

EAST LEGENDS OFFICE BUILDING

1601 N 98th Street / Kansas City, KS

Serving the K-7/I-435 Growth Corridor

NEW 40,000 SF OFFICE BUILDING
FULL FLOOR AVAILABLE



HOME

HIGHLIGHTS

FLOOR PLAN

LEGENDS LOCATION

K-7 & I-435 CORRIDOR

For more information, please contact:

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Highlights

- New construction, first generation space
- Lease Rate: \$28.50 PSF Full Service
- Generous \$45.00 PSF tenant finish allowance
- Space planning available for efficient layout
- Monument signage available for large tenant
- Flexible sizes and configurations on second floor
- First floor space leased to orthopedic and OBGYN groups
- As the Legends is a regional draw due to its excellent Interstate location at I-70 and I-435
- Below are the demographics for the K-7/I-435 corridor



Demographics (15 Miles)

Population	775,629
Households	318,172
Average HH Income	\$76,8721
Daytime Population	647,508
# Businesses	36,990

For more information, please contact:

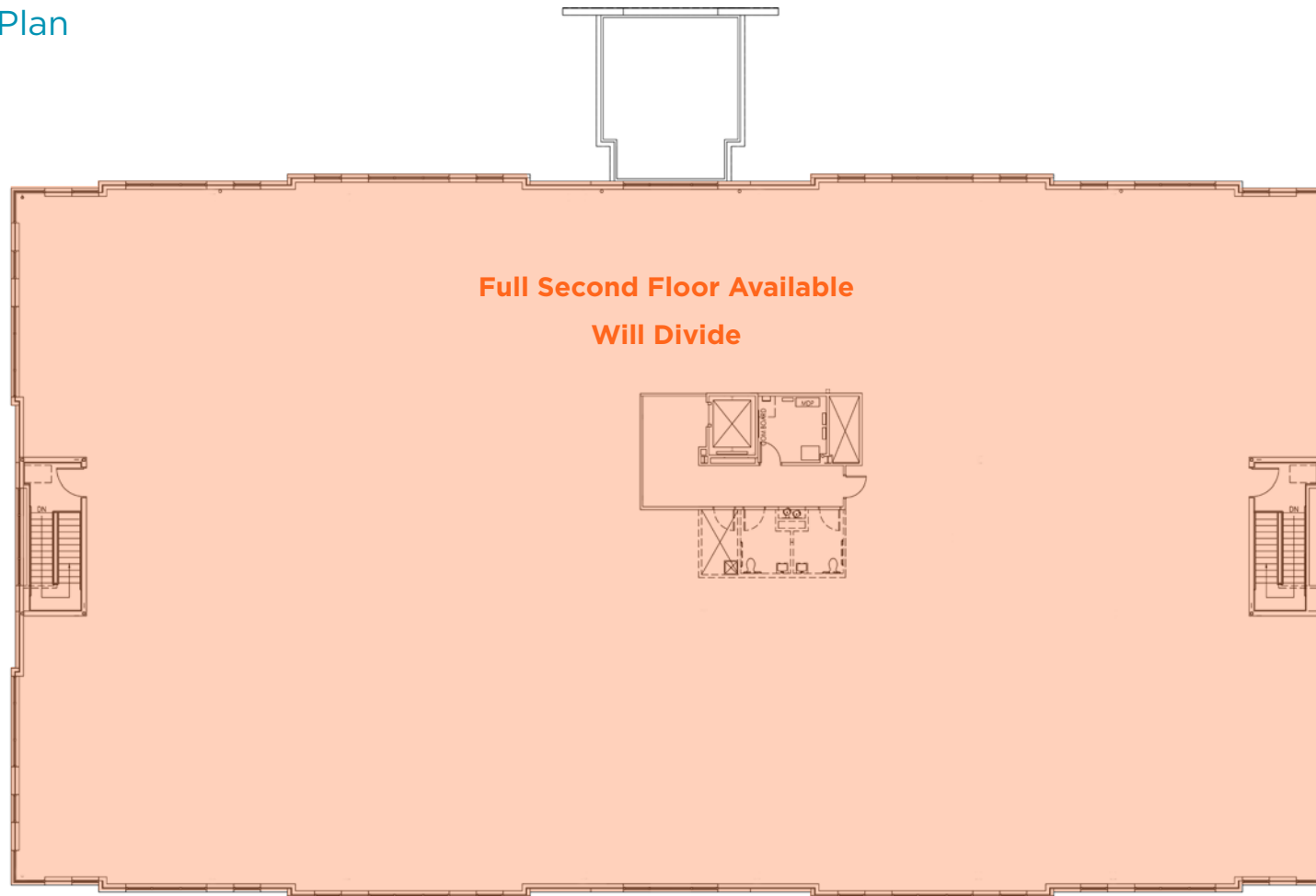
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Second Floor Plan



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Legends Location



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East Legends Office Building

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HOME

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K-7 & I-435 CORRIDOR

- Destination location serving the fast growing K-7 and I-435 corridor of eastern Leavenworth and western Wyandotte Counties
- In 2016, Wyandotte County had \$825 million in new investments and over \$2.0 billion in last five years
- Over 7,431 new/retained jobs since 2013, 2.6% new job creation
- Over 1,500 new housing starts in last three years
- One of the most established regional destinations for entertainment, retail, office and tourism
- Area amenities include:
 - » CHM Sporting Park
 - 18,500 seats
 - » Kansas Speedway
 - » Cerner 660,000 SF Campus - 4,500 employees
 - » Dairy Farmers 100,000 SF Headquarters with 325 employees and over
- Area has over 12 million visitors yearly
- Adjacent to the \$75 million, 100,000 SF U.S. Soccer National Training & Coaching Center and Children's Mercy Sports Medicine - estimated at 1 million visitors per year opening in 2017
- 12 youth soccer fields under construction
- Over 561 new apartments and more planned
- Next to proposed 230,000 SF Waterside retail development
- Abuts the \$750 million Schlitterbahn Vacation Village
- The Legends attracts shoppers from a 47 minute drive time



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