

# 66,000 SF CLASS A MEDICAL OFFICE SPACE + ASC

87TH AND RENNER • CITY CENTER • LENEXA, KANSAS

LANE4

  
**AdventHealth**  
Lenexa City Center

COMING 2026



  
MedDEVELOPMENT

PROJECT

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# BUILDING HIGHLIGHTS

- Three story, Class A medical office building located on the new 27.5 acre AdventHealth Lenexa City Center
  - Planned 2026 delivery
  - Highly walkable, progressive, mixed-use campus with retail, office, and medical
- 22,000 RSF available for lease on the 3<sup>RD</sup> floor
- KCOA to occupy entire first floor
- Qualified physicians with a 15 year lease will have the opportunity to invest in the building
- Second floor ambulatory surgical center: ownership shares available to qualified practitioners
- Free covered parking via connected garage
- Adjacent to new \$247M, 100-bed, full-service AdventHealth hospital; 2026 completion
- Located in Lenexa City Center, a catalyst for west Johnson County's economic growth





## CONCEPTUAL RENDERINGS



# MEDICAL OFFICE BUILDING

22,000 SF

3RD FLOOR  
TYPICAL FLOOR PLATE



**K** Orthopedic  
Alliance



NORTH ELEVATION

*\*Size and scope of project subject to change.*



# CAMPUS PLAN

## ADVENT HEALTH LENEXA CITY CENTER

Phase 1 to be complete in 2026

244,000 SF state-of-the-art, full-service facility including:

- 24/7 emergency care, surgical services, and inpatient beds for both medical surgical and short stay units:
  - Capacity for 98 total beds
  - 4 operating rooms





## MEDICAL



## RETAIL



## MIXED-USE



## CAMPUS PLAN ASSET KEY

- MEDICAL
- MIXED-USE
- HOTEL
- RETAIL



SHAWNEE  
MISSION PARK

CAMPUS  
SITE

CITY CENTER  
CHURCH

LENEXA CITY  
CENTER

Kiewit

LIFETIME  
FITNESS

CANYON FARMS  
GOLF CLUB

RENNER BLVD

435

87TH

SPROUTS  
FARMERS MARKET

Freddy's  
STEAKBURGERS  
TACO BELL

ALDI

hen house

Walgreens

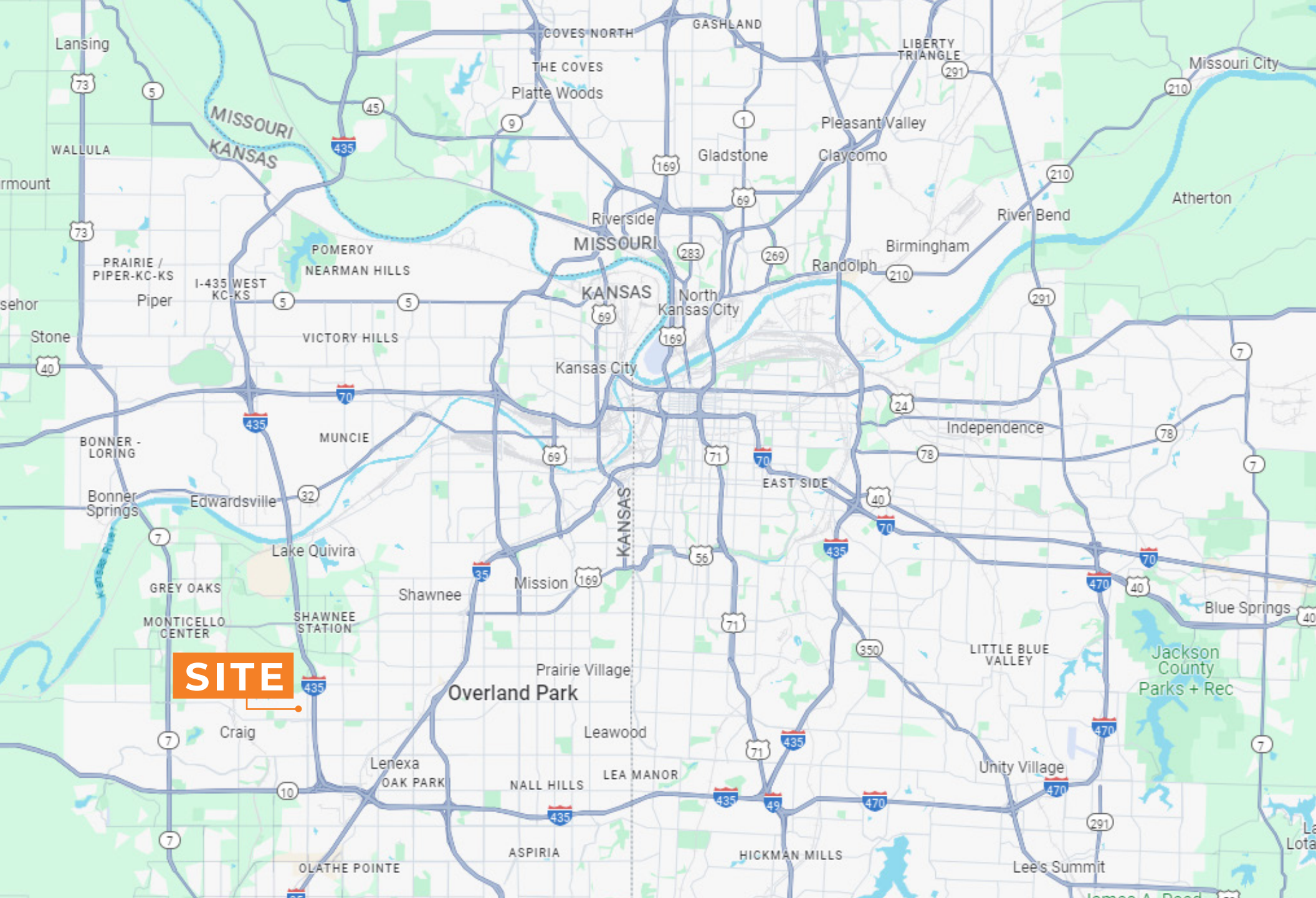
ACE  
Hardware

McKEEVER'S  
MARKET  
& EATERY

SONOMA PLAZA

RED DOOR  
WOODFIRE GRILL  
Starbucks  
Chick-fil-A  
HAWAIIAN BROS  
ISLAND GRILL  
The Big Biscuit  
CHIPOTLE  
Doritos  
Panera  
Culver's  
SCISSORS  
& SCOTCH









# LENEXA CITY CENTER

2 MILLION SF OF CIVIC SPACE

1 MILLION SF OF OFFICE + RETAIL

375+ RESIDENTIAL UNITS