



FOR LEASE

Westlink Business Center

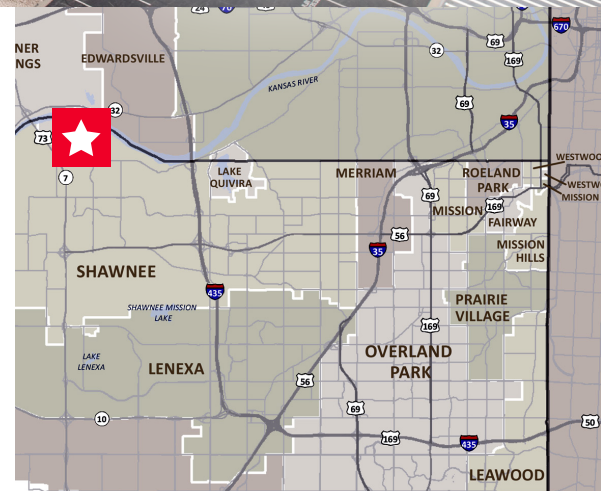
Building 2 - 80,000 SF

4154 Powell Drive / Shawnee, KS



Property Highlights

- Energy-efficient building with 28' clear heights, ESFR sprinkler system, and dock and drive-in loading option
- Great location for local, regional and national distribution with convenient access to Highway K-7, Interstate 435, and Interstate 70
- Master planned business park located in the heart of Shawnee, Kansas at Highway K-7 and 43rd Street
- State and local economic incentive programs available
- Ideal space for E-commerce Business



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Location Aerial



Project Advantages

- Great interstate access to Interstate 435 and Interstate 70 with excellent exposure along Highway K-7
- Low operating costs ideal for light manufacturers or distribution
- Significant state and local economic incentive packages available for up to 2% of the total payroll for 3-5 years in the form of a forgivable loan
- Energy efficient construction
- Concrete and metal construction
- Outside storage

Building Features

- ±80,000 SF Available
- Office Space: ±5,000 SF
- 28' clear height
- ESFR sprinkler
- T-5 lighting
- R-30 insulation in ceilings
- R-30 insulation in walls
- 177 striped car parking spaces
- 112' truck court depth
- Floor slab is 7' thick using 4,000+ psi concrete mix
- 10 dock high and 4 drive-in doors
- Power - 1,600 amp, 277/480 volt, 3 phase service
- Column spacing - 50' x 50'
- OPEX Budget:

Taxes:	\$1.90
Insurance:	\$0.24
CAM:	\$0.99
Total:	\$3.13



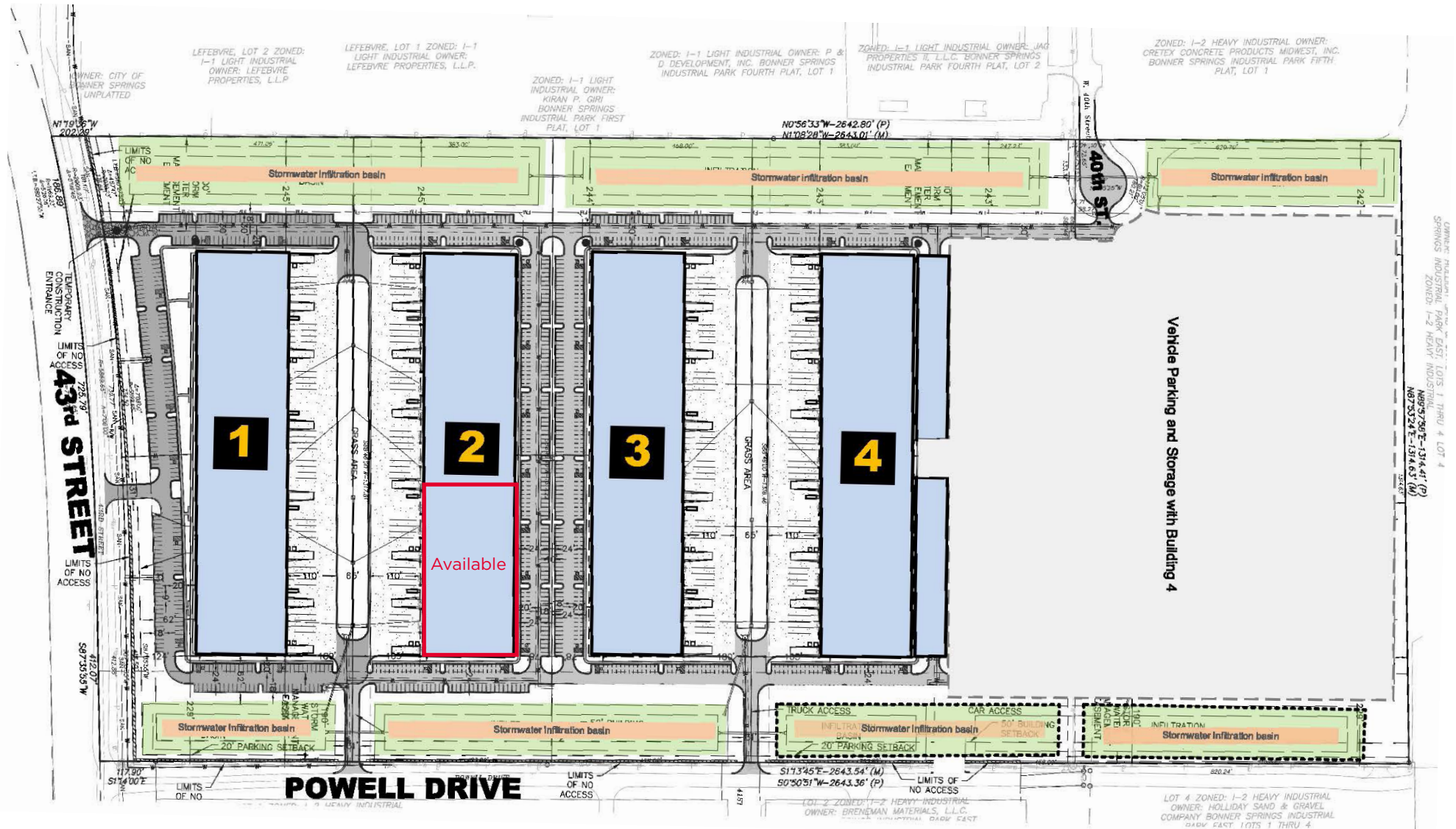
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Overall Development Plan





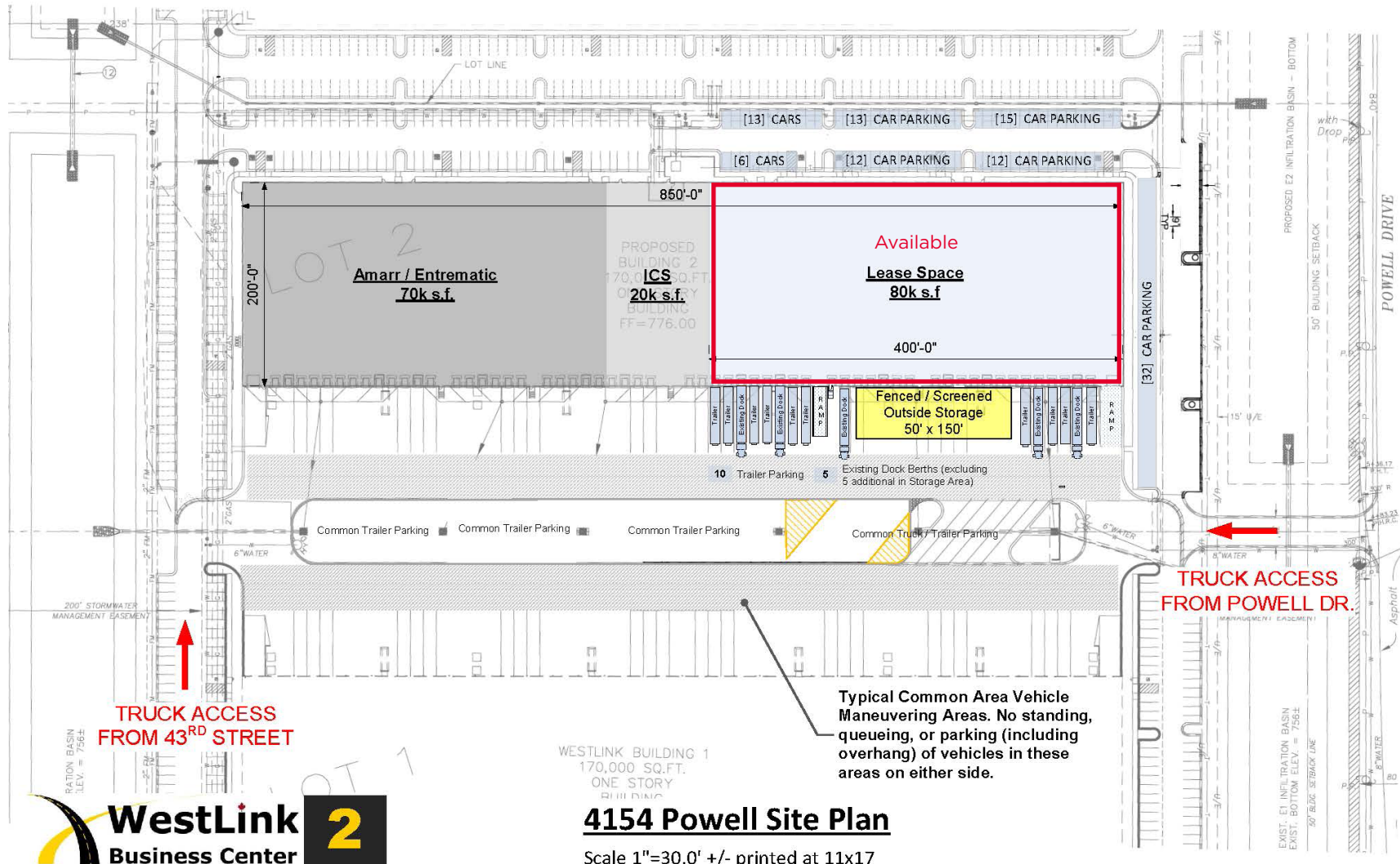
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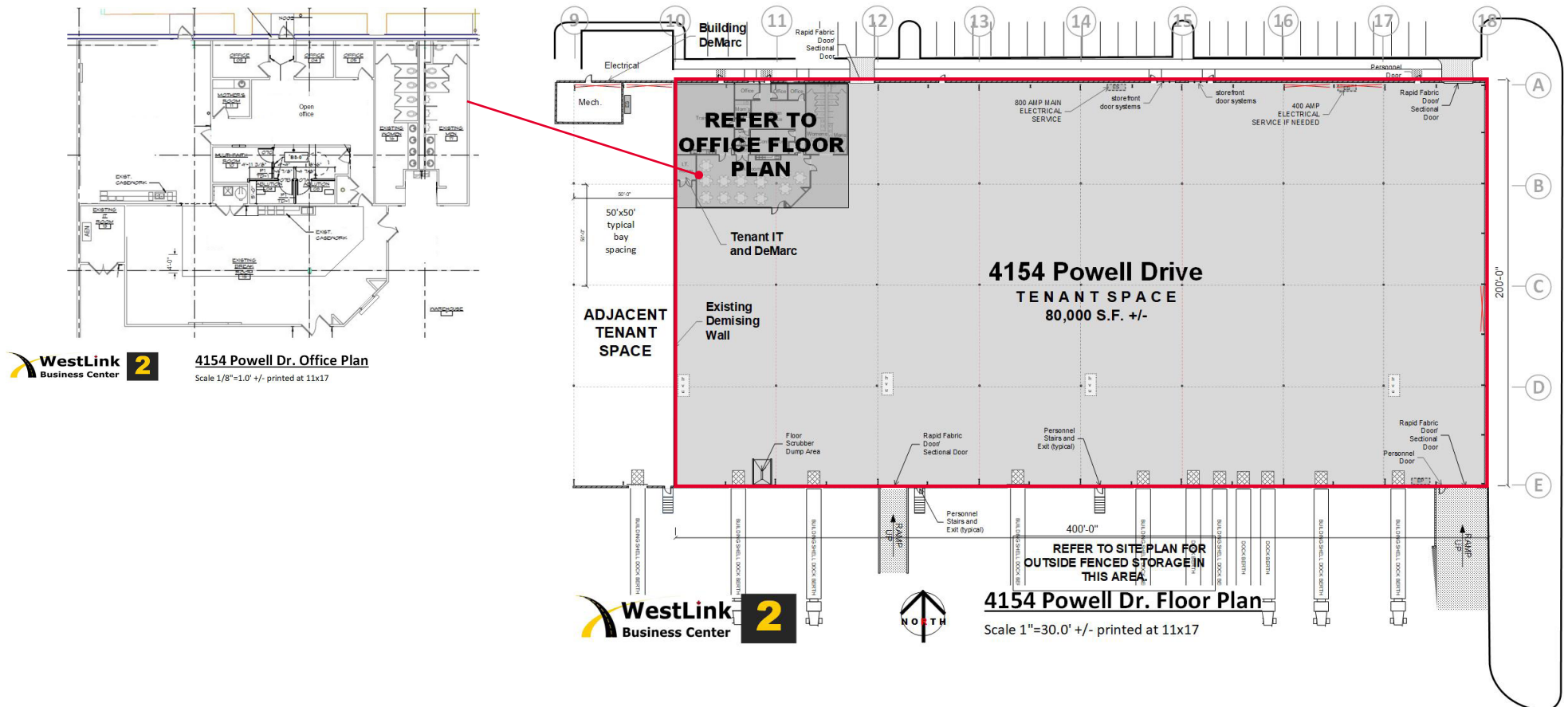
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Leasing Site Plan



Floor Plan/Office Plan





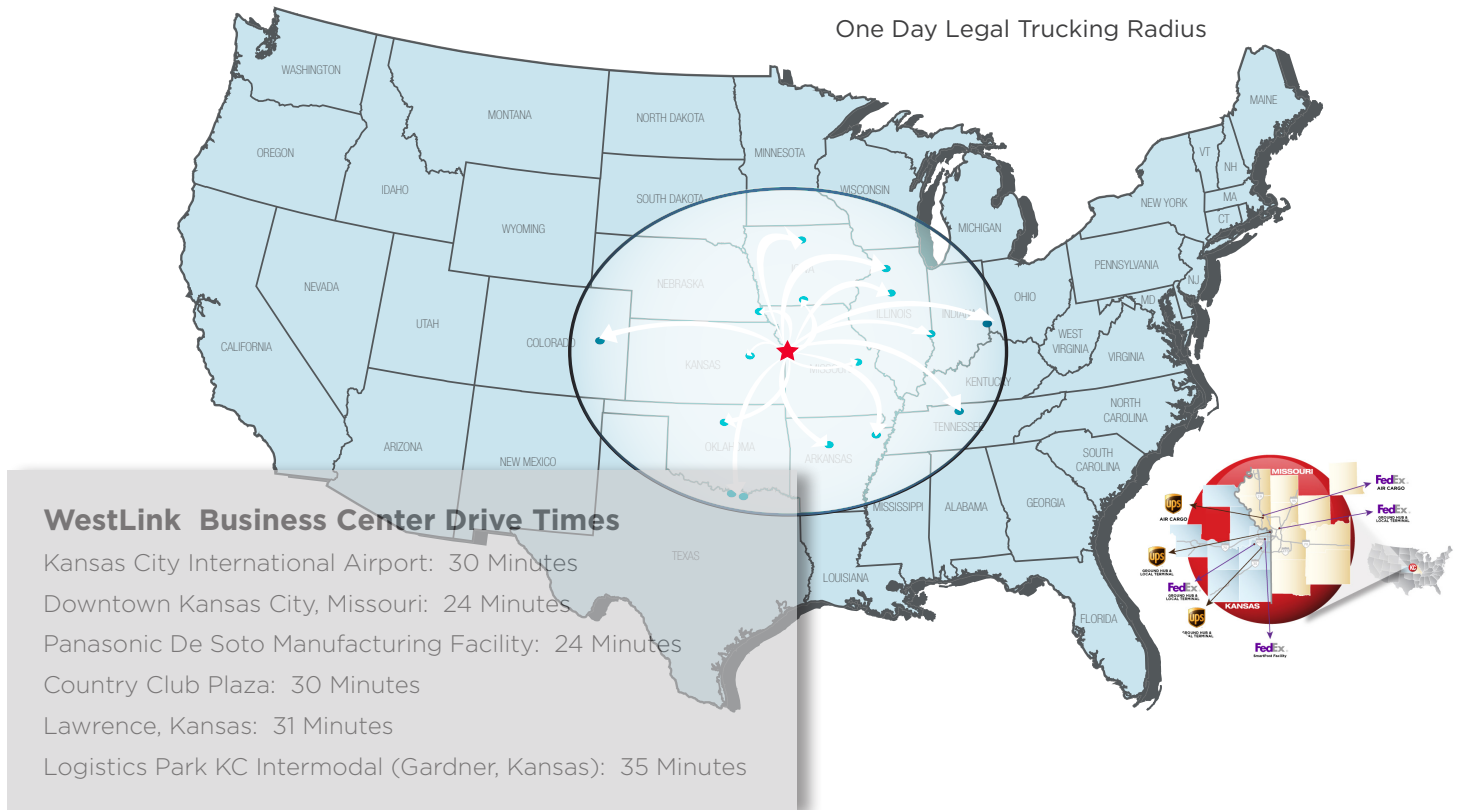
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Location, Location, Location!



Greater Kansas City Area

- The Kansas City metro area is recognized as one of the best cities in the country for opportunities and was ranked as the third most livable metro area in the country by RentCafe in January 2026. In March it was awarded City of the Year by MidwestLiving.
- Amongst major metro areas, Kansas City ranked #9 in terms of least traffic congestion with an average commute of less than 24 minutes and a lack of gridlock, highway backups, and major urban traffic jams (Consumer Affairs, May 2026).
- Cost of Doing Business metrics rank Kansas City very well, with the most recent figure from Moody's Analytics giving the metro area a score of 90.1 against a national index of 100. This also aligns with the city's history of entrepreneurship and the successful growth of small businesses.
- Kansas City's history with arts, jazz, barbecue, and sports are well-documented. The city also welcomed over 400,000 fans from around the globe to the recent World Cup, with global travel media group Afar describing the city as having "big-hearted hospitality and electric sporting spirit."

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