Turnkey Office Building
For Sale or Lease

469,148 Gross SF
divisible to
~50,000 SF
Building Overview

Featuring large blocks of space with demisable floor plates and attractive views, 600 New Century Parkway has been very well maintained. The building is currently configured with an open floorplate concept with all supporting infrastructure.

600 New Century Parkway in New Century, Kansas is a five-story professional office building with 469,148 gross square feet sitting on approximately 35.5 acres. The building was designed and built for the North Supply Company (CenturyLink) in 1982. With its expansive lobby, conference center, cafeteria, and large floor plates, the property offers a unique office experience in southwest Johnson County. The approximately 105,827 square foot ground level consists of a first-class cafeteria and exterior courtyard with seating, a large data center with redundant power, as well as a substantial amount of storage and loading. The convenient surface parking lot is striped for 1,150 stalls.

**Offering Price:** $12,500,000

**Lease Rate:** $14.00/RSF Full Service Gross
### Property Details

<table>
<thead>
<tr>
<th>Size</th>
<th>469,148 Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories</td>
<td>5 Floors</td>
</tr>
<tr>
<td>Built</td>
<td>1982</td>
</tr>
<tr>
<td>Land Size</td>
<td>35.5 Acres</td>
</tr>
<tr>
<td>Class</td>
<td>Steel A- / B+</td>
</tr>
<tr>
<td>Parking</td>
<td>1,150 Spaces</td>
</tr>
<tr>
<td>Zoning</td>
<td>PEC3 – Planned light industrial district [accommodates general office]</td>
</tr>
<tr>
<td>Slab-to-Slab</td>
<td>12’</td>
</tr>
<tr>
<td>General Use</td>
<td>Office</td>
</tr>
</tbody>
</table>

### Utilities Details

<table>
<thead>
<tr>
<th>Electric</th>
<th>Evergy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas</td>
<td>Atmos Energy</td>
</tr>
<tr>
<td>Water</td>
<td></td>
</tr>
<tr>
<td>Cable</td>
<td>Spectrum, AT&amp;T</td>
</tr>
<tr>
<td>Airport Commission</td>
<td>Johnson County Wastewater</td>
</tr>
<tr>
<td>Stormwater</td>
<td>Johnson County Public Works</td>
</tr>
</tbody>
</table>
Office Furniture Available

35,000 SF Data Center

Variety of Conference Room Sizes

Outdoor Seating Areas

Private Office Suites

Turnkey Cafeteria, Kitchen & Equipment
New Century AirCenter

A true multimodal center with the right combination of location and facilities, New Century AirCenter (NCAC) is a 2,700-acre business park located approximately 30 minutes from downtown Kansas City along Interstate 35 in southwest Johnson County, Kansas. With direct access to a labor-ready community, interstate highways, on-call rail service and the third busiest towered aviation airport in the Kansas City area, the New Century business park is an ideal location for your business.
Kansas City Metro
Key Locations

1. KC Power & Light Entertainment District / Sprint Center
2. Chiefs & Royals Stadiums
3. Oak Park Mall
4. Country Club Plaza
5. Top Golf
6. Sprint Campus (Corp. HQ)
7. DuPont
8. Garmin (Corp. HQ)
10. Hallmark (Corp. HQ)
11. University of Missouri-Kansas City (UMKC)
12. University of Kansas (KU) Edwards Campus
13. University of Kansas Medical Center (KU Med)
14. Johnson County Community College
15. Kansas State University (K-State) Olathe
16. Charles B Wheeler Downtown Airport
17. Kansas City International Airport (MCI)
18. Ford Kansas City Assembly Plant
19. GM Fairfax
20. Tesla Dealership
Southwest Johnson County

Southwest Johnson County is part of the fastest growing area of the Kansas City Metro. The community of Gardner is home to award-winning schools, and has a dynamic yet distinct growth story that includes affordable housing, safe neighborhoods and world-class amenities.

Southwest Johnson County Business Climate

Over the last decade, Johnson County has attracted more than 120,000 jobs, 4,200 businesses and nearly 100,000 new residents. The Johnson County economy has grown at a more rapid rate than the national economy in virtually every category.

A Strong Local Workforce

Johnson County has a high level of education attainment in the Kansas City region. More than 50% of the county’s population have at least an associate’s degree or above (source: kcworkforce.org). Nearby colleges and universities include the University of Kansas (main and satellite campuses with 28,000+ enrollment), the University of Missouri-Kansas City (16,000+ enrollment), and the Johnson County Community College (18,000+ enrollment)—all within 28 miles of the site. More than 600,000 residents call Johnson County home, providing you an ample workforce. The location is ideal to pull potential employees from both the Kansas City MSA and the more rural areas of Franklin, Johnson, Miami and Douglas counties on the Kansas side, providing more than 1 million potential employees.

Major Employers

Southwest Johnson County is home to a diverse range of employers, from telecommunications to consumer products manufacturing companies.
Floor Plan Ground Floor

Architectural Measurements

- Gross: 105,827 SF
- Rentable: 103,076 SF
- Usable: 100,910 SF

Table Date: 03-14-2019
Floor Plan First Floor

Architectural Measurements

- Gross: 76,146 SF
- Rentable: 65,773 SF
- Usable: 64,624 SF
Floor Plan Second Floor

Architectural Measurements

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>90,604 SF</td>
</tr>
<tr>
<td>Rentable</td>
<td>85,279 SF</td>
</tr>
<tr>
<td>Usable</td>
<td>84,224 SF</td>
</tr>
</tbody>
</table>
Floor Plan Third Floor

Architectural Measurements

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>97,662 SF</td>
</tr>
<tr>
<td>Rentable</td>
<td>94,023 SF</td>
</tr>
<tr>
<td>Usable</td>
<td>93,174 SF</td>
</tr>
</tbody>
</table>
For More Information, Contact

Mark Geraghty
Vice President
+1 816 968 5875
mark.geraghty@cbre.com

Keith Baker, CCIM
First Vice President
+1 816 968 5883
keith.baker@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2020

CBRE