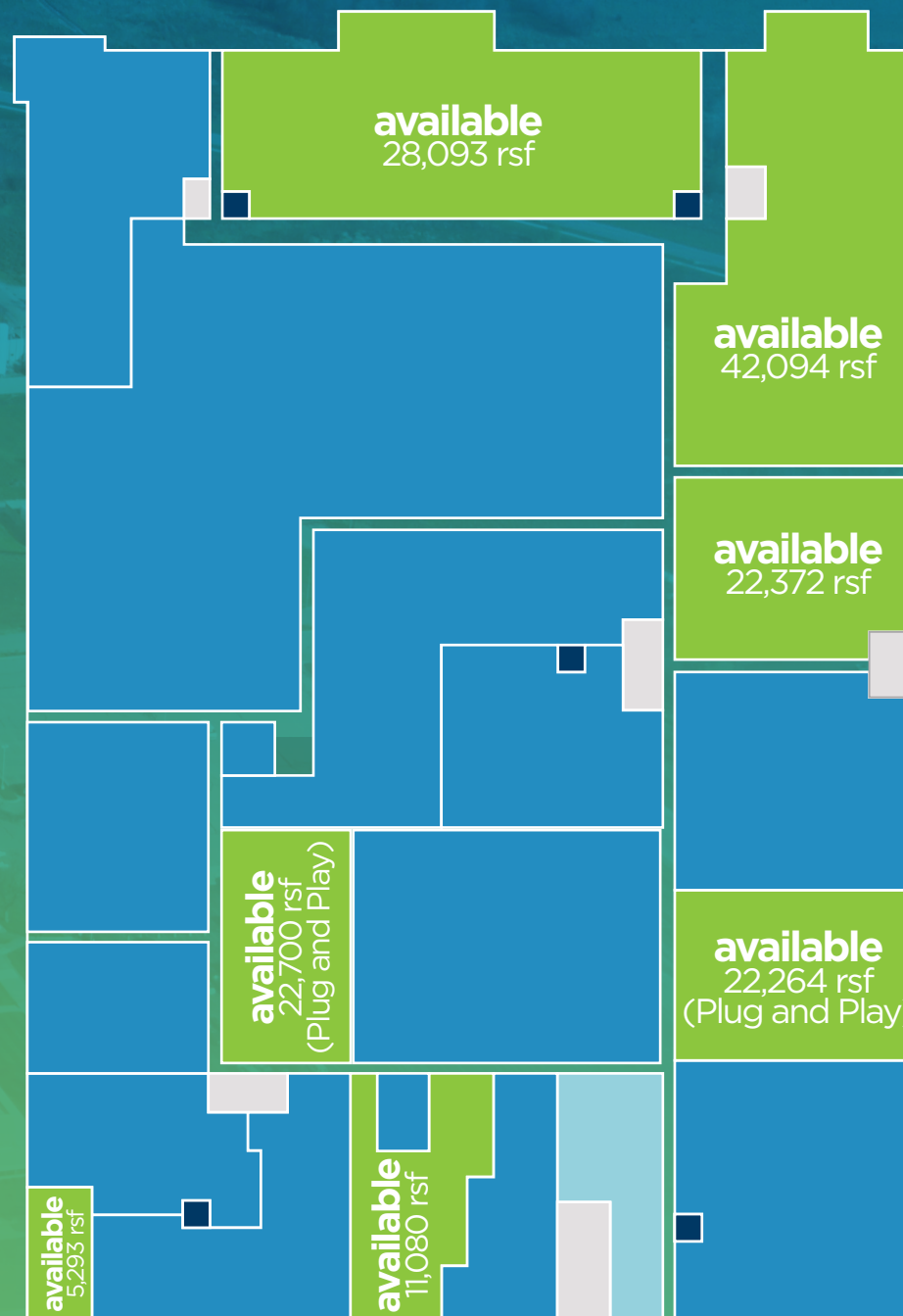
PARKING RATIO—ABUNDANT SURFACE PARKING

DUAL NEW

UNDERGROUND POWER FEEDS


IMPROVEMENTS PLANNED TO ENHANCE EMPLOYEE WELLNESS & TENANT SATISFACTION

NORTH



space is available ranging from 5,000-153,000 sf.

- Responsive on-site property management
- High-quality ownership/commitment
- Plug and Play suites available with over 22,000 SF
- Attractive lease terms with tenant finish package available
- Stylized tenant exterior signage available
- Market rental rates can be found on the LSIC website: www.integrationcampus.com



ready to learn
more? contact
us today.



*For more information, please contact one of
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