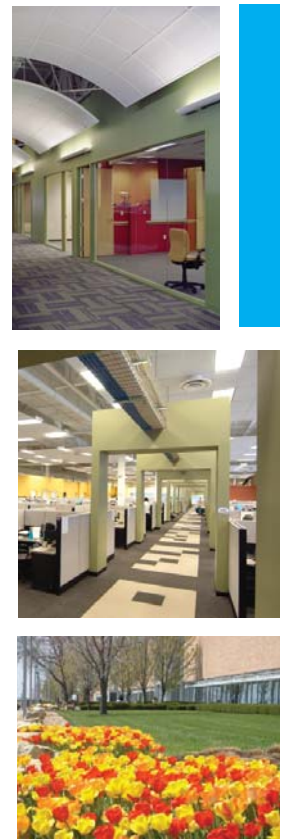


KANSAS CITY METROPOLITAN AREA SITE MAP



- Over one million square foot technology campus
- Flexible single story buildings for:
  - Office
  - Education
  - Call Center
  - Data Center
- 5,000 - 50,000 square feet available
- Immediate highway access
- Adjacent to two lifestyle retail centers

# STC | Summit Technology Campus

777 NW BLUE PARKWAY, LEE'S SUMMIT, MO



The Summit Tech Campus in Lee's Summit, Missouri is offering space that has proven to be ideally suited for data centers, disaster recovery facilities and telecom switching. The offered space is divisible into units as small as 5,000 sq. ft. Two major US companies' data and call centers are currently located in this suburban Kansas City, Missouri property.

AT&T originally developed the property as a microelectronics manufacturing facility. The resulting industrial infrastructure has proven well suited for data and call center tenants. The property features two high-security buildings, both served by three fiber optic providers and two independent power feeds.

### Building Data

Building Size	Two buildings totaling 1,037,000 sf
Building Structure	Steel frame with brick and block wall system
Column Spacing	40' x 40' structural grid
Clear Ceiling Height	18' to underside of trusses 24' to roof deck
Floor Loading	200 lbs psf
Sprinkler	Fully sprinklered
Parking	Free parking, approximate ratio of 6/1,000
Cooling Capacity	4,000 tons of cooling
Roof Structure	New built-up modified bitumen roof over a 2" gypsum deck in Spring '00. 15-year warranty
Lightning Protection	No lightning rods are currently installed. Tenant may install with approval.
Freight Access	The North Building is served by two loading docks (w/ 11' x 12' doors) and adjacent receiving areas. The South Building is served by four loading docks.

### Building Amenities

Management	Professional on-site property management
Security	Contracted 24/7 security service - both foot and vehicle patrol
Engineering & Maintenance	Five staff engineers
Food Service	Two full service cafeterias
Common Areas	Large restrooms, ATM, mailboxes, vending

### Mechanical System Data

Available Cooling Capacity	Property has 4,000 tons of 42-degree chilled water loop
Existing Cooling System	A 42-degree chilled water loop
Cooling System Location	Buildings served by multiple air cooled A/C roof mounted
Specialized Requirements	Tenants with specialized cooling requirements may augment the building cooling system by locating equipment on the roof, in the penthouse space and the basement.
Fire Suppression System	Fully sprinklered by a wet pipe system. Sprinklers/riser is 110psi. Tenants may install a dry system or pre-action system.



**Electrical System Data**

Dual Grid Primary Feeds	The substation that feeds the facility has a ring bus that is supplied from two full-capacity 161 KV feeders, either of which can carry the full station load. Each of these 161 KV lines are a part of the KCP&L backbone distribution system through Lee’s Summit and can be supplied from a host of sources, including interconnects with other utility companies.
Feeds into the building	The facility is supplied through three 15 KV underground distribution feeders housed in a concrete duct bank. Any two of the feeders can accommodate the full load requirements through switchgear tie breakers in the event of one underground feeder failure.
Building Distribution	The Summit Tech Campus’ distribution system is served through a radial 15 KV distribution system to multiple, double-ended, secondary substations located throughout the facility (primarily the service penthouses).
Primary Building Service	Multiple three phase 11200 ampere, 15 KV feeders to numerous service substations throughout the facility
Nominal Distribution	Multiple 480V feeders from substations to space served from 480V, 208/120V bus ducts to main distribution panels supplied by tenants.
Electrical Ground	4/0 bare copper ground under building slab, stringers cad welded to building steel columns
System Reliability	The 161 KV system in Lee’s Summit has had a 100% reliability (no outages) for more than 15 years. The last distribution system outage of more than 5 minutes occurred in the mid 1980’s resulting from a switchgear fault.
Emergency Generation	Base Building Life Safety systems are in place. With approval, Tenants may install back-up electrical generation and fuel facilities.

**Risk Profile**

Seismic Zone	Seismic Code, Area 2
Tornado Resistance	Building is designed for a 15 psf load - exceeds 100 mph wind requirements
Flood Plain	No part of the site is located in a 100 or 500-year flood plain
Nearest River	20 miles to the Missouri River in downtown Kansas City
Nearest Chemical Plant	None
Nearest Nuclear Plant	110 miles to Wolf Creek Power Plant in Burlington, KS
Nearest Railroad	2,600 feet to a Union Pacific Railroad line
Nearest Airport	MCI - 40.5 mi; Kansas City Downtown Airport - 19.5 mi; Lee’s Summit Municipal Airport - 2.5 mi
Nearest Fire Department	1.6 miles to 210 SW Pryor Road
Nearest Police Department	1.0 mile to Douglas and Tudor Road
Nearest Hospital	Lee’s Summit Hospital - 1.5 miles, St. Luke’s Hospital - 1.5 miles



## Connectivity Data

Existing Services	Both voice and data services are available from multiple providers
On-Site Providers	AT&T Local Services, Time Warner and Qwest
CO's Serving the Building	AT&T is served by their Central Office located at 324 E 11th St. in KCMO. AT&T's primary voice and data is kscymo41. AT&T's primary internet and LD CO is kscymo55. Depending on the services, virtually any other central office can be provisioned to provide services for this building, e.g.: kscymo41, kscymo24, kscymo25, and kscymo55 Qwest is served by their Central Office located at 711 E 19th St in KCMO
CO's in the Building	AT&T Local Services has no Central Office on-site, but does maintain a POP at the Summit Technology Campus AT&T states there are a multitude of CO's provisioned on the AT&T fiber rings. 777 NW Blue Parkway is positioned on top of several. AT&T fiber rings due to its location and bandwidth needs from on-site clients. Qwest has no Central Office on-site, but does maintain a POP on-site.
IXC Fiber Paths/CO Config	AT&T Local Services maintains two distinct and diverse fiber paths to their CO. They offer ACCU Ring as well as UVN service to tenants in the facility. Their CO is served with completely redundant power. AT&T states that the STC is a premium fiber location Missouri due to the fact that there are dual entrances and multiple SONET rings feeding to this site from multiple CO's. One fiber entrance is referred to as East penthouse and another as West penthouse. All fiber rings are provisioned with power redundancy on the AT&T fiber backbone with 24x7 monitoring. Qwest owns and maintains dual, diverse fiber paths that connect the 777 NW Blue Parkway facility to the Qwest CO, it is powered via separate utility grids and contains a 4-hour battery backup and extended power provided via diesel generator.
Connectivity Options	AT&T Local Services can provide all connectivity options up to OC 192. AT&T offers Ethernet, OCn, Sonet DS3, DS1, DS0 connectivity options. Qwest fiber facilities will provide DS1, DS3, OC3, OC12 and OC48 connectivity to provide: Long Distance, Voice, IP Call Center Service, Internet, VPN, ATM and Frame Relay.
Demarc Locations	Each telecom provider maintains their own diverse Demarc locations within the building. The distance between the Demarcs is as follows. AT&T and Qwest have their Demarcs located adjacent to the two fiber entry vaults on the west sidewall of the basement: the first is ~290' north of the south wall and the second ~400' north of that location.
Fiber Strands into Building	AT&T Local Services has three diverse entrances with a total of 72 fibers. Time Warner has two diverse entrances with a total of 144 fibers. Qwest has two diverse entrances with a total of 48 fibers.

## Partial Tenant List

- AT&T
- St. Luke's Health System
- Lee's Summit School District
- Diodes FabTech
- CapGemini
- Progressive Insurance
- ExamOne
- University of Central Missouri
- Waddell and Reed

## Location Details

- Lee's Summit, MO - population 89,870
- Sixth largest city in Missouri
- Over 2,150 businesses
- 45,000 jobs are estimated to be added in the next 15 years
- Award winning schools
- 93% graduation rate
- Broadbased economy
- New retail & residential growth

## Contact

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