

**CBRE**

# **WOODLANDS II**

AVAILABLE NOW



**2900**

NE BROOKTREE LANE  
GLADSTONE, MO 64119



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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EXECUTIVE SUMMARY

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## EXECUTIVE SUMMARY

CBRE is pleased to present the Woodlands II office building for sale. The building is a 15,694 rentable square foot office building located in the Kansas City Northland office submarket. The property is located in the heart of Gladstone, Missouri where it benefits from no city e-tax as compared to Kansas City proper. The building sits on 3.16 acres and provides +/-65 parking spaces, an excellent parking ratio of approximately 4.14 : 1,000 RSF. The building is 100% occupied with long term high quality tenants anchored by a county government lease. The building also has a rooftop solar photovoltaic power system installed with total generating capacity rated at approximately 25 kW. The solar system provided approximately \$3,000 in electricity savings in 2023.

Offering Price: \$2,200,250 (\$140.20/SF)







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PROPERTY DESCRIPTION

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# PROPERTY DESCRIPTION



Property Address	2900 Brooktree Lane Gladstone, MO 64119
Building Size	15,694 SF
Land Area	3.16 Acres
Occupancy	100%
Parking Ratio	4.14 : 1,000 RSF
Zoning	CP-3
Construction	Reinforced Concrete
Year Built	1986









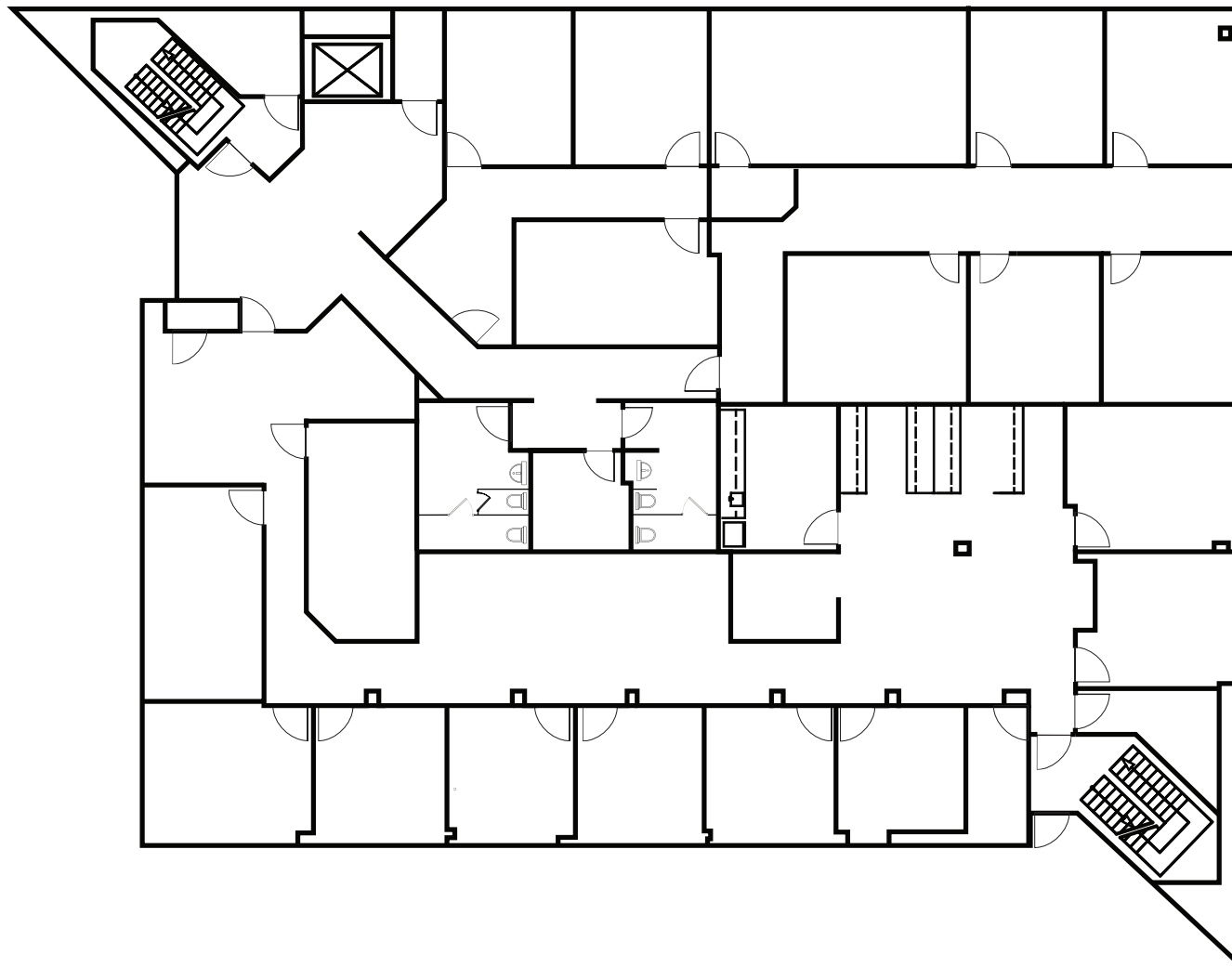
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FLOOR & SITE PLANS

**CBRE**

## FIRST FLOOR

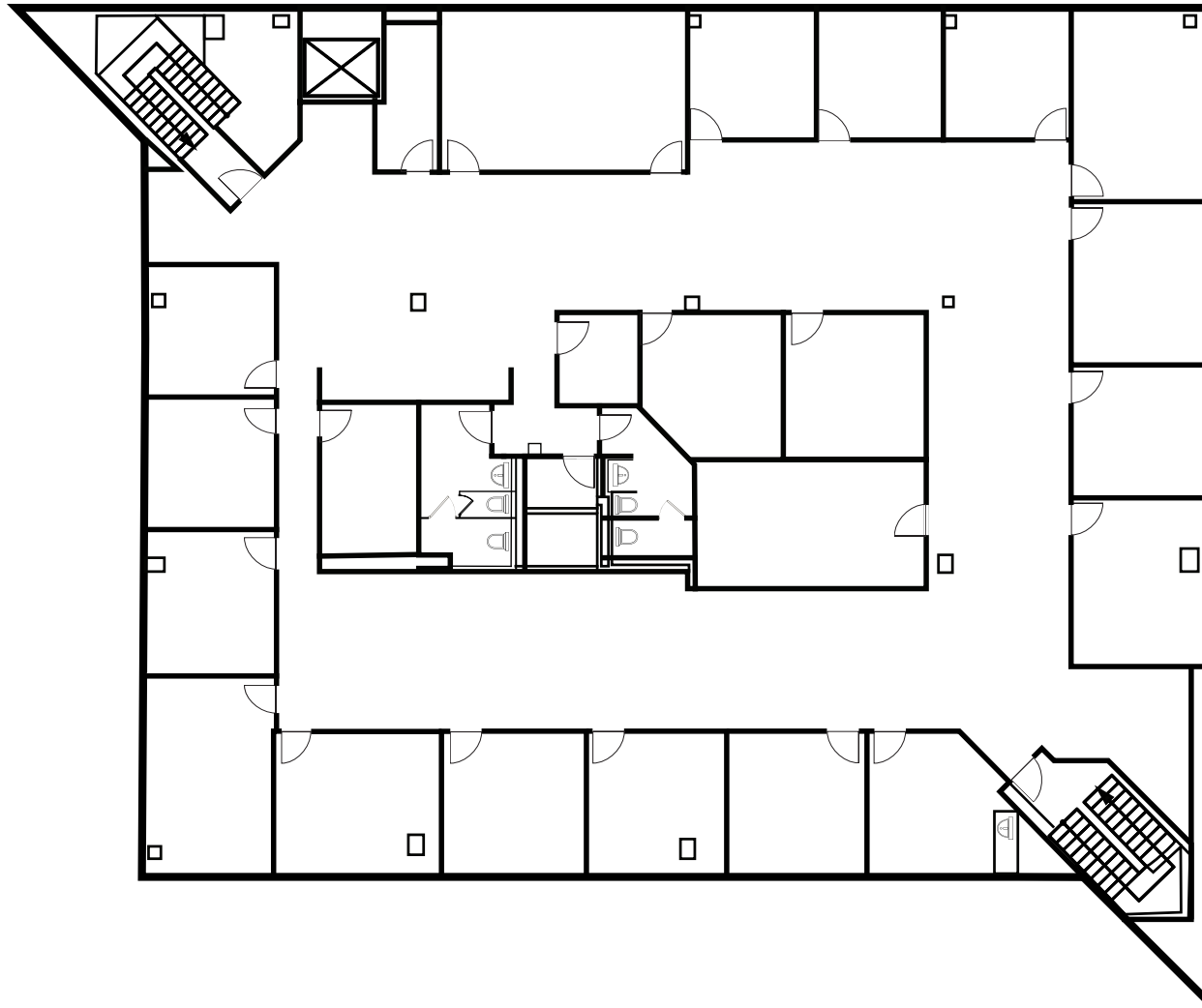
+/- 7,476 RSF





## SECOND FLOOR

+/- 8,218 RSF





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FINANCIAL OVERVIEW

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# EXPENSE SUMMARY

Expenses	2021	2022	2023
Repairs and Maintenance	\$19,175.00	\$19,789.82	\$22,724.00
Elevator	\$5,200.00	\$2,246.67	\$2,525.00
Parking Lot	\$2,500.00	\$181.49	\$1,698.00
HVAC Maintenance & Repairs	\$4,800.00	\$4,703.20	\$4,100.00
Janitorial	\$12,000.00	\$9,383.95	\$11,139.00
Utilities	\$34,545.00	\$35,783.08	\$32,787.00
Property Management	\$11,020.00	\$10,443.92	\$11,029.00
Insurance	\$8,050.00	\$7,732.07	\$8,710.00
Real Estate Taxes	\$12,575.00	\$25,307.40	\$21,791.00
Total	\$109,865.00	\$115,571.60	\$116,503.00





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MARKET OVERVIEW

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# EMERGING KC NORTH SUBMARKET

Kansas City North is the fastest-growing submarket across greater Kansas City. Since 2010, its population growth of 21.2% has far outpaced the overall Kansas City metro (11.8%).



## OVERVIEW

- Pro-Business Community with Superior Regional Accessibility
- Convenient to Kansas City International Airport and Downtown Kansas City (MO)
- Proximity to High-Quality, Affordable Residential Neighborhoods
- Access to Decision Makers and Young Professionals
- Top-Rated Public School Districts and Private Schools
- Rapid Population Growth & Strong Demographics



## ECONOMIC HIGHLIGHTS

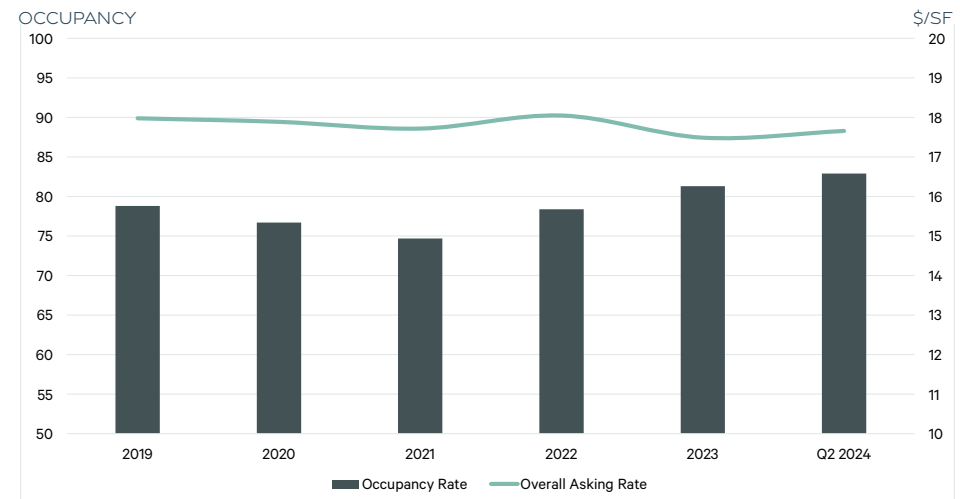
- A new, single-terminal airport was completed in February 2023. At \$1.5 billion, the world-class airport represents the largest single infrastructure project in Kansas City's history. The new airport was ranked the "Best Airport in the U.S." by Travel Awaits in 2023.
- Major Ford Motor Company Presence – Employs ±7,300 at the Claycomo Assembly Plant.
- \$40 Million Twin Creeks Project (Infrastructure Expansion in Northwest Kansas City) – Will Prepare 13,000 Acres for Development to Accommodate over 70,000 New Residents
- Meta, the parent company of Facebook and Instagram, is building an \$800 million data center in the Golden Plains Technology Park near Interstate 435 and U.S. Highway 169. Meta expects the center will bring 100 jobs to the Golden Plains Technology Park when it becomes operational in late 2024.



## SIGNIFICANT SUBMARKET TENANTS



## OCCUPANCY & RENT TRENDS



KC NORTH OFFICE SNAPSHOT | Q2 2024 - Inventory: 4,288,591 | Occupancy: 82.9% | Average Asking Rents: \$17.66 Full-Service



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