

**Property Fact Sheet**  
**Victory Hills Center**  
**66<sup>th</sup> & Parallel Parkway, Kansas City, KS**

<b>Property Type:</b>	Two-story neighborhood retail center with separate office/service space, with separate parking behind the center
<b>Availability:</b>	All space is available for immediate occupancy
<b>Space Location:</b>	+/-2,125 SF located at 6613 (configured as professional office)  +/-1,000 to 7,000 SF of office/service space
<b>Lease Rate:</b>	\$7.35/SF, triple net basis for retail \$2.45/SF, triple net basis for office/service space
<b>CAM:</b>	\$2.50/SF estimated for 2010 (includes taxes and insurance)
<b>Utilities:</b>	Separately controlled and paid by tenant
<b>Parking:</b>	Ample parking adjacent to front door with separate lot in rear for front-door access to office/ service space
<b>Signage:</b>	Retailers may install sign on front monument and on building facade facing Parallel Parkway
<b>Zoning:</b>	CP-1 (Planned Limited Business District)
<b>Lease Term:</b>	Three to five years preferred
<b>Tenant Finishes:</b>	Negotiable
<b>Attributes:</b>	Victory Hills Shopping Center is conveniently located in the center of Wyandotte County, with access and visibility from Parallel Parkway. Join State Farm Insurance, A-1 Staffing, Computer Doctor, House of Scales (reptiles) and other quality local retailers in this well-maintained and locally-owned shopping center.

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