

Art Executive Office Park

State-of-the-*Art*, artistically enhanced business address for the new-century company



About The Buildings

- ❖ High tech office buildings (class A+) in Lawrence, Kansas.
- ❖ Tailored specifically for 21st Century office needs.
- ❖ Phase One completed late 2002.
- ❖ Two phase development, second phase ready to commence.
- ❖ Base lease rate starting at \$16.00 SF, +Triple Net \$5.25 SF plus Utilities.
- ❖ Turnkey finish.
- ❖ Triple net charges include common area maintenance (including janitorial), taxes and insurance.
- ❖ Tenant pays their prorata share of utilities.
- ❖ Architectural layout design provided by Knight & Remmele Architects.
- ❖ Three or Four buildings (A) 13,531 SF, existing (B) 16,181 SF, existing (C) 75,000 SF future building(s)
- ❖ SBC Global fiber optic network and Sunflower Broadband DSL high-speed Internet.
- ❖ Additional 4" spare conduit line into buildings to serve future line technology.
- ❖ Drive up Airborne Express, Federal Express and US Postal box coming soon to site.
- ❖ ATM approved for site (phase II).
- ❖ Media theatre includes video projection, latest teleconferencing technology (phase II).
- ❖ Restrooms are all equipped with automatic touch less sensor sinks and toilets.
- ❖ 3' soffit extends entirely around all buildings, reducing sun glare and heat through windows.
- ❖ Each building has a well illuminated, front canopy extending 16' X 16' to shelter office workers and guests from inclement weather when leaving or entering a building.
- ❖ Brick masonry and Drivet surrounds all buildings (all four sides have uniformity).
- ❖ Clear 1/4", low E, thermally insulated windows around all buildings.
- ❖ Buildings are steel frame construction with main support columns placed inside corridor walls (allowing for more floor plan options).
- ❖ Mechanical wiring, cables, phone lines, and electrical conduit run above center corridors for easy access, inspection and future upgrades.
- ❖ Sound insulated conference rooms, corridors, demising walls, mechanical room and restrooms.
- ❖ Vestibule and corridor flooring finished with glazed tile.
- ❖ Entire office park, buildings and grounds designed for ADA accessibility.
- ❖ Buildings are all smoke free with designated exterior smoking areas at rear of buildings.
- ❖ Exterior trash dumpster areas are conveniently located and enclosed with 6' high cedar fence and landscaping screen.
- ❖ Large front entry sign features a clearly marked tenant directory.
- ❖ Tenant directory also located inside foyer of each building.
- ❖ Common Sense numbered suite assignments for visitor convenience.
- ❖ Buildings are sprinklered for fire protection.
- ❖ Roofing is elegant Italianate tile.
- ❖ Beautiful, original paintings by renowned international artists featured in corridors.
- ❖ On-site Day Care & Children's Center opened 10-04. Office employees have enrollment priority.
- ❖ On site property management.



About The Setting

- ❖ Park setting location nestled in the Deerfield Woods Valley of booming Northwest Lawrence.
- ❖ Located less than 1.5 miles from both West Lawrence turnpike entrance and Highway 40.
- ❖ Closer to hotels than any other office park in Lawrence.
- ❖ Nearest of all Lawrence office parks to Kansas City, Downtown, Lawrence Memorial Hospital, and Lawrence Country Club. On bus route.
- ❖ Twenty-five minutes from Topeka, Fifty minutes from Kansas City, MO and Kansas City International Airport.
- ❖ New housing, ranging in price from \$189,000-1,200,000, within walking distance. New exclusive apartment community located across street.
- ❖ Large city sidewalks on Peterson Road for strolling.
- ❖ 1/2 mile from Deerfield Park (lighted tennis and basketball courts).

About The Suites

- ❖ Each Suite equipped with refrigerator, dishwasher, trash compactor, sink, and cabinets.
- ❖ Multiple HVAC thermostat controls in larger suites.
- ❖ Energy-Star HVAC provides even distribution and continuous fan operation and comfort to all suites.
- ❖ Red Oak baseboard trim throughout suites as designed or choose your own interior (subject to architectural approval).
- ❖ 3' X 8' flush face, solid core oak wood doors, stained; varnished throughout all suites.
- ❖ 2'X 2' indented ceiling tile throughout all suites
- ❖ Roof deck voids, outlets and pipe chases insulated to damper noise and prevent air penetration.

About The Exterior

- ❖ Large fountain and garden (over 1/2 acre) scheduled for second phase.
- ❖ Beautifully landscaped with over 80 new deciduous trees planted throughout office park as well as a large number of ornamental trees, shrubs and large seasonal containerized plants.
- ❖ Entire office park grounds and parking areas well illuminated.
- ❖ Building soffit illuminated with high-output fluorescent lights around entire buildings, and canopies brightened with exterior incandescent bulbs.

We are proud of the many devoted hours committed to bring about the finest office park in Lawrence, Kansas. All information furnished is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, materials, substitutions, or other conditions that may result before, during or after construction, and may be withdrawn without notice.



“Give the people a beautiful and wondrous work environment and witness their truest potential.”

Greg A. Cromer

Art Executive Office Park

Northeast corner of Peterson Road and Kasold Drive (1/2 mile from I-70)
3320-3380 Peterson Road, Lawrence, Kansas

About The Tenants

Keating & Associates/ Raymond James Financial	Personal & business investment company
Prairie Fire Investments	Business & charity investment company
Wayne Wildcat Studios	Commissioned world-renown artist
Original Art, Inc.	International Art dealer
American Real Estate & Investments, Inc.	Largest commercial real estate brokerage in town
Filter Logics	International web filtering company
Princeton Children's Center	Newest & one of the largest day care centers in town

Zoning 0-1 Office. Landlord will make every reasonable effort to construct a future building to your tastes and planned expenditure. If you would like more details, or wish to arrange a meeting to discuss your goals and needs please contact:

Greg A. Cromer, Broker
American Real Estate & Investments, Inc.
3320 Peterson Road
Suite 104
Lawrence, Kansas 66049
785-856-0007 or 785-749-0003























