integration of
power • data • technology
people • community

www.integrationcampus.com

777 nw blue parkway
lee's summit, mo
welcome
to the
lee’s summit
integration
campus.

the convergence
of power, data,
technology,
people and
community.

• 550,000 square foot tech hub
• 100+ shops, restaurants and services in
  the surrounding area
• 6.0/1,000 parking ratio
• Dual power feeds
• Energy-efficient building management
  system controls
• Limited caged-storage available at no
  charge to tenants
• Building conference room available to
  tenants, upon request
• Building power supplied from a dual grid redundant 161 kV Evergy substation

• Three separate underground 15 kV feeders supply power to the electrical distribution system for maximum redundancy and minimum outage potential

• Potential for tenant-operated generators to be installed

• Multiple service providers for both voice and data—including AT&T, Spectrum, Centurylink, UPN and Bluebird Network

**did we mention we have heavy power & data?**
SUMMIT FAIR SHOPPING CENTER
50+ SHOPS & DINING OPTIONS

SUMMIT WOODS CROSSING
50+ SHOPS & DINING OPTIONS

COMING SOON
ORCHARDS RETAIL SHOPS

SUMMIT ORCHARDS RETAIL SHOPS

centric location, supported by easy access and ample amenities.

- No city earnings tax
- Located 20 minutes from the center of Kansas City, and instant access to Interstate 470 and Highway 50
- Interstate visibility from I-470, 68,000 cars per day
- Immediate access to several surrounding amenities—Summit Fair, Summit Woods, Douglas Crossing and Downtown Lee’s Summit
- Easy access to public transportation—walking distance to RideKC bus stop
at LSIC, we are dedicated to promoting collaboration and flexibility.

- Healthy food options available in the on-site deli
- Collaborative and flexible work/gathering space in tenant lounge
- Seasonal Food Truck Fridays
- Improvements are underway for a Fitbit Track
• One of the fastest growing cities in Missouri—Lee’s Summit leads the way in suburban single-family housing permits in the KC Metro

• Money magazine Top 50 Best Places to Live 2018

• Well-educated labor force: 96.6% of the Lee’s Summit population age 25 and over have at least a high school diploma, and 44.9% have at least a Bachelor’s Degree; for the State of Missouri, those numbers are 89.2% and 28.2%, respectively
550,000 SQUARE FOOT TECH HUB CAMPUS

100+ SHOPS, RESTAURANTS & SERVICES IN THE SURROUNDING AREA

6.0 PARKING RATIO—ABUNDANT SURFACE PARKING

DUAL UNDERGROUND POWER FEEDS

NEW IMPROVEMENTS PLANNED TO ENHANCE EMPLOYEE WELLNESS & TENANT SATISFACTION
space is available ranging from 5,000-153,000 sf.

- Responsive on-site property management
- High-quality ownership/commitment
- Plug and Play suites available with over 22,000 SF
- Attractive lease terms with tenant finish package available
- Stylized tenant exterior signage available
- Market rental rates can be found on the LSIC website: [www.integrationcampus.com](http://www.integrationcampus.com)
ready to learn more? contact us today.

For more information, please contact one of the following individuals:

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