



Office, Flex & Industrial

Commercial Real Estate Developers



# Available Space Report

# 2010

March

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★ *Special large industrial rate reduction noted below!*

## ■ FLEX -- Kansas City, KS

### Cambridge Business Park

| Available SF | Office SF | Warehouse SF | Lease Rate | Ceiling Ht | DH / DI | Address                       | Comments                          |
|--------------|-----------|--------------|------------|------------|---------|-------------------------------|-----------------------------------|
| 2,500        | 1,547     | 953          | \$6.50     | 17'        | 0/1     | 1138 W Cambridge Circle Drive |                                   |
| 2,500        | 2,159     | 341          | \$6.50     | 17'        | 1/0     | 1144 W Cambridge Circle Drive |                                   |
| 2,640        | 2,098     | 542          | \$5.95     | 16'        | 0/1     | 130 Abbie Avenue              | <i>Quiet hilltop location</i>     |
| 3,066        | 1,370     | 1,696        | \$6.95     | 16'        | 0/1     | 132 Abbie Avenue              | <i>New paint and carpet</i>       |
| 4,255        | 1,958     | 2,297        | \$6.95     | 16'        | 1/0     | 1310 Adams                    |                                   |
| 4,574        | 4,289     | 285          | \$7.95     | 16'        | 1/0     | 112 Abbie Avenue              | <i>Quiet hilltop location</i>     |
| 5,009        | 4,685     | 324          | \$7.95     | 16'        | 1/0     | 114 Abbie Avenue              |                                   |
| 5,706        | 3,468     | 2,238        | \$6.50     | 16'        | 0/2     | 130-132 Abbie Avenue          | <i>Great location off of I-35</i> |
| 5,916        | 0         | 5,916        | \$5.95     | 18'        | 1/1     | 116 Greystone Avenue          | <i>Multiple loading options</i>   |
| 9,583        | 8,974     | 609          | \$6.95     | 16'        | 2/0     | 112-114 Abbie                 |                                   |
| 16,235       | 10,160    | 6,075        | \$6.95     | 21'        | 1/0     | 1140 Booth                    |                                   |
| 20,650       | 16,230    | 4,420        | \$6.39     | 13'        | 2/0     | 1220 W Cambridge Circle Drive | <i>Will subdivide</i>             |

## ■ INDUSTRIAL -- Kansas City, MO

### Downtown Industrial Park

| Available SF | Office SF | Warehouse SF | Lease Rate | Ceiling Ht | DH / DI | Address              | Comments   |
|--------------|-----------|--------------|------------|------------|---------|----------------------|--|
| 7,500        | 0         | 7,500        | \$3.90     | 14'        | 0/1     | 3199A Mercier Street | <i>Great contractor space</i>                    |
| 8,230        | 1,266     | 6,964        | \$3.90     | 14'        | 0/1     | 3199B Mercier Street | <i>Great contractor space</i>                    |
| 11,500       | 0         | 11,500       | \$3.50     | 14'        | 0/2     | 3199C Mercier Street | <i>Will subdivide</i>                            |
| 12,550       | 2,476     | 10,074       | \$3.40     | 14'        | 0/2     | 3199D Mercier Street | <i>Will subdivide</i>                            |
| 17,406       | 4,068     | 13,338       | \$3.15     | 14'        | 0/2     | 3199E Mercier Street | <i>Will subdivide</i>                            |
| 21,407       | 4,068     | 17,339       | \$3.10     | 14'        | 4/2     | 3199F Mercier Street | <i>Will subdivide</i>                            |
| 23,875       | 10,031    | 13,844       | \$3.25     | 14'        | 1/0     | 3189 Mercier         |  |
| 27,897       | 6,282     | 21,615       | \$3.75     | 14'        | 2/3     | 3119 Terrace         | <i>Fenced and gated lot</i>                      |
| 12,935       | 12,935    | 0            | \$5.75     | 14'        | 0/0     | 1201 W 31st Street   |  |
| 43,998       | 4,068     | 39,930       | \$2.75     | 14'        | 4/0     | 3199 Mercier ★       | ★ <b>\$1.95 psf for first year includes CAM!</b> |
| 67,873       | 14,099    | 53,774       | \$2.25     | 14'        | 5/0     | 3189-3199 Mercier ★  |  |
| 74,869       | 6,521     | 68,348       | \$2.50     | 14'        | 5/0     | 3177 Mercier ★       |  |
| 98,744       | 16,552    | 82,192       | \$2.25     | 14'        | 6/0     | 3177-3189 Mercier ★  |  |
| 142,742      | 20,620    | 122,122      | \$2.00     | 14'        | 10/0    | 3177-3199 Mercier ★  |  |

## ■ OFFICE -- Kansas City, KS

### Cambridge Business Park

| SF Available | Floor Size | Lease Rate | Lease Type            | Address                       | Comments                             |
|--------------|------------|------------|-----------------------|-------------------------------|--------------------------------------|
| 590          | 17,027     | \$18.95    | Rentable/Full Service | 10 E Cambridge Circle #108    | <i>Offices on glass</i>              |
| 983          | 14,789     | \$15.95    | Rentable/Full Service | 1155 Adams #130               | <i>Nice business park setting!</i>   |
| 1,269        | 17,027     | \$18.95    | Rentable/Full Service | 10 E Cambridge Circle #110    | <i>Beautiful windowed offices</i>    |
| 1,398        | 17,027     | \$19.50    | Rentable/Full Service | 10 E Cambridge Circle #100    | <i>High-profile lobby location</i>   |
| 1,762        | 18,025     | \$18.95    | Rentable/Full Service | 10 E Cambridge Cir. # 330-350 |                                      |
| 1,859        | 17,027     | \$18.95    | Rentable/Full Service | 10 E Cambridge Cir. # 108-110 | <i>Beautiful windowed offices</i>    |
| 1,988        | 17,027     | \$19.25    | Rentable/Full Service | 10 E Cambridge Cir. # 100-108 | <i>Conference room on glass</i>      |
| 3,257        | 17,027     | \$19.25    | Rentable/Full Service | 10 E Cambridge Cir. # 100-110 | <i>High-profile lobby location</i>   |
| 3,736        | 17,027     | \$19.00    | Rentable/Full Service | 10 E Cambridge Circle # 120   | <i>Reception on main lobby glass</i> |
| 4,317        | 17,027     | \$19.50    | Rentable/Full Service | 10 E Cambridge Circle # 130   | <i>Kitchen and formal reception</i>  |
| 8,053        | 17,027     | \$18.50    | Rentable/Full Service | 10 E Cambridge Cir. # 120-130 |                                      |
| 20,650       | 20,650     | \$14.50    | Rentable/Full Service | 1220 W Cambridge Circle Drive | <i>Great highway visibility</i>      |

## ■ OFFICE -- Kansas City, MO

### Downtown Underground

| SF Available                                       | Floor Size | Lease Rate | Lease Type | Suite  | Comments                           |
|--|------------|------------|------------|--------|------------------------------------|
| ★ <b>Underground Office -- 1501 W. 31st Street</b> |            |            |            |        |                                    |
| 1,566  | n/a        | \$3.77     | Gross      | 683-01 | <i>Time Warner</i>                 |
| 1,579  | n/a        | \$3.50     | Gross      | 410-10 | <i>High Speed Cable</i>            |
| 1,801  | n/a        | \$4.00     | Gross      | 657-03 | <i>is now available!</i>           |
| 1,865  | n/a        | \$3.50     | Gross      | 422-10 |                                    |
| 4,715  | n/a        | \$4.95     | Gross      | 407-09 |                                    |
| 7,267  | n/a        | \$6.45     | Gross      | 419-09 | <i>Ideal for banquets/meetings</i> |

**OFFICE -- Kansas City, MO --- continued** **Downtown Underground**

| SF Available                                       | Floor Size | Lease Rate | Lease Type | Suite               | Comments                               |
|--|------------|------------|------------|---------------------|--|
| <b>★ Underground Office -- 1501 W. 31st Street</b> |            |            |            |                     |  |
| 7,613  | n/a        | \$2.50     | Gross      | 401A-09             |  |
| 11,982   | n/a        | \$4.95     | Gross      | 407-09/419-09       |  |
| 12,328   | n/a        | \$4.95     | Gross      | 401/407             | <i>Appeals to businesses</i>           |
| 12,935   | n/a        | \$5.75     | Gross      | 1201 W. 31st Street | <i>committed to "green" qualities!</i> |
| 19,595   | n/a        | \$4.95     | Gross      | 401/407/419         |  |

**★ UNDERGROUND WAREHOUSE/OFFICE -- Kansas City, MO** **Downtown Underground**

| SF Available | Warehouse | Office | Lease Rate | DH/DI          | Unit Number    | Comments   |
|--------------|-----------|--------|------------|----------------|----------------|--|
| 3,685        | 3,685     | 0      | \$3.25     | 1/0            | 484-11         |  |
| 4,485        | 4,485     | 0      | \$3.35     | 0/1            | 427-01         | <i>Nextel service now available in all roadways!</i>   |
| 4,600        | 4,600     | 0      | \$3.50     | 3 shared/0     | 337-04         |  |
| 4,892        | 4,892     | 0      | \$3.35     | 3 shared/0     | 343-04         |  |
| 4,928        | 4,928     | 0      | \$2.50     | 2 shared/0     | 152A-12        |  |
| 5,196        | 4,196     | 1,000  | \$4.25     | 0/1            | 368-09         | <i>Time Warner High Speed Cable is now available!</i>  |
| 5,656        | 4,186     | 1,470  | \$4.25     | 1/0            | 362-09         |  |
| 5,781        | 5,781     | 0      | \$2.75     | 3 shared/0     | 698A-01        |  |
| 6,261        | 5,285     | 976    | \$3.00     | 1/0            | 491-02         |  |
| 7,527        | 6,887     | 640    | \$3.25     | 3 shared/0     | 355-04         |  |
| 7,665        | 7,129     | 536    | \$3.75     | 2 shared/0     | 635-06         |  |
| 8,457        | 8,457     | 0      | \$3.50     | 3 (1shared)/0  | 567-01         |  |
| 8,584        | 8,584     | 0      | \$2.75     | 2 shared/0     | 182-12         |  |
| 9,066        | 9,066     | 0      | \$2.75     | 3 shared/0     | 698-01/698A-01 |  |
| 9,348        | 8,848     | 500    | \$2.75     | 2 shared/0     | 190-12         |  |
| 10,117       | 10,117    | 0      | \$2.75     | 3 (1 shared)/0 | 548-04         |  |
| 10,434       | 10,434    | 0      | \$2.50     | 1/0            | 101-11         |  |
| 10,793       | 10,793    | 0      | \$3.25     | 2 shared/0     | 350-08         |  |
| 10,852       | 8,382     | 2,470  | \$4.15     | 1/1            | 362-09/368-09  |  |
| 11,797       | 11,333    | 464    | \$3.65     | 2 shared/0     | 641-06         |  |
| 12,962       | 12,878    | 84     | \$2.95     | 2/0            | 152-12         |  |
| 12,942       | 12,942    | 0      | \$3.40     | 4 (1 shared)/0 | 427-01/567-01  | <i>Go green...save green!</i>                          |
| 13,079       | 13,079    | 0      | \$2.75     | 3 shared/0     | 471-02         |  |
| 13,512       | 13,512    | 0      | \$2.00     | 2 shared/0     | 152A-12/182-12 |  |
| 14,354       | 14,354    | 0      | \$2.95     | 1/1            | 342-08         |  |
| 14,534       | 11,591    | 2,943  | \$2.75     | 2/0            | 434-10         |  |
| 16,280       | 16,280    | 0      | \$2.75     | 2/1            | 559-01         | <i>Reduce your carbon footprint... go underground!</i> |
| 17,932       | 17,432    | 500    | \$2.75     | 3 shared/0     | 182-12/190-12  |  |
| 19,462       | 18,462    | 1,000  | \$3.50     | 2 shared/0     | 635-06/641-06  |  |
| 19,565       | 19,565    | 0      | \$2.75     | 2/1            | 559-01/698-01  |  |
| 22,860       | 22,360    | 500    | \$2.00     | 3 shared/0     | 152A/182/190   |  |
| 25,147       | 25,147    | 0      | \$2.75     | 3 (1 shared)/0 | 342-08-350-08  | <i>No Gas Utilities!</i>                               |
| 25,346       | 25,346    | 0      | \$2.50     | 5 (3 shared)/1 | 559/698/698A   |  |
| 57,990       | 57,990    | 0      | \$3.00     | 3/2            | 200-07         |  |

**FREE HEAT**  
 Compliments of Mother Nature!

**UNDERGROUND STORAGE -- Kansas City, MO** **Downtown Underground**

*Units available from 100 to 3,000 square feet with various loading options.*

**LAND FOR BUILD-TO-SUITS**

*Contact us to receive conceptual plans of the following Business Park locations.*

*Individual site plans are available for office, office/warehouse, industrial and retail development.*

| Location  | Acreage        | Property Type                     | Comments                      |
|---|----------------|-----------------------------------|-------------------------------|
| I-70 Blue Springs                                       | 1.91           | Office/Retail                     |                               |
| <b>Cambridge Business Park -- Kansas &amp; Missouri</b> |                |                                   |                               |
| I-35 @ Cambridge Circle -- Kansas                       | 1.75 to 5.50   | Flex/Office/Retail                | <i>Great visibility</i>       |
| I-35 @ Cambridge Circle -- Missouri                     | 1.70 to 12.00  | Flex/Office/Retail                | <i>25-year tax abatement!</i> |
| Chopp Property  | 2.4            | Flex/Office/Retail/Industrial     | <i>M2A Zoning</i>             |
| <b>Solar Business Park -- Kansas City, Missouri</b>     |                |                                   |                               |
| Solar Woods -- I-435 @ Truman Road                      | 12 to 120      | Warehouse --100,000 to 500,000 SF | <i>Interstate location--</i>  |
| Solar Stone -- I-435 @ Truman Road                      | 90 Underground | Warehouse --100,000 to 500,000 SF | <i>minutes from I-70</i>      |



Storage  
Units  
2010

March

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**■ UNDERGROUND STORAGE SPACE**

| SF Available | Warehouse | Office | Lease Rate | Monthly Rate | Loading        | Unit Number | Comments                    |
|--------------|-----------|--------|------------|--------------|----------------|-------------|-----------------------------|
| 100          | 100       | 0      | \$6.95     | \$58         | 1 shared dock  | 378D1-09    | Storage Cage                |
| 100          | 100       | 0      | \$6.95     | \$58         | 1 shared dock  | 378D2-09    | Storage Cage                |
| 100          | 100       | 0      | \$6.95     | \$58         | 1 shared dock  | 378D3-09    | Storage Cage                |
| 100          | 100       | 0      | \$6.95     | \$58         | 1 shared dock  | 468A1-11    | Storage Cage                |
| 100          | 100       | 0      | \$6.95     | \$58         | 1 shared dock  | 468D2-11    | Storage Cage                |
| 137          | 137       | 0      | \$6.95     | \$79         | 1 shared dock  | 286C-08     | <i>Available in 30 Days</i> |
| 150          | 150       | 0      | \$6.95     | \$87         | 1 shared dock  | 378B-09     | Storage Cage                |
| 273          | 273       | 0      | \$6.95     | \$158        | 1 shared dock  | 468F3-11    | Storage Cage                |
| 288          | 288       | 0      | \$6.95     | \$167        | 1 shared dock  | 288F-08     | Storage Cage                |
| 389          | 389       | 0      | \$6.95     | \$225        | 1 shared dock  | 468B4-11    | Storage Cage                |
| 394          | 394       | 0      | \$6.95     | \$228        | 1 shared dock  | 474F-11     | Storage Cage                |
| 469          | 469       | 0      | \$6.95     | \$272        | 1 shared dock  | 468H-11     | Storage Cage                |
| 600          | 600       | 0      | \$6.95     | \$348        | 2 shared docks | 288J-08     | <i>Available in 30 Days</i> |
| 667          | 667       | 0      | \$6.95     | \$386        | 1 shared dock  | 464E-11     | Storage Cage                |
| 1,176        | 1,176     | 0      | \$6.95     | \$681        | 1 shared dock  | 377-01      | Storage Cage                |
| 1,215        | 1,215     | 0      | \$6.49     | \$657        | 1 shared dock  | 464D-11     | Storage Cage                |
| 1,500        | 1,500     | 0      | \$6.49     | \$811        | 1 shared dock  | 474M-11     | Storage Cage                |
| 3,211        | 3,211     | 0      | \$5.50     | \$1,472      | 1 shared/1 DI  | 270D-08     | Storage Cage                |
| 3,529        | 3,529     | 0      | \$5.50     | \$1,617      | 1 shared dock  | 468A-11     | Storage Cage                |
| 3,870        | 3,870     | 0      | \$5.50     | \$1,774      | 1 shared/1 DI  | 270B-08     | <i>Available in 30 Days</i> |
| 4,928        | 4,928     | 0      | \$4.50     | \$1,848      | 2 shared docks | 152A-12     | Storage Cage                |