

FOR SALE:

6711 NE  
BIRMINGHAM ROAD

KANSAS CITY, MO 64117

PEAK

Real Estate Partners



PEAK REAL ESTATE PARTNERS

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# PROPERTY HIGHLIGHTS

## 6711 NE BIRMINGHAM



6711 Northeast Birmingham Road (the “Property”) is a 29.04-acre site located along the Missouri River in Kansas City, Missouri. The site contains a 74,881-square-foot multipurpose building with a 1,299-space parking garage connected by a skywalk. The Property features excellent visibility from Interstate 435 and ease of access from Highway 210.

Built in 1995, the Property was originally constructed as Sam’s Town Gambling Hall and was acquired by Cerner Corporation in 2001 and was utilized for training space on the second floor of the main building, as well as for event space on the first floor.

The Property is being offered to qualified buyers as an opportunity to redevelop the Property or for an owner to occupy a portion or all of the space. The site is also large enough to accommodate additional development opportunities.

The first floor of the main building includes three restaurant spaces, two kitchens, a large event space with high ceilings and original décor, two loading docks and one drive-in door. The second floor of the main building consists of training and conference rooms that have been updated and maintained in excellent condition. The Property also features a patio overlooking the Missouri River.

The parking consists of a six-story parking garage with 1,299 spaces and approximately 400 surface parking spaces. This offers a unique opportunity to acquire a property with a parking ratio of 22 parking spaces per 1,000 square feet of usable space.

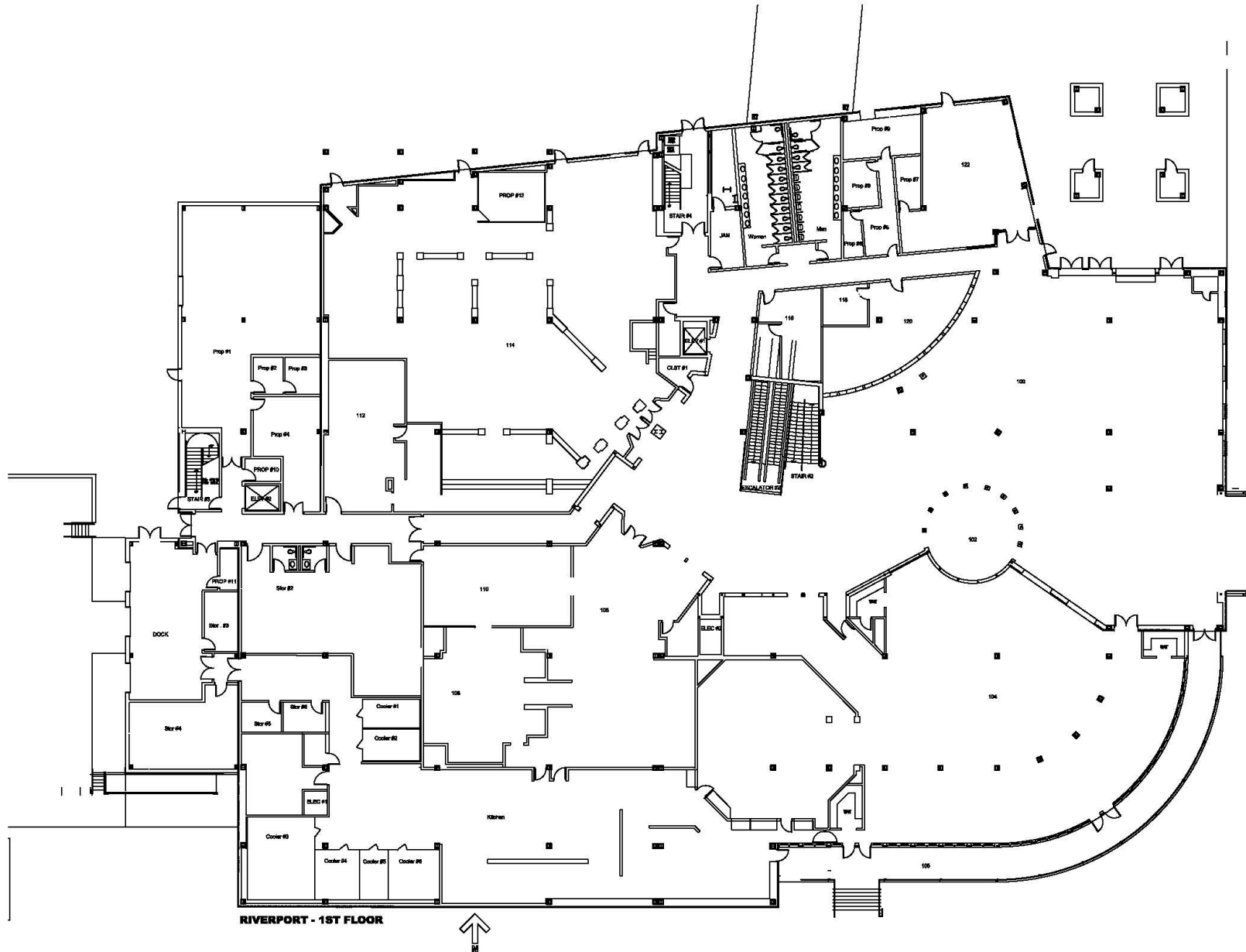
|                                   |   |
|-----------------------------------|---|
| PROPERTY ADDRESS                  | 6711 NE Birmingham Road<br>Kansas City, Missouri 64117  |
| YEAR BUILT                        | 1995  |
| OCCUPANCY                         | Vacant upon closing   |
| FLOORS                            | 2   |
| SQUARE FOOTAGE                    |   |
| FIRST FLOOR                       | 49,681  |
| SECOND FLOOR                      | 25,200  |
| TOTAL SQUARE FOOTAGE              | 74,881  |
| TOTAL SITE AREA                   | 29.04 acres   |
| VISIBILITY                        | Property is visible from I-435  |
| ACCESS                            | Multiple access points from Birmingham Road   |
| PARKING                           | Approximately 400 surface parking spaces, and 1,299 spaces in the parking garage; 1,699 total   |
| STRUCTURE                         | Masonry   |
| ROOF TYPE                         | 60-mil TPO Fleece-backed roof system; replaced in 2018 with a 20-year warranty  |
| CEILING HEIGHT                    | Varied; up to 45 feet on first level and 10 feet in second level office space   |
| HEATING & COOLING                 | 2 – 350 Ton air cooled chillers (replaced in 2018); 2 – Gas fired water boilers; 2 – chilled water pumps; 10 – AHUs with hot water coil and chilled water coil serving various portions of the building                             |
| BUILDING POWER & ELECTRIC SERVICE | 1500 KVA 4160 volt to 277/480volt feeding SWBD “MS-EB1” main building, and SWBD “MS-BH1-1” Boiler House; 500 KVA 4160 volt to 277/480 volt feeding SWBD “MS-PG1-1” parking garage; 1 – 300Kw CAT Generator for life safety lighting |
| ELEVATORS                         | One passenger, one freight, escalators in building and skywalk  |
| RESTROOMS                         | 6 restrooms   |
| TAX PARCELS                       | 18218000800300<br>18218000800200<br>18217000200800<br>18217000200900<br>18217000200600  |
| REAL ESTATE TAXES                 | \$63,584 (2023)   |
| ZONING                            | M1-5 and M3-5   |
| USE RESTRICTION                   | Gambling  |

# FLOOR PLANS

FIRST FLOOR | 6711 NE BIRMINGHAM

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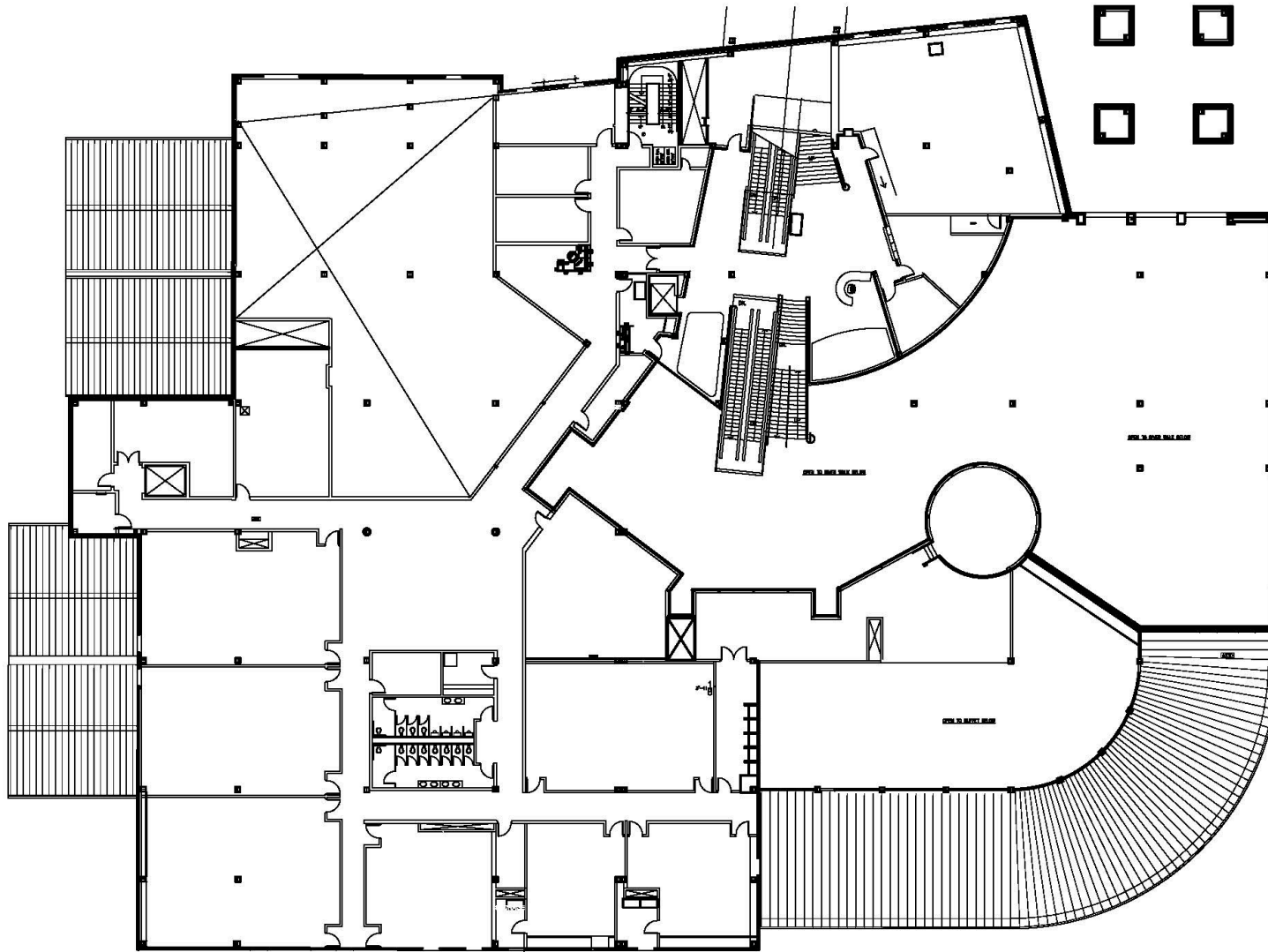


# FLOOR PLANS

SECOND FLOOR | 6711 NE BIRMINGHAM

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**RIVERPORT - 2ND FLOOR**  
6711 NE BIRMINGHAM  
25,200 SQ. FT.



# SITE PLAN

6711 NE BIRMINGHAM

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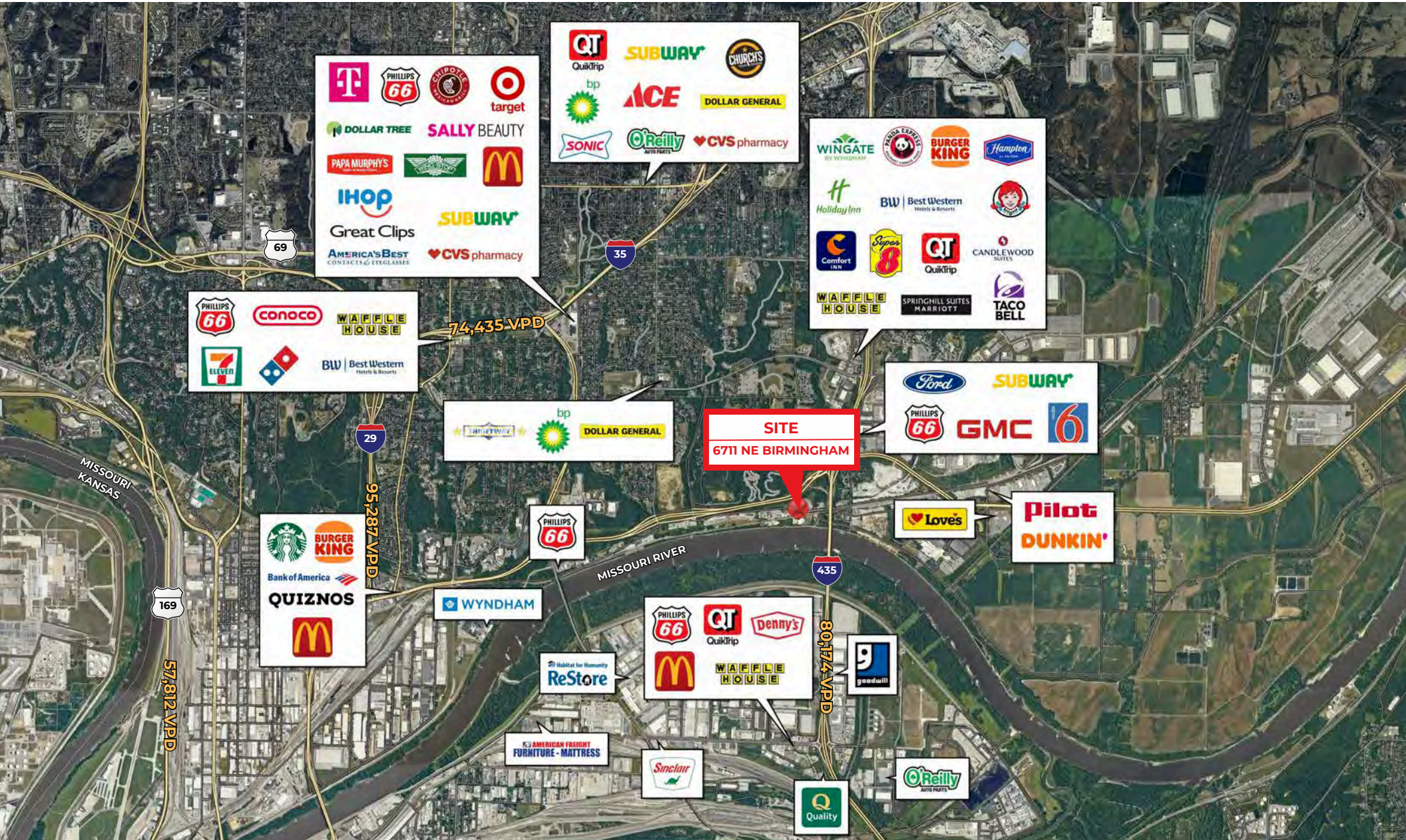
MISSOURI RIVER

# PROPERTY AERIAL

6711 NE BIRMINGHAM

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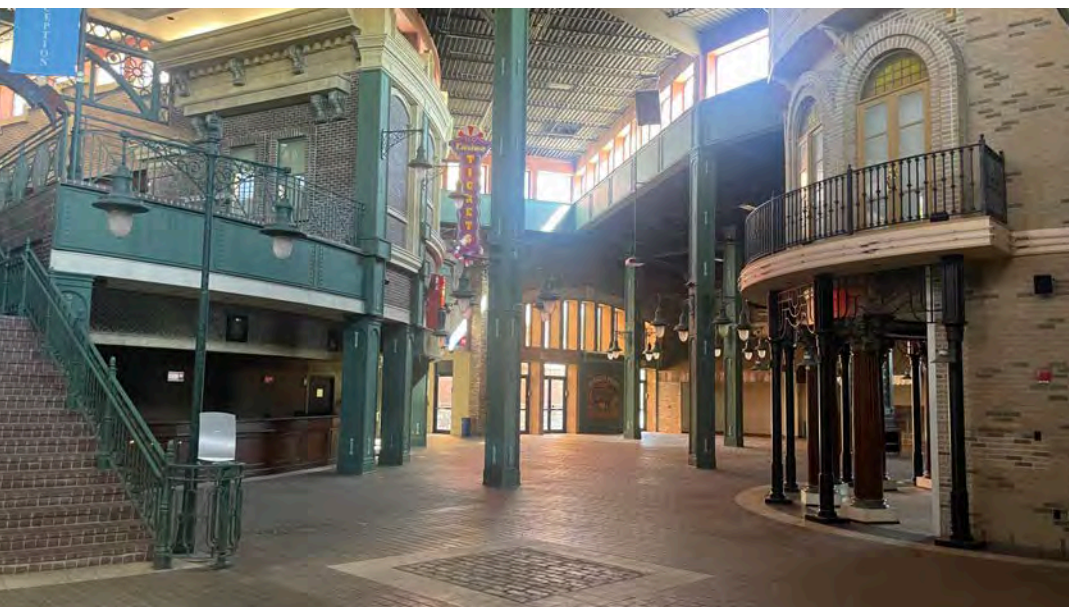


# PROPERTY PHOTOS

INTERIOR | 6711 NE BIRMINGHAM

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# PROPERTY PHOTOS

EXTERIOR | 6711 NE BIRMINGHAM

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