

# 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	
1,475	893	582	\$10.30	16'	0/1	1100 W. Cambridge Cir., Suite 900	End cap space/quiet setting	
2,348	1,415	933	\$9.00	16'	0/1	1138 W. Cambridge Cir. Drive	Convenient interstate location	
2,409	2,011	398	\$10.50	16'	0/1	1100 W. Cambridge Cir., Suite 550	Loft-style finishes	
4,011	2,374	1,637	\$9.00	16'	1/1	1140 W. Cambridge Cir. Drive	Private offices on glass	
4,573	4,125	448	\$10.00	16'	1/0	102 Abbie Avenue	Large bullpen area	
5,009	3,799	1,210	-Call -	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	- Call -	16'	2/0	106-108 Abbie Avenue	Showroom opportunity	
8,520	4,984	3,536	\$7.25	16'	2/1	1100 W. Cambridge Cir., Suite 200-300	Upgraded power/server room	
8,535	646	7,889	\$5.25	23'	1/0	1142 Booth	Ready for fun finishes!	
8,635	5,764	2,871	- Call -	16'	2/0	110-112 Abbie Avenue	5:1 parking ratio	
16,931	5,874	11,057	\$6.50	23'	3/0	1146 Booth	Generous clear height	
20,650	16,230	4,420	\$10.00	13'	2/0	1220 W. Cambridge Circle	Gorgeous polished concrete floors	
21,088	13,517	7,571	- Call -	13'	5/0	106-114 Abbie Avenue	Spacious opportunity for large user	
FLEX -- Kansas City, MO							Cambridge Business Park	
Available SF	Office SF	Warehouse SF	Lease Rate	Clear Ht	DH / DI	Address	Comments	
4,834	3,793	1,041	\$11.75	26'	1/0	2700 Bi-State Drive, Suite 500	Bright finishes/I-35 signage	
INDUSTRIAL -- Kansas City, MO							Dean's Downtown Business Park	
Available SF	Office SF	Warehouse SF	Lease Rate	Clear Ht	DH / DI	Address	Comments	
8,090	3,840	4,250	- Call -	13'	0/2	3101 Terrace	Great light retail opportunity	
8,196	3,126	5,070	- Call -	10'	0/2	3100 Terrace	Abundant fenced & gated parking	
11,086	843	10,243	\$4.95	16'	0/2	3188 Mercier	New LED lighting	
46,530	6,521	40,009	\$3.00	14'	3/1	3177 Mercier	Nice private setting/fenced & gated lot	
48,130	8,891	39,239	\$4.65	23'	2/15	1201 W. 31st Street, Suite 1	Cranes, lifts & 15-door shop	
49,461	0	49,461	\$3.25	16'	6/0	3159 Terrace	Fabulous LED lighting	
OFFICE -- Kansas City, MO							Dean's Downtown Business Park	
SF Available	Floor Size	Lease Rate	Lease Type			Suite	Comments	
4,905	n/a	\$12.00	Full Service			1201 W. 31st Street, Suite 3	Panoramic downtown view	
OFFICE -- Kansas City, KS							Cambridge Business Park	
SF Available	Floor Size	Lease Rate	Lease Type			Suite	Comments	
871	n/a	\$18.00	Full Service			1155 Adams Street, Suite 120	Attractive windowed setting	
1,032	n/a	\$18.00	Full Service			1155 Adams Street, Suite 105	Secured entry feature	
2,329	n/a	\$18.00	Full Service			1155 Adams Street, Suite 100	Bright, airy atmosphere	

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

**Underground Office -- 1501 W. 31st Street**

SF Available	Floor Size	Lease Rate	Lease Type	Suite	Comments
160 - 320	n/a	\$12.00	Full Service	407-09	<i>Unique executive offices available!</i>
739	n/a	\$10.55	Gross	688A-01	<i>New paint &amp; carpet finishes</i>
1,188	n/a	\$8.60	Gross	690-01	<i>Ideal for online store</i>
1,633	n/a	\$7.30	Gross	683-01	<i>Eclectic office studio</i>
3,847	n/a	\$5.50	Gross	628B-05	<i>Big space, big opportunity!</i>
5,480	n/a	\$6.00	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
1,802	851	951	\$10.00	1/0	419A-09	<b>SPECTRUM AND</b>
2,082	2,082	0	\$4.80	1 /0	607A-06	<b>AT&amp;T CABLE HIGH-SPEED</b>
3,685	3,685	0	\$3.25	1/0	484-11	<b>INTERNET SERVICES</b>
6,931	6,211	720	\$4.50	3/0	513-02	<b>AVAILABLE</b>
9,145	8,625	520	\$5.00	2/0	190-07	<b>Verizon, T-Mobile</b>
9,710	9,710	0	\$4.75	1/0	628A-05	<b>and AT&amp;T cell phone</b>
17,605	17,605	0	\$3.60	0/2	407B-09	<b>services available</b>
20,299	20,299	0	\$3.60	1/1	298-08	<b>in roads and mallways!</b>
58,383	58,383	0	\$3.75	3/2	200-07	<i>Divisible with excellent access</i>

**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	<b>\$5,100,000</b>	NEC I-435 & Truman Road Kansas City, MO	<i>On the interstate; will subdivide</i>
1.85	Zoned general business	<b>\$195,000</b>	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.*