

AVAILABLE SPACE REPORT



Office ■ Flex/Industrial ■ Underground ■ Mixed Use ■ Historical



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Note: Enhanced cell phone service capabilities in Dean's Downtown Underground!

■ FLEX -- Kansas City, KS Cambridge Business Park

Available SF	Office SF	Warehouse SF	Lease Rate	Clear Ht	DH / DI	Address	Comments
3,126	997	2,129	\$8.00	16'	1/0	118 Abbie Avenue	Bright, spacious warehouse
4,062	2,587	1,475	\$8.50-10.00	16'	1/0	110 Abbie Avenue	Fabulous interstate location
4,366	2,044	2,322	\$9.00	16'	1/0	1310 Adams	Great interstate visibility
4,573	3,124	1,449	\$8.50-10.00	16'	1/0	112 Abbie Avenue	Business park location
5,009	2,242	2,767	\$8.50-\$10.00	16'	1/0	114 Abbie Avenue	Park-like setting
6,231	5,796	435	\$6.65	16'	0/1	1100 W. Cambridge Cir., Suite 400-500	Super kitchen & training room
7,444	3,954	3,490	\$8.50-\$10.00	16'	2/0	106-108 Abbie Avenue	Showroom opportunity
8,635	5,711	2,924	\$8.50-\$10.00	16'	2/0	110-112 Abbie Avenue	Flex space with 70% office
20,650	16,230	4,420	\$10.00	13'	2/0	1220 W. Cambridge Circle	Gorgeous polished concrete floors
21,088	11,907	9,181	\$8.50-\$10.00	13'	5/0	106-114 Abbie Avenue	Spacious opportunity for large user

■ INDUSTRIAL -- Kansas City, MO Dean's Downtown Business Park

Available SF	Office SF	Warehouse SF	Lease Rate	Clear Ht	DH / DI	Address	Comments
4,400	2,230	2,170	\$8.75	14'	0/1	3185 Terrace	Freestanding building
8,090	3,840	4,250	\$9.50	13'	0/2	3101 Terrace	Great light retail opportunity
15,580	3,589	11,991	\$9.00	14'	1/1	3119B Terrace	Updated offices
27,202	7,206	19,996	\$6.50	15'	12/2	3130 Terrace	Available February 2019
49,461	0	49,461	\$3.25	16'	6/0	3159 Terrace	Fabulous LED lighting
74,869	0	74,869	\$3.00	14'	5/1	3177 Mercier	Nice private setting/fenced & gated lot

■ OFFICE -- Kansas City, KS Cambridge Business Park

SF Available	Floor Size	Lease Rate	Lease Type	Suite	Comments
911	n/a	\$22.25	Full Service	10 E. Cambridge Cir., Suite 120	Available April 2018
2,061	n/a	\$22.25	Full Service	10 E. Cambridge Cir., Suite 115	Beautiful windowed offices
2,972	n/a	\$22.25	Full Service	10 E. Cambridge Cir., Suite 115-120	High-profile location

■ OFFICE -- Kansas City, MO Dean's Downtown Business Park

SF Available	Floor Size	Lease Rate	Lease Type	Suite	Comments
4,905	n/a	\$10.75	Full Service	1201 W. 31st Street, Suite 3	Panoramic downtown view

OFFICE -- Kansas City, MO *Dean's Downtown Underground*

Underground Office -- 1501 W. 31st Street

SF Available	Floor Size	Lease Rate	Lease Type	Suite	Comments
155 - 320	n/a	\$12.00	Full Service	407-09	<i>Unique executive offices available!</i>
739	n/a	\$10.55	Industrial Gross	688A-01	<i>New paint & carpet finishes</i>
1,188	n/a	\$8.60	Industrial Gross	690-01	<i>Ideal for online store</i>
1,633	n/a	\$7.50	Industrial Gross	683-02	<i>Eclectic office studio</i>
1,830	n/a	\$5.00-\$6.00	Industrial Gross	410-10	<i>Call for details</i>
1,863	n/a	\$7.00	Industrial Gross	422-10	<i>Bright working environment</i>
2,190	n/a	\$5.00-\$6.00	Industrial Gross	400-10	<i>Call for details</i>
3,847	n/a	\$5.50	Industrial Gross	628B-05	<i>Big space, big opportunity!</i>
5,480	n/a	\$6.00	Industrial Gross	419-09	<i>Open office/training setting</i>

UNDERGROUND WAREHOUSE/OFFICE -- Kansas City, MO *Dean's Downtown Underground*

SF Available	Warehouse	Office	Lease Rate	DH/DI	Unit Number	Comments
5,000	5,000	0	\$6.00	1 shared/0	628C-05	<p style="text-align: center;">SPECTRUM AND AT&T CABLE HIGH-SPEED INTERNET SERVICES AVAILABLE</p> <p style="text-align: center;">Verizon, T-Mobile and AT&T cell phone services available in roads and mallways!</p>
5,109	4,619	490	\$7.00	0/1	368-09	
5,786	4,728	1,058	\$6.50	2/1	516-03	
6,931	6,211	720	\$4.50	3/0	513-02	
8,181	7,326	855	\$4.80	2/0	142-12	
8,457	8,457	0	\$5.00	2/0	567-01	
15,961	15,961	0	\$4.00	3/0	330-08	
17,605	17,605	0	\$3.60	0/2	407B-09	
20,299	20,299	0	\$3.60	1/1	298-08	
58,383	58,383	0	\$3.75	3/2	200-07	

UNDERGROUND STORAGE -- Kansas City, MO *Dean's Downtown Underground*

Units available from 100 to 50,000 square feet with various loading options.

PARKING LOTS FOR LEASE -- Kansas City, MO *Dean's Downtown Business Park*

Passenger Vehicles	53' Tractor/Trailers	Address	Comments
58	6	3177 Mercier	<i>Fenced and gated lot</i>
67	16	3119 Terrace	<i>Fenced lot</i>
106	19	3170 Mercier	<i>Convenient ingress/egress</i>

LAND FOR SALE

Acres	Zoning	Price	Address	Comments
111 above 96 underground	Various zoning	\$3,700,000	NEC I-435 & Truman Road Kansas City, MO	<i>On the interstate; will subdivide</i>
1.85	Zoned general business	\$195,000	2201 NW S. Outer Rd., Blue Springs, MO	<i>I-70 visibility</i>

LAND FOR BUILD-TO-SUITS

Acres	Zoning	Address	Comments
1.56	M1-5	3170 Mercier, Kansas City, MO	<i>Minutes to I-35</i>
1.67	M1-5	3040 Mercier, Kansas City, MO	<i>Downtown view</i>
2.36	Zoned Commercial	I-35 & Cambridge Circle, Kansas City, KS	<i>KS tax incentives may apply</i>
6.6	M2A	1550 W 29th Street, Kansas City, MO	<i>Large fleet parking</i>

Additional sites are available for office, office/warehouse, industrial and retail development.