



FOR LEASE

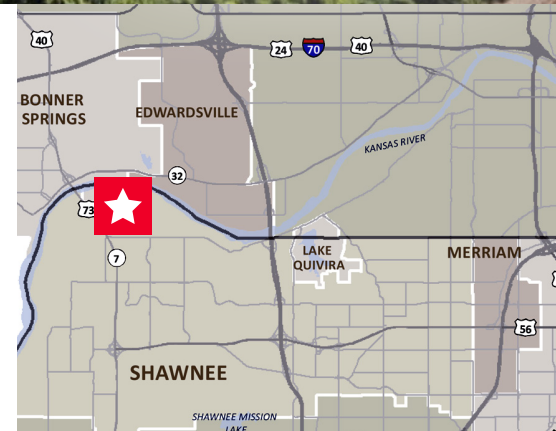
# Westlink Business Center Building 4 - 170,000 SF

4050 Powell Drive / Shawnee, KS



## Property Highlights

- 100% tax abatement years 1 through 6, an average of 80% over 10 years
- Newly built, energy-efficient building with 28' clear heights, ESFR sprinkler system, and dock and drive-in loading option available in units of 20,000 square feet and up
- Great location for local, regional and national distribution with convenient access to Highway K-7, Interstate 435, and Interstate 70
- Master planned business park located in the heart of Shawnee, Kansas at Highway K-7 and 43rd Street
- Significant state and local economic incentive programs available
- \$5.85 PSF NNN rate includes \$2.00 PSF T.I. allowance for tenants 40,000 SF and up



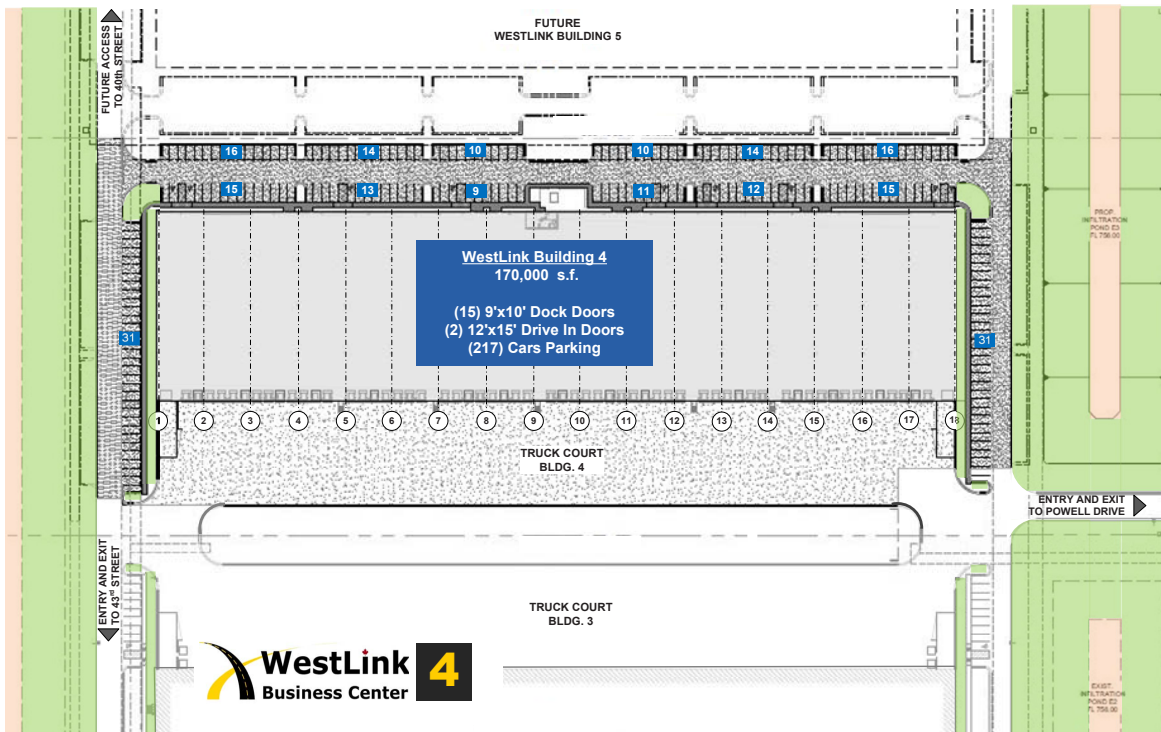
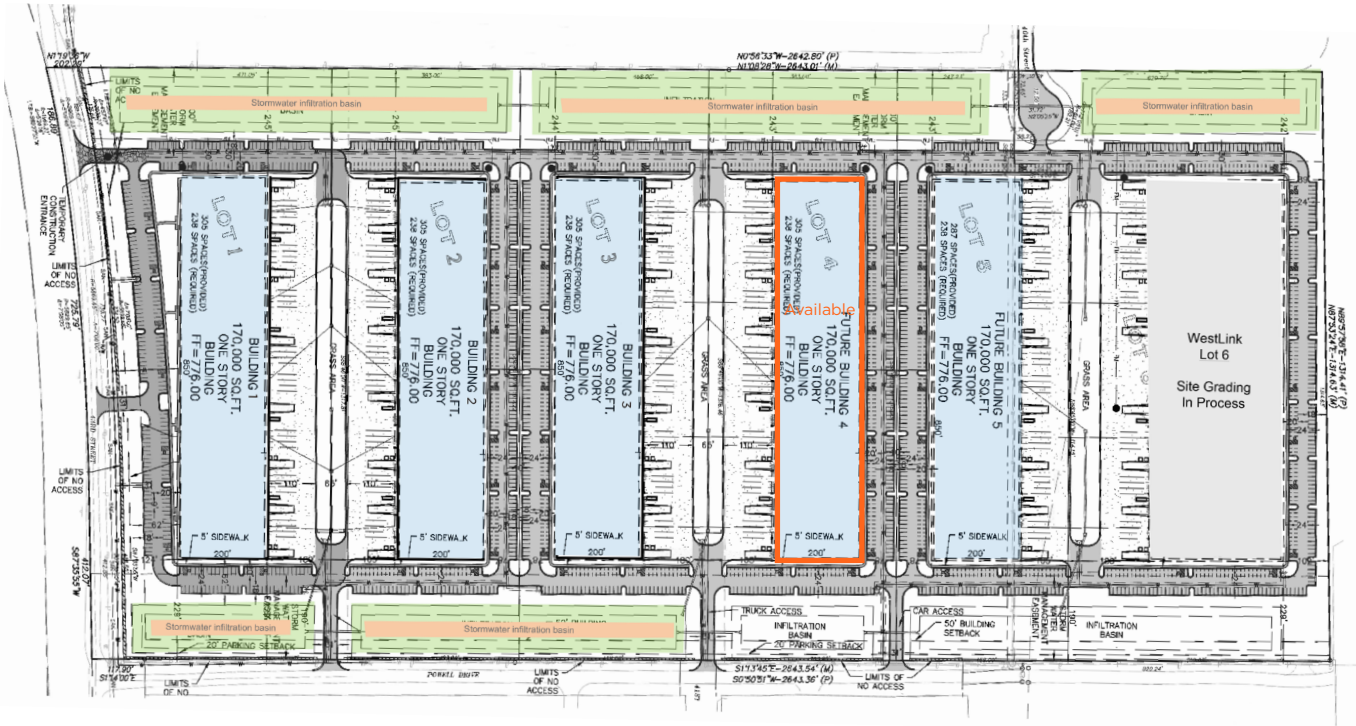
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Floor/Site Plans

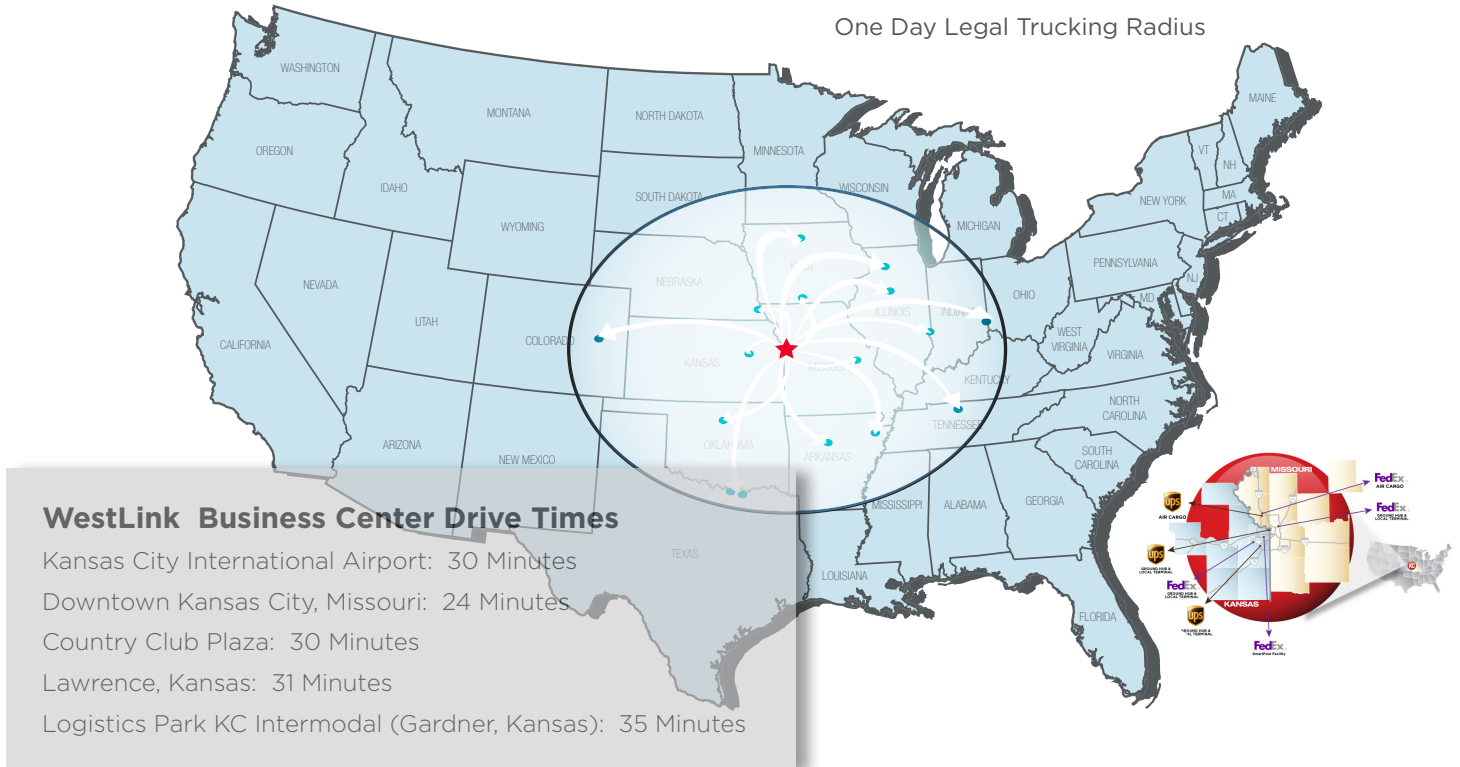




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## Location, Location, Location!



## Greater Kansas City Area

- The Kansas City area consistently ranks among the Top U.S. Cities For Supporting Small Businesses, according to Entrepreneur magazine. Most recently, Kansas City was named the No. 1 place to start and grow a business in the Midwest and ranked No. 11 nationally.
- Kansas City's Cost-Of-Living measures below the U.S. average, as reported by ACCRA. Among large U.S. cities, this performance makes Kansas City among the most affordable.
- Kansas City ranks as the nation's Eighth-Strongest Metropolitan Area in terms of its economy according to a 20-year study done by Policom Corporation.
- Kansas City made Frommer's list of Top Destinations 2012 alongside cities like Beirut, Lebanon, and the Caribbean island of Curacao. Frommer's focuses on Kansas City's cultural diversity, with emphasis on the evolving performing arts scene and the wide variety of entertainment.

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