



paragon star

MIXED-USE DEVELOPMENT

Lee's Summit, Missouri



OFFICE SPACE FOR LEASE

NEC I-470 & VIEW HIGH DRIVE
LEE'S SUMMIT, MISSOURI 64081

Bringing People Together

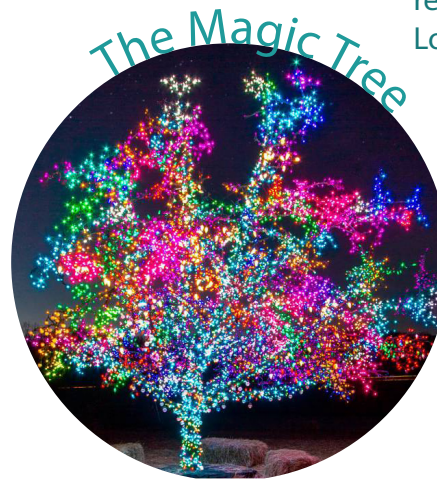
With the goal of building on the community within Lee's Summit, Paragon Star is purposefully designed to bring people together. The Village will feature residential, office, entertainment, dining, shopping, and lodging amenities, while the sports and recreation complex will host ten artificial turf fields with lighting, trails, pickleball, and sand volleyball courts. Paragon Star and its open-air plaza concept, will be an experience like no other.

Location

Lee's Summit is part of the sprawling Greater Kansas City Metropolitan area and is a convenient 25 minute drive to downtown Kansas City, offering easy access to city amenities without the clutter of city traffic.

Lee's Summit has close or direct access to two federal interstates, I-470 and I-70; two federal highways, U.S. 50 and U.S. 71; and two state highways, MO 291 and MO 150. Its connectivity makes Lee's Summit accessible to 85% of the U.S. markets within 48 hours.

Lee's Summit, Missouri, is the fifth-largest city in the state with a population of about 101,052 and an average household income of \$118,232. This mixed-use development encompasses over 190 acres.



Community is at the core of everything at Paragon Star who is proud to continue the seasonal tradition of The Magic Tree. Community philanthropic events associated with the tree have provided assistance to many local families and organizations, a legacy Paragon Star plans to continue for years to come.

Class A Office Space

Whether you're looking for a place to concentrate or collaborate, The Village at Paragon Star offers everything you need to assist you in succeeding—and the perfect place to celebrate when you do. The Village at Paragon Star offers nearly 35,000 square feet of professional Class A office space overlooking The Village Plaza, as well as approximately 60,000 square feet of medical office space. Located nearby are restaurants, entertainment, and residency, as well as a comprehensive trail system and Longview lake recreation area.

Schools

Lee's Summit is served by multiple public school districts, including highly-rated LSR7 and Blue Springs, but also St. Michael the Archangel High School and Summit Christian Academy, as well as Metropolitan Community College and University of Central Missouri.

Consistently ranks on Money's
Best Places to Live

YOUR REAL
professional
Class A offices

Mixed-Use Development | Lee's Summit, Missouri

LOCATION



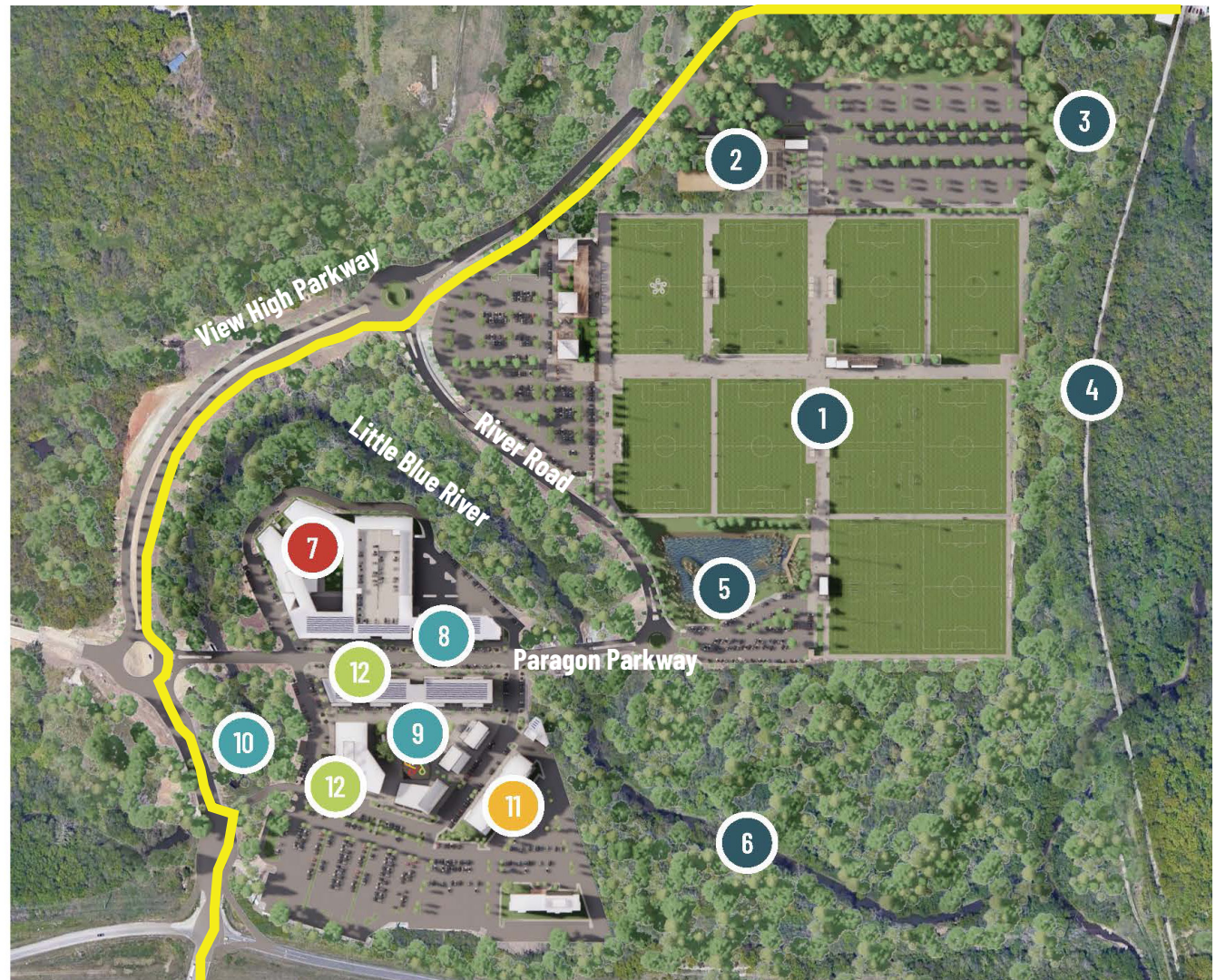
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KH



The first planned entertainment district featuring a variety of dining and entertainment venues, boutiques and retail shops, office buildings, hotels, and rental apartments.

1. Sports Fields Complex
2. Rereation Zone
3. Rock Island Trailhead
4. Rock Island Trail
5. Wetland
6. Little Blue River
7. Multi Family Living
8. Dining and Retail
9. Entertainment (The Village)
10. The Magic Tree
11. Lodging (Hotels)
12. Office Space



10' wide multi-use sidewalk will serve as the next segment of the Little Blue Trace trail, with the trail head serving both the Little Blue Trace and Rock Island trails.

Office Space

Whether you're looking for a place to concentrate or collaborate, the offices of Paragon Star will have everything you need to help your team succeed.

An aerial architectural rendering of a modern office complex. The complex features several interconnected buildings with white facades and dark, slanted roofs. Large solar panel arrays are installed on the flat roof sections. A central courtyard with green grass and trees is surrounded by the buildings. A large, colorful logo is visible on a dark structure in the courtyard. The surrounding area includes parking lots with cars, pedestrian walkways, and lush green trees. A dark blue semi-transparent box in the upper right corner contains white text.

Offering up to
35,000 SF of
Premier Office Space



OFFICE

RESIDENTIAL

ENTERTAINMENT

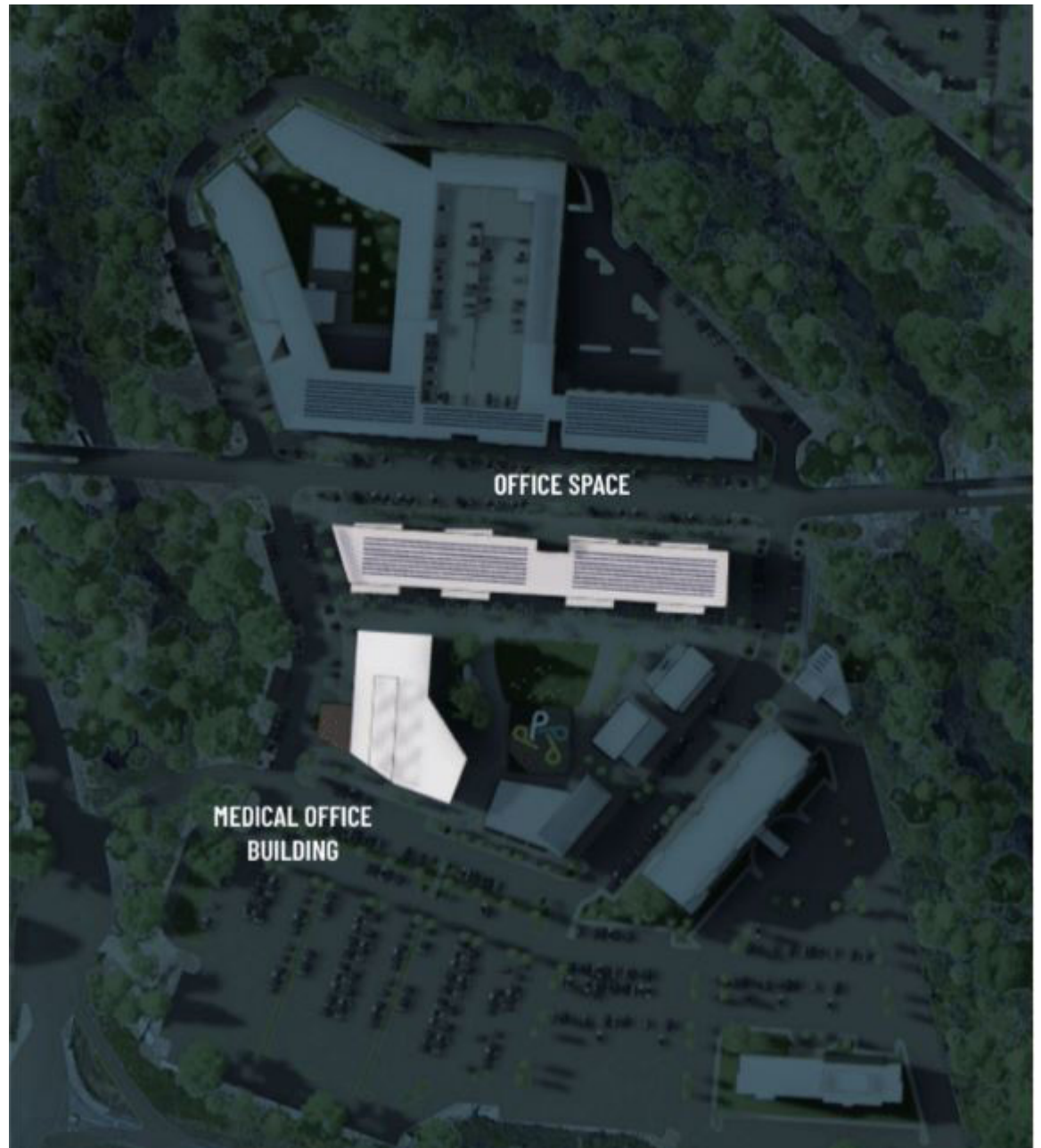
DINING

SPORTS & RECREATION

SHOPPING

Office Space

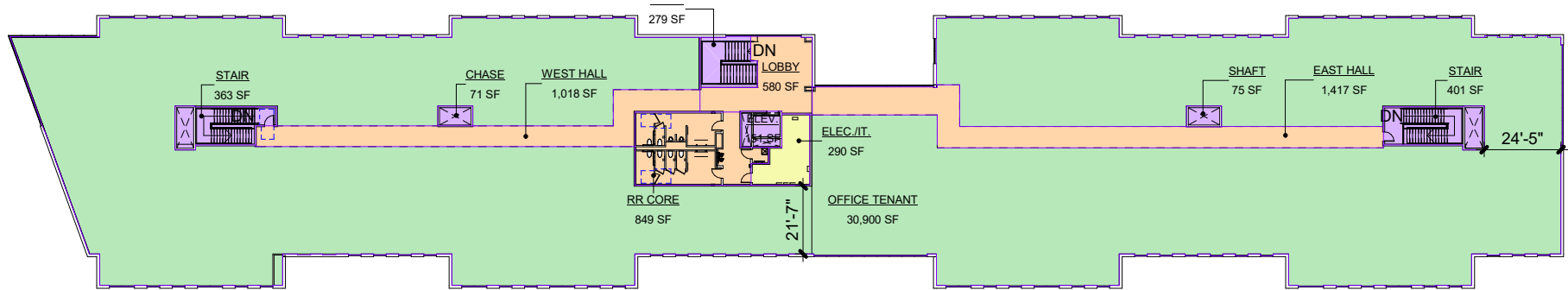
Paragon Star is the epitome of work hard, play harder. The development features both professional and medical office space, providing healthcare services to guests and residents. Tenants will have convenient access to grab lunch or celebrate a job well done at the neighboring dining and entertainment district.



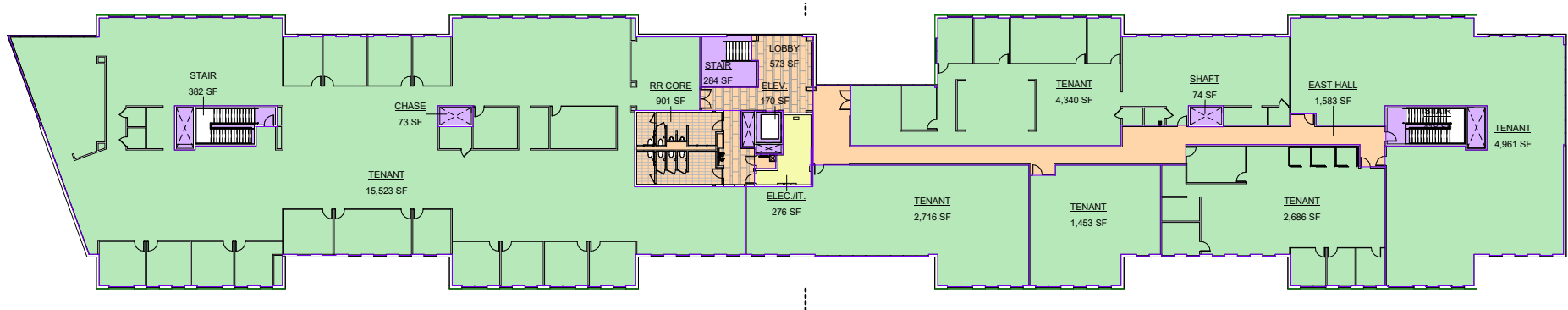
Professional Class A Office Space = 35,000 SF

A 190-acre, multi-purpose sports, office, dining, and entertainment development located in Lee's Summit, Missouri

Class A Office Area - 2nd Floor



Multi-Tenant Floor "Architect's Sample Layout"



OFFICE DETAILS:

- Ready for tenant finish and occupancy
- Approximately 35,000 SF of second floor contiguous office space available
- Multi-tenant divisible to 3,000 SF
- Prominent first floor elevator and open-stair lobby provides access to the second floor
- Both covered and surface parking available at 4:1,000 ratio
- Term of 7-10 years is desirable

2ND FLOOR AREAS	
BUILDING SERVICE AREA	290 SF
FLOOR SERVICE AREA	3,864 SF
MAJOR VERTICAL PENETRATIONS	1,339 SF
OCCUPANT AREA	30,900 SF
	36,393 SF



ALL FOR FUN, ALL IN ONE



The five points of Paragon Star emphasize the five unique elements of the development, which consists of a multi-sports complex, luxury apartments, hotel lodging, and office space, as well as a retail and restaurant district, all surrounding an inviting, open-air central plaza.

Paragon Star will be an experience like no other. A multi-dimensional development dedicated to excellence, innovation and, most of all, fun. A welcoming hub for the entire community to enjoy.

Paragon Star puts the purpose in multi-purpose.

Paragon Star believes in being purposeful in everything they do.

From design and development, to construction and creation, they are purposeful with the use of their space, resources, and technology. Ultimately, Paragon Star's purpose is to create a one-of-a-kind place for the community. A place with something for everyone. A place where you can eat, play, work, stay, and live, all-in-one convenient location. A place purposefully designed to bring people together.

For more information, please contact:

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