



Office, Flex & Industrial

Commercial Real Estate Developers

Available Space Report

2010

July

Contact: Bob Gude/Jason M. Allen, CCIM/Larry McMillin

■ bgude@deanrealtyco.com / jallen@deanrealtyco.com / lmcmillin@deanrealtyco.com

816.531.0800

★ *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
2,412	1,997	415	\$9.95	14'	0/1	1100 W Cambridge, Suite 550	
2,500	2,159	341	\$6.50	17'	1/0	1144 W Cambridge Circle Drive	
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	
5,916	0	5,916	\$5.95	18'	1/1	116 Greystone Avenue	<i>Multiple loading options</i>
8,125	1,472	6,653	\$5.95	21'	2/0	1144 Booth	
8,535	7,873	662	\$5.25	21'	1/0	1142 Booth	
9,583	8,974	609	\$6.95	16'	2/0	112-114 Abbie	
11,281	5,186	6,095	\$8.95	21'	1/1	1140 Booth	<i>4,983 SF of bonus space</i>
16,660	9,345	7,315	\$5.50	21'	3/0	1142-1144 Booth	
20,650	16,230	4,420	\$6.39	13'	2/0	1220 W Cambridge Circle Drive	<i>Will subdivide</i>
19,816	13,059	6,757	\$7.25	21'	2/1	1140-1142 Booth	<i>4,983 SF of bonus space</i>
27,941	14,531	13,410	\$6.75	21'	4/1	1140-1144 Booth	<i>4,983 SF of bonus space</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>
17,127	6,282	10,845	\$3.75	14'	2/3	3119 Terrace	<i>Fenced and gated lot</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	
43,998	4,068	39,930	\$2.75	14'	4/0	3199 Mercier ★	★ \$1.95 psf for first year includes CAM!
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
983	14,789	\$15.95	Rentable/Full Service	1155 Adams #130	<i>Nice business park setting!</i>
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
★ Underground Office -- 1501 W. 31st Street					
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>Internet & Phone</i>
1,865	n/a	\$3.50	Gross	422-10	<i>is now available!</i>
2,482	n/a	\$4.00	Gross	688B/682/672A	
4,715	n/a	\$4.95	Gross	407-09	
7,267	n/a	\$6.45	Gross	419-09	<i>Ideal for banquets/meetings</i>
7,613	n/a	\$2.50	Gross	401A-09	
11,982	n/a	\$4.95	Gross	407-09/419-09	

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

SF Available	Floor Size	Lease Rate	Lease Type	Suite	Comments
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★ **Underground Office -- 1501 W. 31st Street**

12,328	n/a	\$4.95	Gross	401/407	<i>Appeals to businesses</i>
19,595	n/a	\$4.95	Gross	401/407/419	<i>committed to "green" qualities!</i>

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

SF Available	Warehouse	Office	Lease Rate	DH/DI	Unit Number	Comments
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3,685	3,685	0	\$3.25	1/0	484-11	<i>Nextel service now available in all roadways!</i>
4,485	4,485	0	\$3.35	0/1	427-01	
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</i>
5,656	4,186	1,470	\$4.25	1/0	362-09	<i>High Speed Cable, Internet & Phone is now available!</i>
5,781	5,781	0	\$2.75	3 shared/0	698A-01	
6,261	5,285	976	\$3.00	1/0	491-02	
6,280	6,280	0	\$3.00	1/0	513-02	
7,665	7,129	536	\$3.75	2 shared/0	635-06	
8,181	8,181	0	\$2.70	2/0	142-12	
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	
19,358	19,359	0	\$2.75	4 (1 shared)/0	471-02/513-02	
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 COOL
 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
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I-70 Blue Springs	1.91	Office/Retail	
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■ **Cambridge Business Park -- Kansas & Missouri**

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>

■ **Solar Business Park -- Kansas City, Missouri**

Solar Woods -- I-435 @ Truman Road	12 to 120	Warehouse --100,000 to 500,000 SF	<i>Interstate location-- minutes from I-70</i>
Solar Stone -- I-435 @ Truman Road	90 Underground	Warehouse --100,000 to 500,000 SF	