

WEST BOTTOMS REDEVELOPMENT OPPORTUNITY

811 SANTA FE ST, KANSAS CITY, MO

OFFERING MEMORANDUM

±79,950 SF



NEWMARK
ZIMMER

CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

MARKET
OVERVIEW

GUIDED PROPERTY TOURS | Property inspections will be made only by appointment and arranged through Newmark Zimmer. Inquiries should be directed to:

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CONFIDENTIALITY & CONDITIONS:

This Offering Memorandum was prepared by Newmark Zimmer ("Agent") and reviewed by Schooler & Associates. It contains selected information pertaining to 811 Santa Fe Street, Kansas City, Jackson County, Missouri 64101 (the "Property") and does not purport to be all-inclusive or to contain all of the information which a prospective Purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective Purchasers through NZ.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal, without notice, and does not constitute a recommendation, endorsement or advice as to the value of the Property by the Owner or NZ. Information furnished regarding Property stems from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Each prospective Purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and NZ expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any Purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner, and any conditions to Owner's obligations thereunder have been satisfied or waived. NZ is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of NZ and may be used only by parties approved by NZ. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to NZ immediately upon request of NZ or Owner, and (ii) that this Offering Memorandum may not be copied or otherwise reproduced or disclosed to

anyone without the prior written authorization from NZ or Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to NZ. The property is being sold "as is, where is" and subject to all faults. Buyer acknowledges that it is not relying on any representation or warranty of NZ, Owner or any agent or representative of Owner.

OFFERING PROCEDURE

Owner and NZ will assess the qualifications of any party submitting a non-binding letter of intent in accordance with Seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to price, timing of closing, and the perceived ability of the purchaser to complete the transaction.

BIDDING PROCESS

The Owner reserves the right to reject any or all offers to purchase and reserves the right to terminate discussions with any prospective purchasers at any time without notice or cause.

DEADLINE

Notification will be sent calling for offers on a specific date. Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Due Diligence Requirements
- Closing Period
- Earnest Money Deposit
- Contingencies
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt, if applicable)
- Any other information having direct bearing on the purchaser's ability to close the proposed transaction.

EXECUTIVE SUMMARY

Newmark Zimmer Midwest Capital Markets is pleased to present the opportunity to acquire 811 Santa Fe Street, Kansas City, Missouri 64101 (The Property). The Property's DX-10 zoning and historic features including brick walls, wood floors, high ceilings and timber beams make it an ideal candidate for redevelopment into a number of different uses including creative office, entertainment, multifamily, hospitality, industrial and self-storage. At approximately 80,000 square feet, the Property is being offered at \$2,800,000 or \$35.00 per square foot offering a compelling basis in a rapidly growing urban location.

Located in one of Kansas City's most accessible locations, just off 670 highway and right between Kansas City, KS, and Kansas City, MO, the West Bottoms boasts a rich history dating back to its establishment in 1871. Originally covering 13 acres, it quickly expanded to 55 acres, becoming the second largest stockyards in the world, with Chicago's stockyards being the first. In recent years, the West Bottoms has evolved into a thriving business community with a mix of modern businesses, including a wide range of shops, restaurants and bars, an award-winning winery and tasting room, a local brewery, hundreds of small businesses and creative workspaces, alongside preserved historical buildings and landmarks. Additionally, the City is currently working on over \$45M of public infrastructure improvements to kick off the \$500M+ development led by SomeraRoad in Summer 2025 just blocks away from the Property which will include a new hotel, 1,200 apartment units, retail and office.



INVESTMENT HIGHLIGHTS

- » Owner user/redevelopment opportunity
 - » Creative office, entertainment, hospitality, multifamily, industrial, self storage, retail
- » \$800M+ of recent and proposed redevelopments in the West Bottoms
- » \$45M+ of public infrastructure projects in the West Bottoms
- » Historic features including exposed brick walls, wood floors and timber beams
- » Potential to qualify for Historic Tax Credits
- » First time on market in 50+ years



PROPERTY OVERVIEW

GENERAL OVERVIEW

ADDRESS	811 Santa Fe St, Kansas City, MO 64101
SQUARE FOOTAGE	±79,950
STORIES	6
YEAR BUILT	1925
SITE AREA	0.453
ZONING	DX-10
DOCK DOORS	3 Dock Doors, 2 Drive-In Doors
OCCUPANCY	0% (Existing Tenant vacating by January 1, 2026)
PARCEL NUMBER	29-320-15-01-00-0-00-000

SF ASSUMPTIONS

1ST FLOOR	±19,750
2ND FLOOR	± 19,750
3RD FLOOR	±19,750
4TH FLOOR	± 6,900
5TH FLOOR	± 6,900
6TH FLOOR	±6,900
TOTAL	± 79,950

Approximate square footage.



PROPERTY LOCATION



811 Santa Fe St
Kansas City, MO

SOMERAROAD REDEVELOPMENT



WEST BOTTOMS FLATS
ABERNATHY | *Wyoming* | LIBERTY



West
Bottoms
District



Downtown
Kansas City

Kansas
City
Convention
Center

Crossroads
Arts District

DOWNTOWN LOCATION & DEMOGRAPHICS



\$10B

Downtown Investment



42M

Downtown Visits



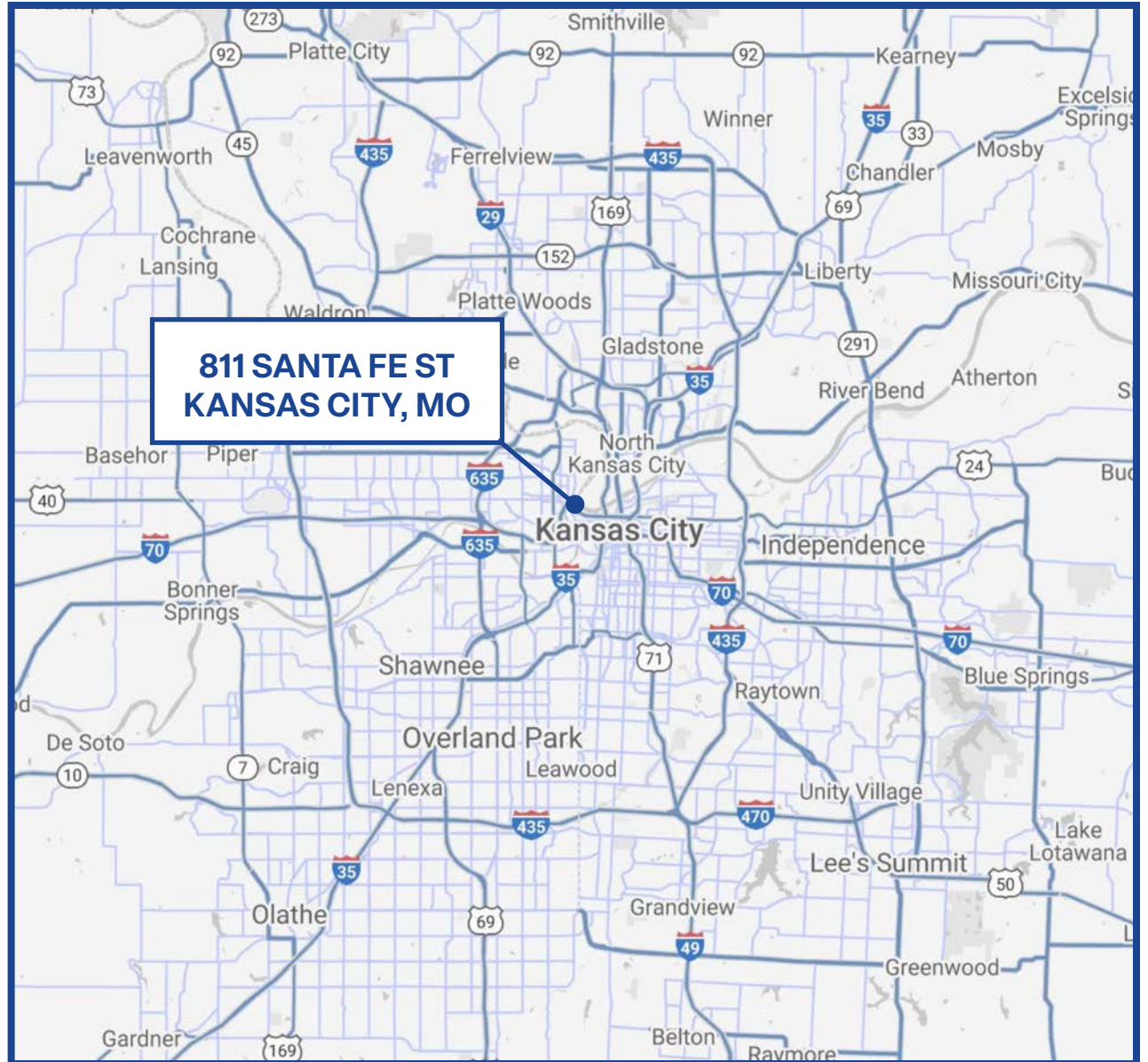
122K

Downtown Employees



32K

Downtown Residents



» INTERIOR FEATURES & PHOTOS

- » Original brickwork throughout the interior and exterior
- » Exposed wood beams and original columns emphasize the building's solid construction and craftsmanship.
- » Generous windows will allow natural light to pour into the interior
- » The open floor plan offers flexibility for adaptive reuse—ideal for anything from loft-style offices to event spaces or creative studios
- » Original freight elevator doors, concrete floors, and industrial features reinforce the authenticity of the building's history



CONCEPTUAL RENDERINGS



THE HISTORIC WEST BOTTOMS

The West Bottoms is one of the oldest areas of the metro, founded as a livestock and meatpacking district in the 1870s. Originally home to the Kansas City Livestock Exchange, American Royal, and Kansas City Stockyards, which occupied more than two hundred acres and were surrounded by hotels, offices, shops, and banks for cattle buyers and cowboys. By 1945, the Kansas City livestock market was an institution of national importance. The loss of jobs following WWII and the closing of the stockyards after the 1951 flood significantly eroded the tax base. Rather rapidly, maintenance began to be deferred, and companies began to move out of the area.

The area saw a resurgence with Kemper Arena built in 1974 to host the city's professional basketball and hockey teams. Recognized in recent history for its vibrant First Weekends celebrations, the West Bottoms has evolved into a lively destination featuring a diverse mix of restaurants, boutiques, art galleries, and antique shops that attract visitors throughout the week. With more than \$800 million in development projects planned and in progress, the district is entering a transformative era, poised to become one of Kansas City's most dynamic and revitalized neighborhoods.

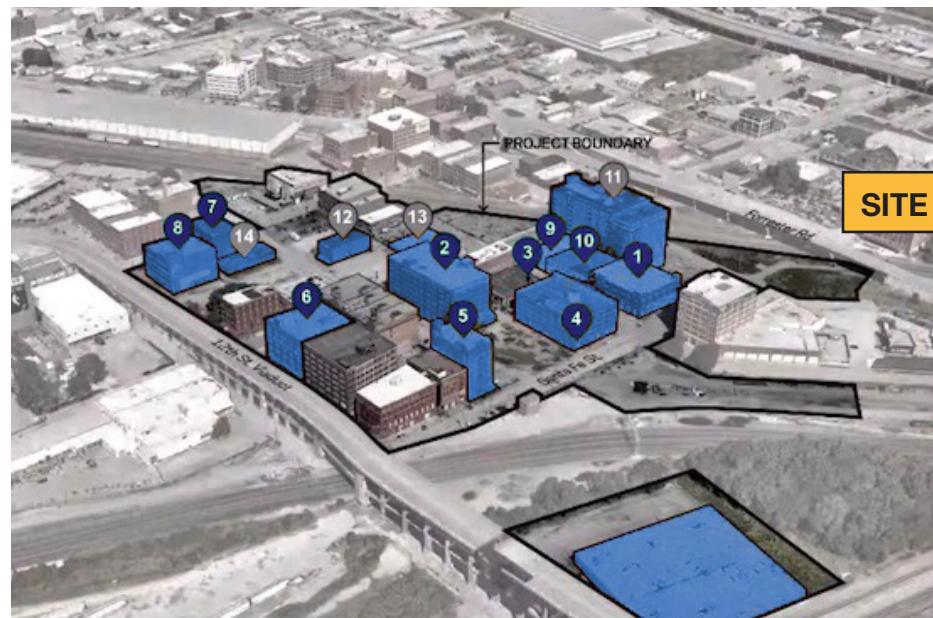


SOMERAROAD WEST BOTTOMS REDEVELOPMENT

SomeraRoad plans to renovate several historic buildings into apartments and office space, in addition to new construction. **SomeraRoad's plan for the West Bottoms spans 21 acres and costs an estimated \$526.7 million.** The New York-based developer will construct storefronts, office space, more than 1,200 apartment units and a hotel across 13 developments — some new construction and others renovations of existing historic buildings. The development also includes a public green space and a town square. **The city plans to update the sewer system and water lines, fix roads and sidewalks, put up streetlights and build out green space.** In total, the public infrastructure projects will cost \$45.8 million.



- » \$526.7 Million SomeraRoad Development
- » \$42.3 Million in Public Infrastructure and Green Space improvements
- » 1,200 Apartments
- » 168,000 SF Office
- » 100,000 SF Retail
- » 50 Boutique Hotel Rooms



PRESERVE:

1. Perfection
2. Moline Building
3. Firehouse Building
4. Laramie Building
5. Avery-Poe Building
6. Macabre Cinema
7. Crane Building
8. Nuts & Bolts Building
9. 1226 Union Avenue*
10. 1220 Union Avenue*

DEMOLISH:

11. Weld Wheel Building
12. Boxing Gym Building
13. Forge Construction Building
14. Building adjacent to Crane Building

*Partial preservation of building
 Buildings Owned by SomeraRoad

KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.5 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.5 million is up 20% since 2000, and is expected to add an additional 100,000 residents by 2025. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

KANSAS CITY RANKINGS



#1 City to Work Remotely

Iceland Air, 2022



Best Airport in the United States

Travel Awaits, 2023



#3 Best-Paying City for Recent College Grads

Self, 2021



Best Cities to Live in America

Niche, 2021



Top 10 Best Places to Visit in 2024

Wall Street Journal



23 Best Places to Go in the U.S. in 2023

Traveler



Great American City for Creatives

Thrillist, 2022



Best in Travel 2024

Lonely Planet



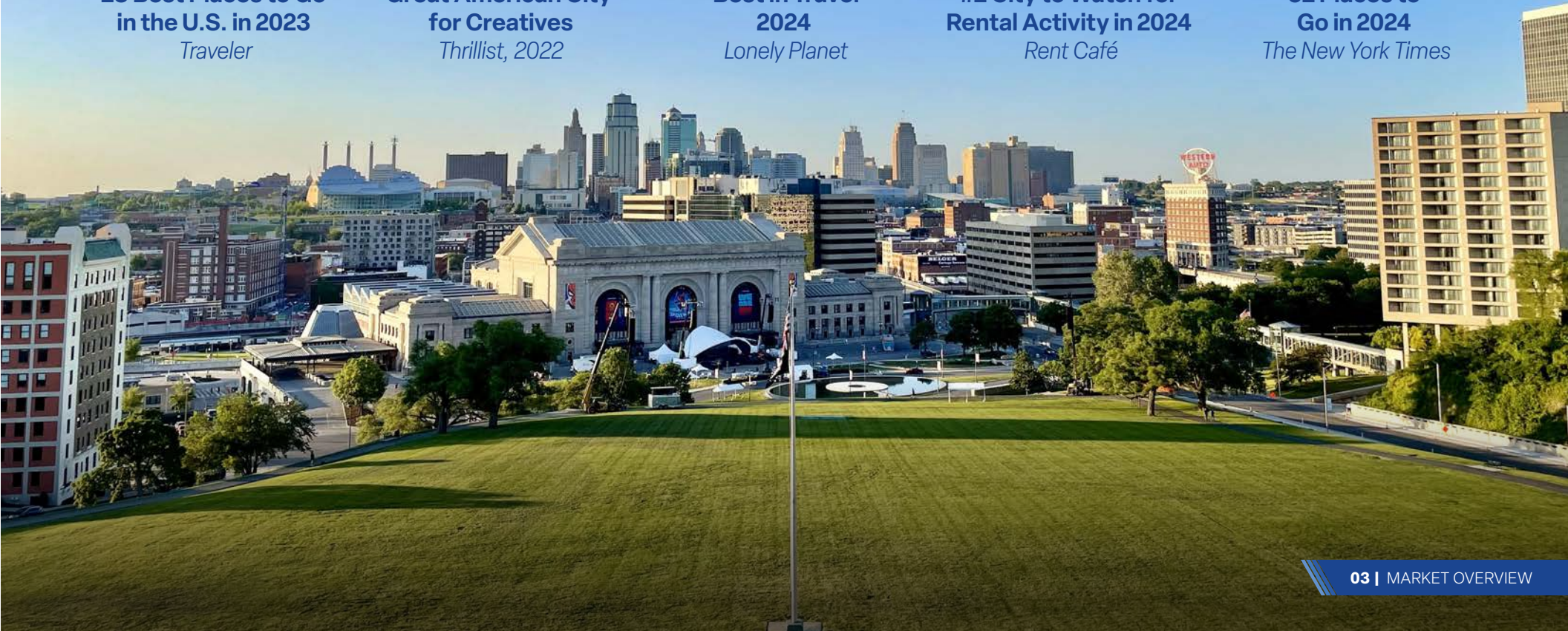
#2 City to Watch for Rental Activity in 2024

Rent Café



52 Places to Go in 2024

The New York Times



KANSAS CITY BIG WINS



\$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL

Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.

**BEST
AIRPORTS
IN THE
U.S.
TRAVEL &
LEISURE**



GOOGLE \$1B DATA CENTER

Google will locate a new data center in Kansas City, investing \$1 billion and supporting up to 1,300 jobs. The data center, the company's first in Missouri, will accompany contributions from Google to the region's workforce and energy infrastructure. "We have reached an important inflection point for tech innovation like AI, and data centers are the backbone of this progress," said Monique Picou, Global Vice President of Cloud Supply Chain and Operations at Google. "Our announcement today is a testament to the resources, talent and welcoming spirit of the Kansas City community. Together, Kansas City and Google will help power America's digital future and we are excited to contribute to the bright future of the region."



» KANSAS CITY BIG WINS

Largest economic development project in the history of Kansas

Panasonic

PANASONIC \$4B EV BATTERY PLANT

In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. More than **4,000 people** will be employed at the Panasonic plant and the project is estimated to deliver **\$2.5 billion in annual economic benefit** to the Kansas City region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.

META DATA CENTER GOLDEN PLAINS TECHNOLOGY PARK

Facebook's parent company Meta Platforms, Inc., is investing more than \$800 million in building a nearly 1-million square foot hyperscale data center on 375 acres at Golden Plains Technology Park in northern Kansas City. The company announced its Kansas City location will become one of the world's most sustainable data centers, adding renewable energy to the region's local grid and achieving net-zero carbon emissions. Meta has acquired an additional 508 acres at the park, leaving potential for further investment.



» KANSAS CITY BIG WINS »

KC CURRENT STADIUM

In 2024, the Kansas City Current opened the CPKC stadium. The \$117M stadium seats 11,500 and is the first professional women's sport stadium in the world. CPKC Stadium at Berkley Riverfront Park will be the anchor of the ongoing riverfront development project undertaken by Port KC. In this stadium, KC Current not only signals its commitment to its athletes and fans, but its commitment to Kansas City.



2026 WORLD CUP HOST CITY

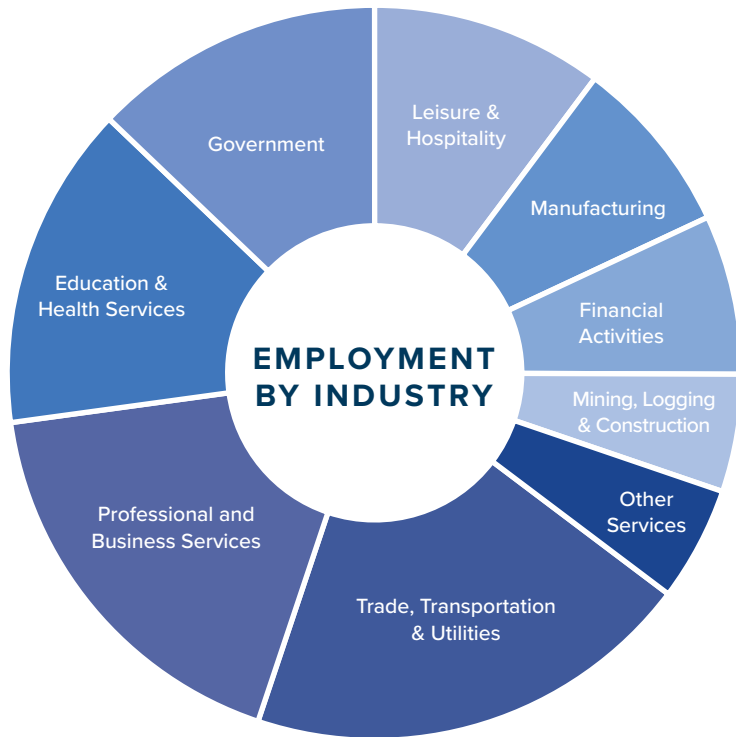
Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs. Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.572 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$652 million in incremental economic activity as a result of World Cup matches according to a study.

\$652
MILLION
ESTIMATED
ECONOMIC
IMPACT



KANSAS CITY ECONOMY

Kansas City has a 4.4% Unemployment Rate. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.



MAJOR EMPLOYERS



2.2M

KANSAS CITY
MSA POPULATION



2.5

AVERAGE
HOUSEHOLD SIZE



\$79,842

MEDIAN HOUSEHOLD
INCOME (10% ABOVE
NATIONAL MEDIAN)



38.8

MEDIAN AGE
(U.S. 38)



\$104.7 Million
Impact on Payroll
due to the Additions



16 COMPANIES
Attracted to the Greater
Kansas City Area in 2024



\$1.8 Billion
Capital Invested in 2024



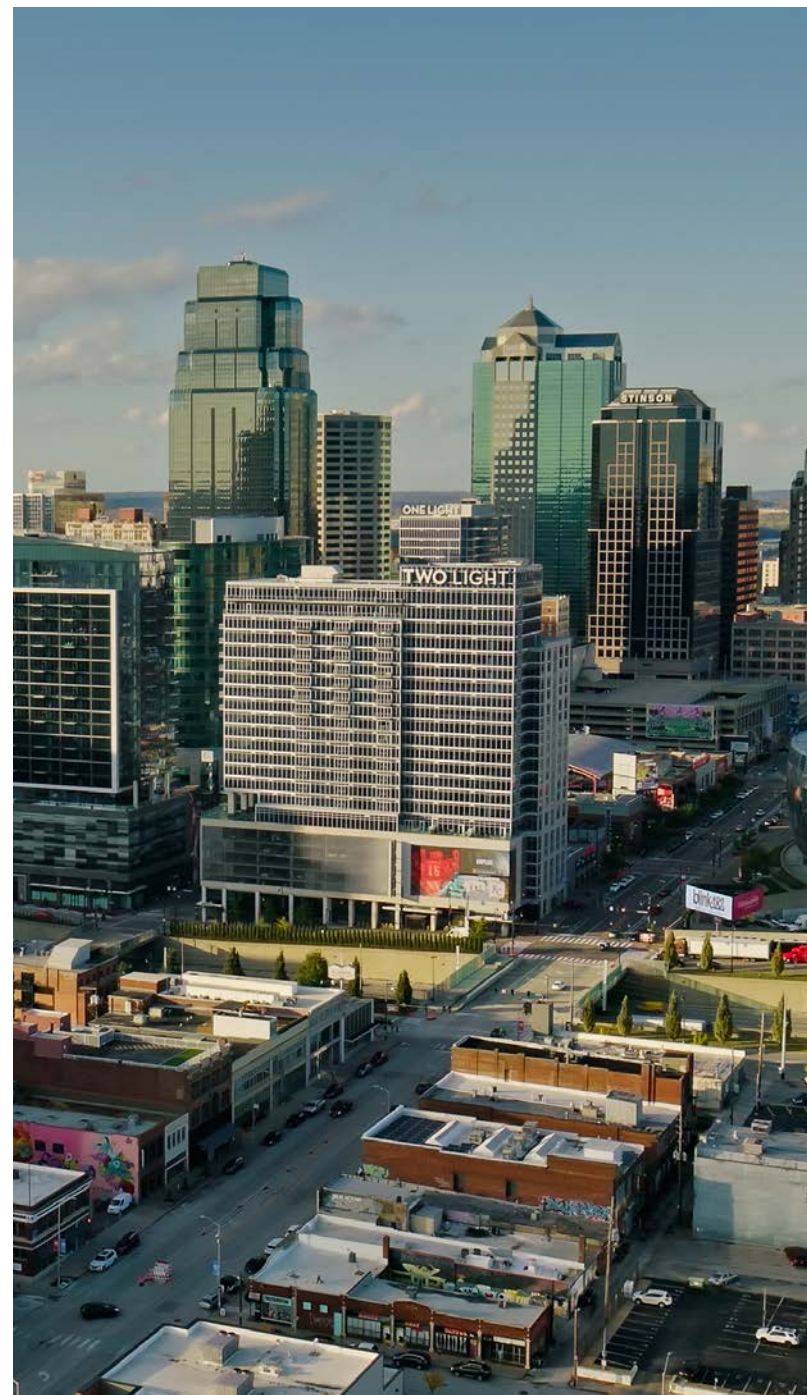
1,498
New Jobs in 2024

ATTRACTING BUSINESS TO KANSAS CITY

In 2024 Kansas City attracted 16 new companies to the region, driving \$1.8 billion in capital investment, 1,498 new jobs, \$104.7 million in wages and 2.3 million square feet of new space.

COST OF LIVING COMPARISON	
CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
Kansas City, MO	91.1
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

Source: The Council for Community and Economic Research, Annual Average 2024



KANSAS CITY ECONOMY

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.

28.4 MILLION

ANNUAL VISITORS

\$6.7 BILLION

ANNUAL TOURISM ECONOMIC IMPACT

12.1 MILLION

ANNUAL MCI AIRPORT PASSENGERS

Source: Visit KC



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FOR MORE INFORMATION

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