

CORPORATE LAKES EXECUTIVE SUITES



*6731 W. 121st Street
Overland Park, KS 66209
Phone (913) 312-5840
Fax: (913) 312-5841
www.corporatelakes.com*

"Providing state-of-the-art office solutions"

Location

Corporate Lakes Suites is conveniently located within the College Boulevard business district, situated on it's own private lake. This prime location is near the intersection of 119th Street and Metcalf Avenue and offers easy access to major highways, restaurants, and shopping centers. Area businesses include Deer Creek Golf Club, Menorah Medical Center, Saint Luke's Hospital, Sprint Campus, and Town Center Plaza Shopping Center.



Features

Reception Area

Professional atmosphere with full-time receptionist to greet clients.

Personalized Telephone Answering

Professional receptionist answers telephones using individual corporate name and greeting.

Digital Telephones

The latest digital telephone technology includes voice mail, LED display, speed dial, speakerphones, two-way receptionist communication and call forwarding. Conference call capability for up to 5 participants.

Private Offices

Large spacious suites. Many overlook the private lake with private walk-out decks. All utilities, common area maintenance and janitorial services are included in monthly rent.

Optional Leases

A variety of leases are available including long term or month-to-month.

Security

Electronic security key provides access to the building 24 hours a day, 7 days a week. State-of-the-art Security system linked to all offices for tenant safety.



Additional Features

Conference Rooms

Impressive conference rooms equipped with speakerphones, white boards and Direct TV. Complete audio/video equipment available including LCD projector. T1 Internet access always available. Each suite includes 8 hours of conference room time per month free of charge.

High Speed T1 Internet

The fastest direct line to the World Wide Web is available in all suites.

Incoming Mail & Package Handling

Individual private mailboxes are available inside the building 24 hours a day, 7 days a week. Mail is delivered to mailboxes before 1:00pm daily. Outgoing mail services include USPS, UPS, FedEx, DHL, or other preferred carriers.

Health and Fitness Center

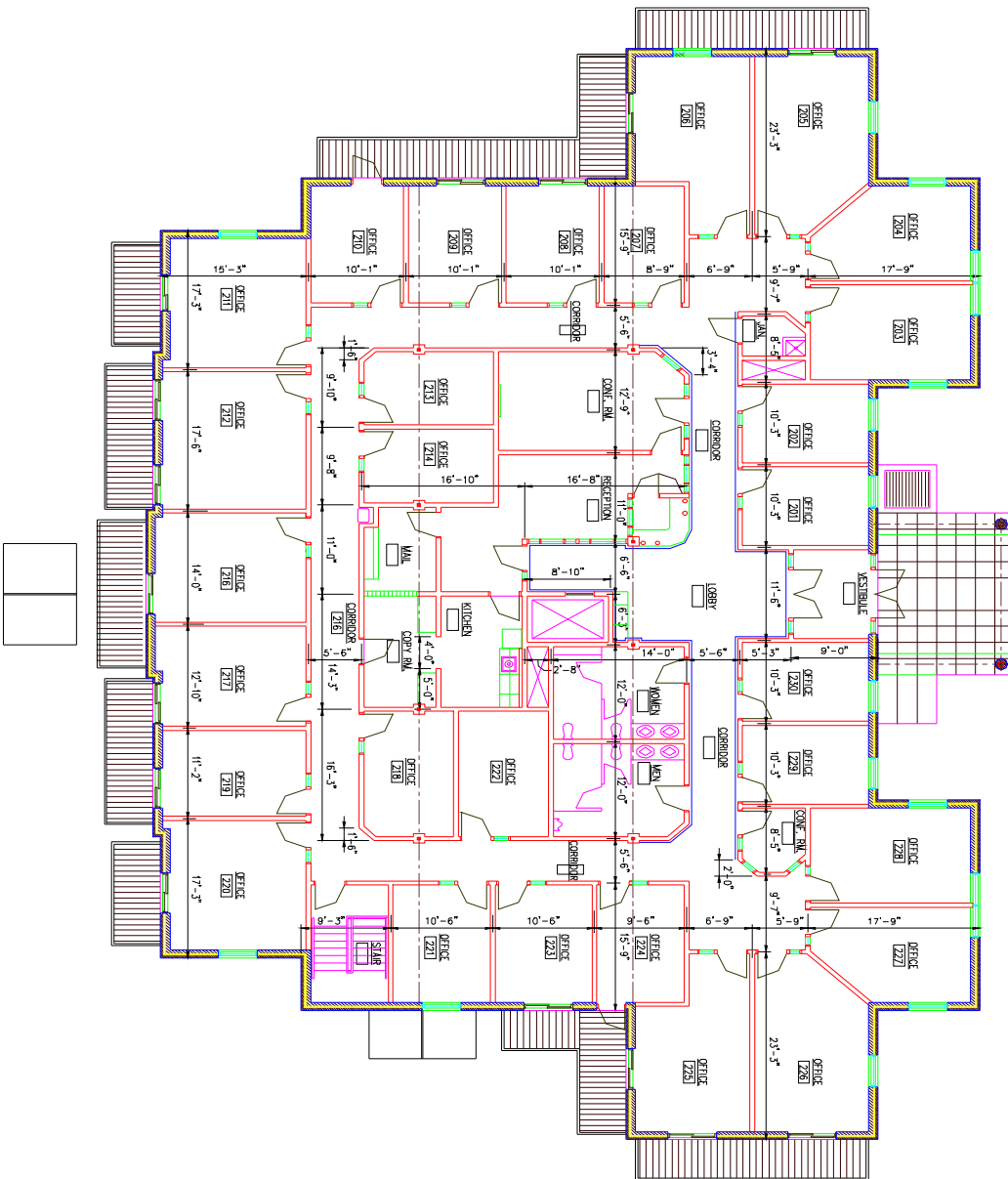
Private in-house workout facility complete with treadmill, life cycles and free weights. Exercise while watching Direct TV. Includes shower and locker areas.

Kitchen

All suites have access to the common area with complimentary coffee, refrigerator, microwave oven, vending machines, and water cooler.



Floor Plan



FLOOR PLAN

Pricing

MOVE-IN PACKAGE

One time fee per suite to install telephones, voicemail and move furniture.	\$300 one time fee
Computer fax copier set-up (E-mail/Internet access, etc.)	\$150.00/hr
Deposit for month-to-month lease	2 month's charges
Deposit for 6-month lease	1.5 month's charges
Deposit for 12-month lease or longer	1 month's charges
Transfer existing phone number (if capable)	\$100.00

FURNISHINGS

Executive desk and chair	\$75.00/mo
Credenza	\$35.00/mo
Side chairs	\$10.00/mo
Lateral file cabinet (wood, matches desks)	\$25.00/mo
Round conference table	\$25.00/mo

INTERNET PACKAGES

Internet access via continuous high-speed dedicated static IP address	\$50/mo
- requires network card in your PC and your own e-mail provider	
- Network connection or LAN printer at no charge. Fees per copy.	
Additional access to internet (per additional individual in suite).	\$25/mo

TELEPHONE SERVICES

First phone line, phone number, voice mail	\$ 75/mo
First phone line, phone number, voice mail and receptionist answer	\$150/mo
Additional phone lines, phone number, voice mail	\$ 45/mo
Additional phone lines, phone number, voice mail and receptionist answer	\$ 90/mo
Analog fax or modem line	\$ 50/mo
Additional voice mail and phone answering, no phone	\$ 50/mo
Additional voice mail, no phone answering or phone	\$ 30/mo
Business "800" phone number	\$ 15/mo
Long distance monthly access charge	\$ 10/mo
Long distance per minute, includes tax	\$ 0.15/min

SECRETARIAL SERVICES

Word processing, spreadsheets, scanning, dictation, filing,	
- Copying, travel planning, invoicing, bookkeeping, etc.	\$30/hr
Black & white copies on/off network	\$00.15/page
Color copies on/off network	\$00.80/page
Conference room for tenants (8 hours allotted per month)	\$25/hr
Conference room for non-tenants without receptionist service	\$25/hr
Conference room for non-tenants with receptionist service	\$40/hr
US mail services	Cost + 20%
Courier services: UPS, Airborne, FedEx, DHL, etc.	Cost + 20%
LCD Projector hourly	\$40/hour
LCD Projector half day: \$110	\$220/Full Day

DIRECT TV

Installation and set up charge	\$150 one time fee
Monthly program charge ESPN, CNN, CNBC, etc.	\$35/mo

VIRTUAL OFFICE SERVICES

Corporate mailing address with mailbox	\$ 70/mo
Voice mail, phone number and telephone answering	\$ 90/mo
Voice mail, phone number, no telephone answering	\$ 60/mo

Rental Rates

SERVICE PACKAGE

For \$289 per month each suite will include...

- ◆ 1 executive desk and chair, 1 credenza, 2 side chairs
- ◆ 1 telephone (3 lines), 1 phone number, 1 phone answer, 1 voice mail
- ◆ 1 Internet connection via high-speed dedicated static IP Address
- ◆ 1 (analog, fax, or modem) connection
- ◆ Up to 200 domestic long distance minutes

OFFICE	LOCATION	WALK		WIDTH	APPROX LENGTH	SQ FT	MONTHLY RENT
		WINDOWS	OUTS				
201	Front	1	0	10.375	13.125	136	Please call
202	Front	1	0	10.375	13.125	136	Please call
203	Front/Corner	2	0	11.25	16.8	189	Please call
204	Front/Corner	2	0	11.25	16.7	188	Please call
205	Side/Corner	1	1	11.25	22.25	250	Please call
206	Side/Corner/Lake	1	1	11.25	22.25	250	Please call
207	Side/Inside	0	0	8.5	14.75	125	Please call
208	Side/Lake	0	1	10	14.75	148	Please call
209	Side/Lake	0	1	10	14.75	148	Please call
210	Side/Lake	0	1	10	14.75	148	Please call
211	Back/Corner/Lake	1	1	16.25	14.25	232	Please call
212	Back/Lake	0	2	17.25	14.25	246	Please call
213	Inside	0	0	9.4	14	132	Please call
214	Inside	0	0	9.4	14	132	Please call
216	Back/Lake	0	1	13.9	15.9	221	Please call
217	Back/Lake	0	1	12.7	15.9	202	Please call
218	Inside	0	0	11.125	16.5	184	Please call
219	Back/Lake	0	1	11	14.2	156	Please call
220	Back/Corner/Lake	1	1	16.2	14.2	230	Please call
221	Side	1	0	10.2	14.7	150	Please call
222	Inside	0	0	11.125	16.4	179	Please call
223	Side/Lake	0	1	10.25	14.75	151	Please call
224	Side/Lake	0	1	9.225	14.8	137	Please call
225	Side/Corner/Lake	0	2	11.25	22.25	250	Please call
226	Side/Corner	1	1	11.25	22.25	250	Please call
227	Front/Corner	2	0	11.25	16.7	188	Please call
228	Front/Corner	2	0	11.25	16.8	189	Please call
229	Front	1	0	10.375	13.125	136	Please call
230	Front	1	0	10.375	13.125	136	Please call
LOWER LEVEL							
325	Side/Corner/Lake	0	1	10.25	15.125	155	Please call
323	Side	0	1	10.85	14.25	155	Please call
321	Side	0	1	10.65	14.25	152	Please call
328	Inside	0	0	11.375	13.125	149	Please call



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