



OFFICE PORTFOLIO

4 CLASS A OFFICE BUILDINGS

NEWER CONSTRUCTION

ALL BUILDINGS

ARE 100% LEASED TO QUALITY
TENANTS

OFFERED AS A PORTFOLIO OR
1 OR MORE BUILDINGS



John Sweeney

Broker

C: 913.461.6326 | **D:** 913.945.3718

john@reececommercial.com

Brandon McGeehan

Sales Associate

C: 314.397.9066 | **D:** 913.945.3797

brandon@reececommercial.com

CONFIDENTIALITY & DISCLAIMER STATEMENT

Reece Commerical, a Berkshire Hathaway Associate (hereinafter "Broker"), has been retained as exclusive advisor to the Owner regarding One Investment Portfolio (the "Property"). The enclosed information has been prepared by Broker for use by a highly selected number of parties and does not purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner, and therefore are subject to variation. No representation is made by Broker or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed information or any other written or oral communication transmitted or made available to the recipient. The enclosed information does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective investor. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Contact with any of the Property's employees and tenants without prior approval of the Owner is strictly prohibited. The Owner and Broker expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or proposals to invest in the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the enclosed information or making a proposal to invest in the Property unless and until a written agreement for the investment in the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner's obligations thereunder have been satisfied or waived. Broker is not authorized to make any representations or agreements on behalf of the Owner. The enclosed information and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Owner or Broker, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker (v) not to have any contact with any of the tenants and/or employees of the Property without prior approval of the Owner, and (vi) to return the enclosed information and other materials furnished to you to Broker immediately upon request of Broker or Owner. If you have no further interest in the Property, please return the enclosed information and all other materials furnished to you forthwith and continue to abide by the provisions herein. By accepting the enclosed information you agree to abide by the terms and conditions herein.

TABLE OF CONTENTS

SECTION 1 - EXECUTIVE OVERVIEW

Executive Summary Portfolio Overview
Valuation

SECTION 2 - OFFICE BUILDINGS

11601 Granada Lane, Leawood, KS	31,499 SF
5000 W. 135th Street, Leawood, KS	12,400 SF
10592 Ridgeview, Olathe, KS	9,390 SF
458 NE Coronado Drive, Blue Springs, MO	10,030 SF
	<hr/>
	63,289 SF

SECTION 3 - MARKET OVERVIEW

South Johnson County
East Kansas City

John Sweeney

Broker
C: 913.461.6326 | **D:** 913.945.3718
john@reececommercial.com

Brandon McGeehan

Sales Associate
C: 314.397.9066 | **D:** 913.945.3797
brandon@reececommercial.com

SECTION 1 - EXECUTIVE OVERVIEW



EXECUTIVE OVERVIEW

John Sweeney, CCIM, MBA, and Brandon McGeehan Reece Commercial, a Berkshire Hathaway Affiliate, are pleased to offer this 4 building office portfolio, 2 located in Leawood, KS and 1 each in Olathe, KS and Blue Springs, MO. The demographics in Leawood, KS surrounding the location of these office buildings are among the strongest in the United States. Whether development, neighborhoods, schools, or arts-culture-leisure, the City of Leawood enjoys the highest quality in all categories. For shopping, dining, work and residential choices, Leawood does have it all. The city is

located in Johnson County, KS, which is the largest provider of employment in the state of Kansas. These suburbs are vibrant and home to residents interested in affordable housing, safe neighborhoods and award-winning educational opportunities. Residents enjoy convenient access to big city amenities, attractions, and cultural venues. Olathe, KS is a booming suburb of the metropolitan area with sizable retail massing along the 119th Street corridor. It is situated on I-35, the north-south corridor from Canada to Mexico. Development activity is robust in Olathe and boasts an award-winning school system with affordable and high end housing.

PORTFOLIO OVERVIEW

The portfolio includes 4 properties, all of which are occupied by ReeceNichols, a Berkshire Hathaway Affiliate. ReeceNichols has over 2,000 residential agents and is by far the largest residential real estate firm in the Kansas City metro and region. ReeceNichols is part of Home Services of America, the largest residential real estate company in the United States. As a Berkshire Hathaway Affiliate, the entire network of companies enjoys security and assurance as they strive to create and deliver a remarkable home buying and selling experience.

SECTION 2 - OFFICE BUILDINGS



11601 GRANADA, LEAWOOD, KS



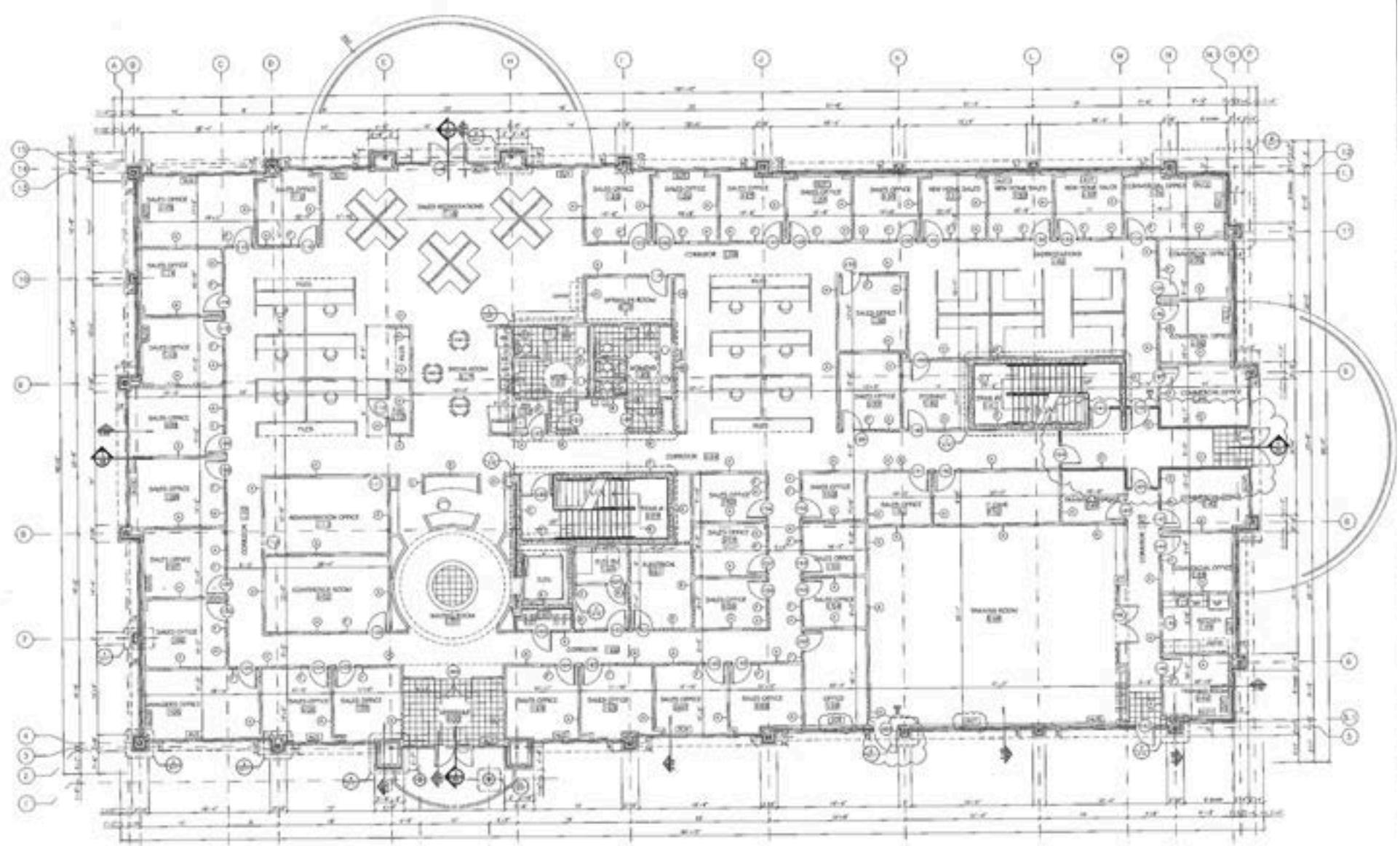
AERIAL VIEW

11601 GRANADA, LEAWOOD, KS



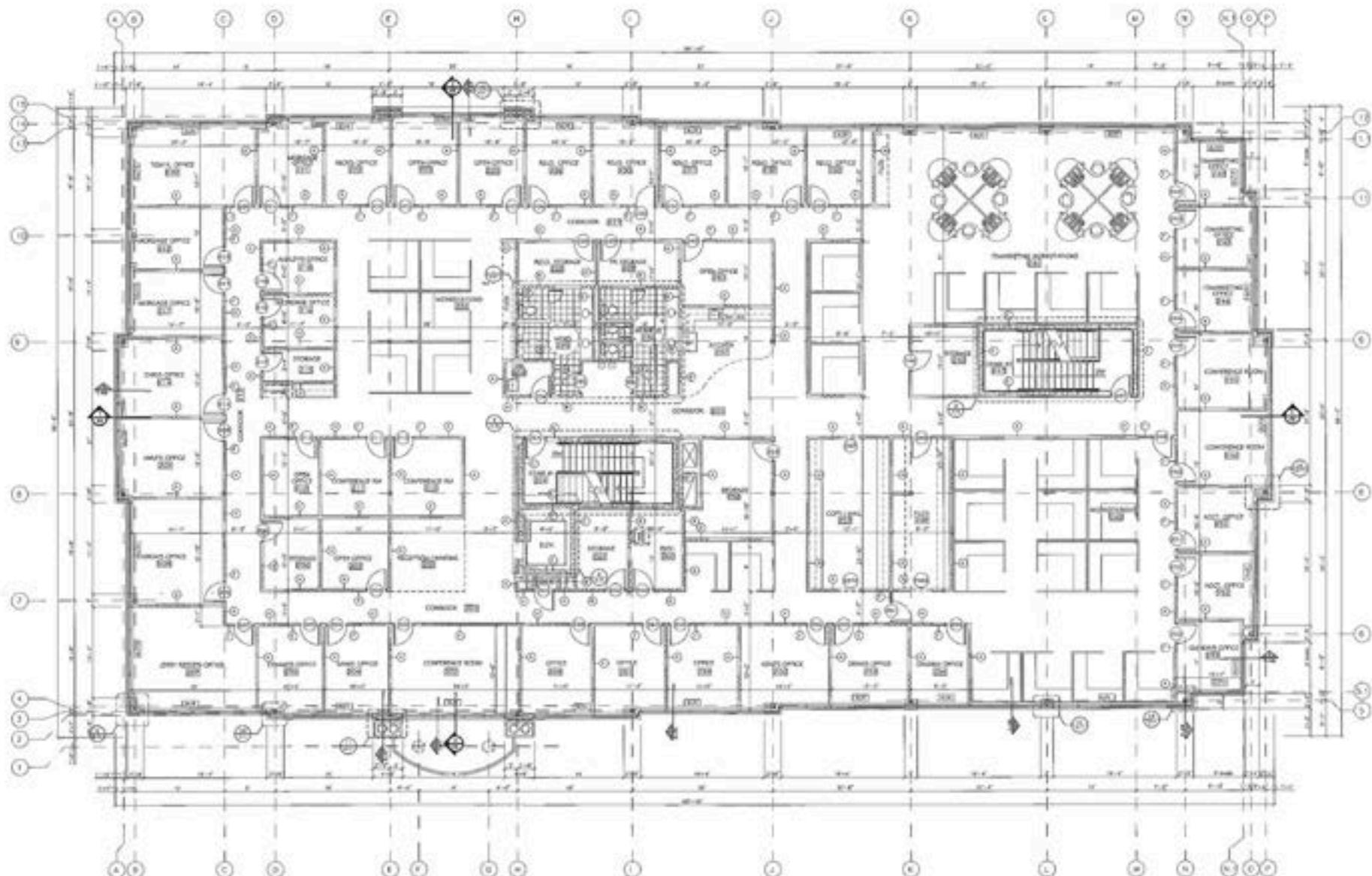
FLOOR PLANS

11601 GRANADA, LEAWOOD, KS

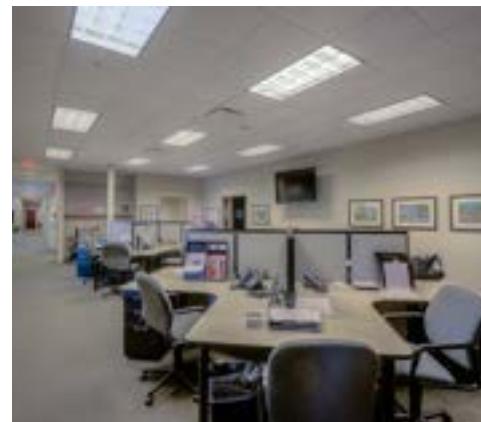


FLOOR PLANS

11601 GRANADA, LEAWOOD, KS

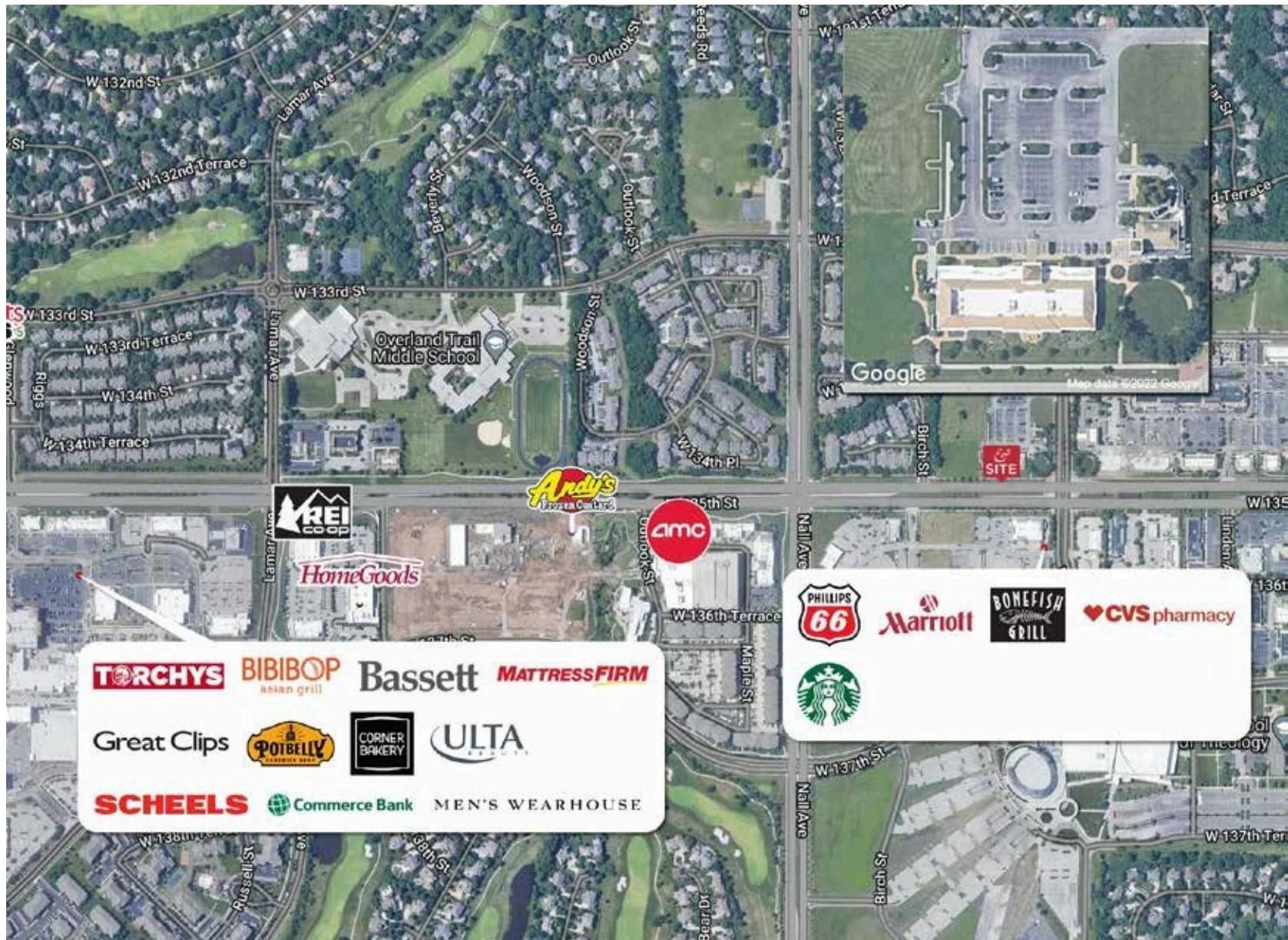


5000 W. 135TH STREET, LEAWOOD, KS



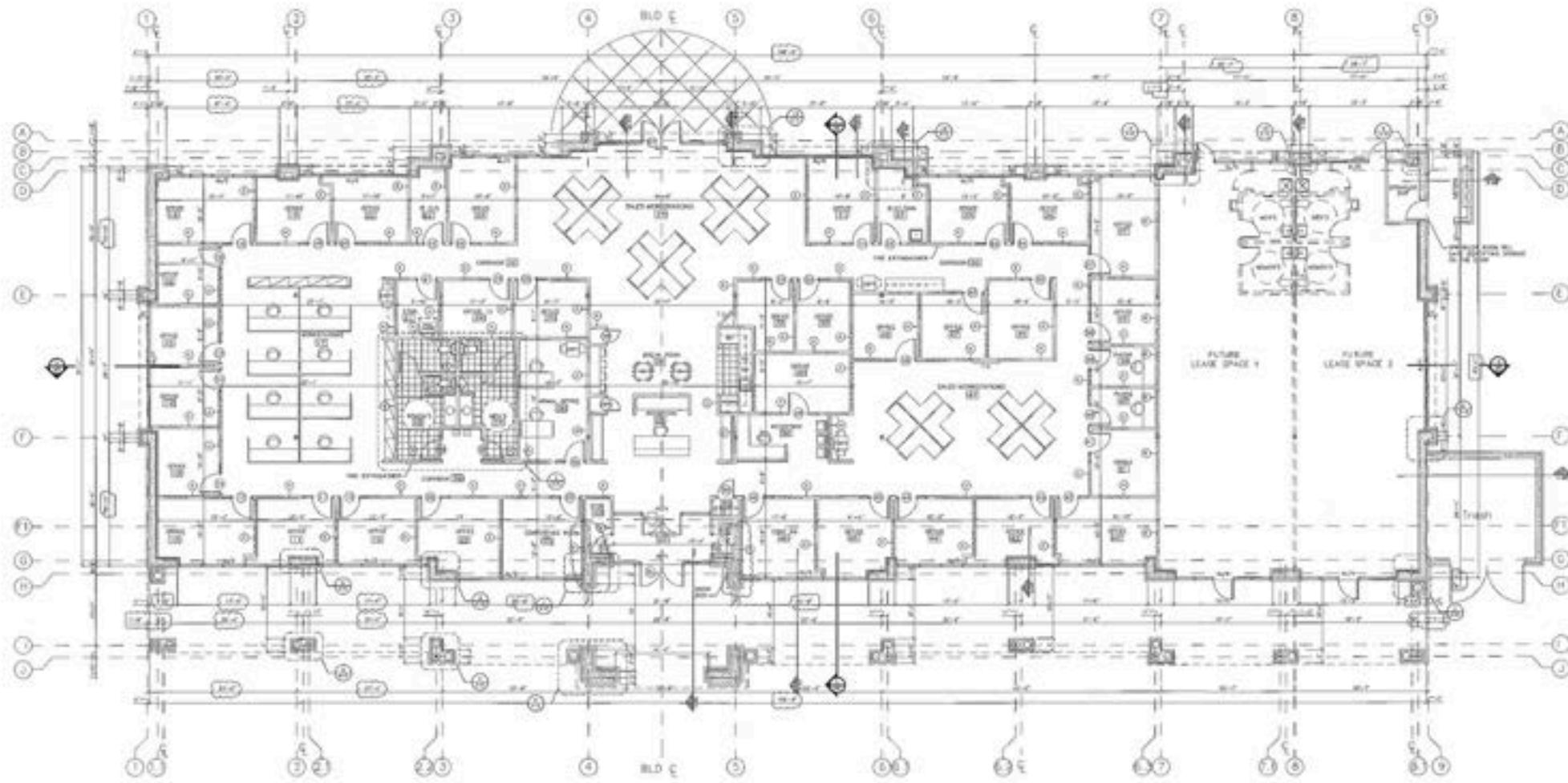
AERIAL VIEW

5000 W. 135TH STREET, LEAWOOD, KS



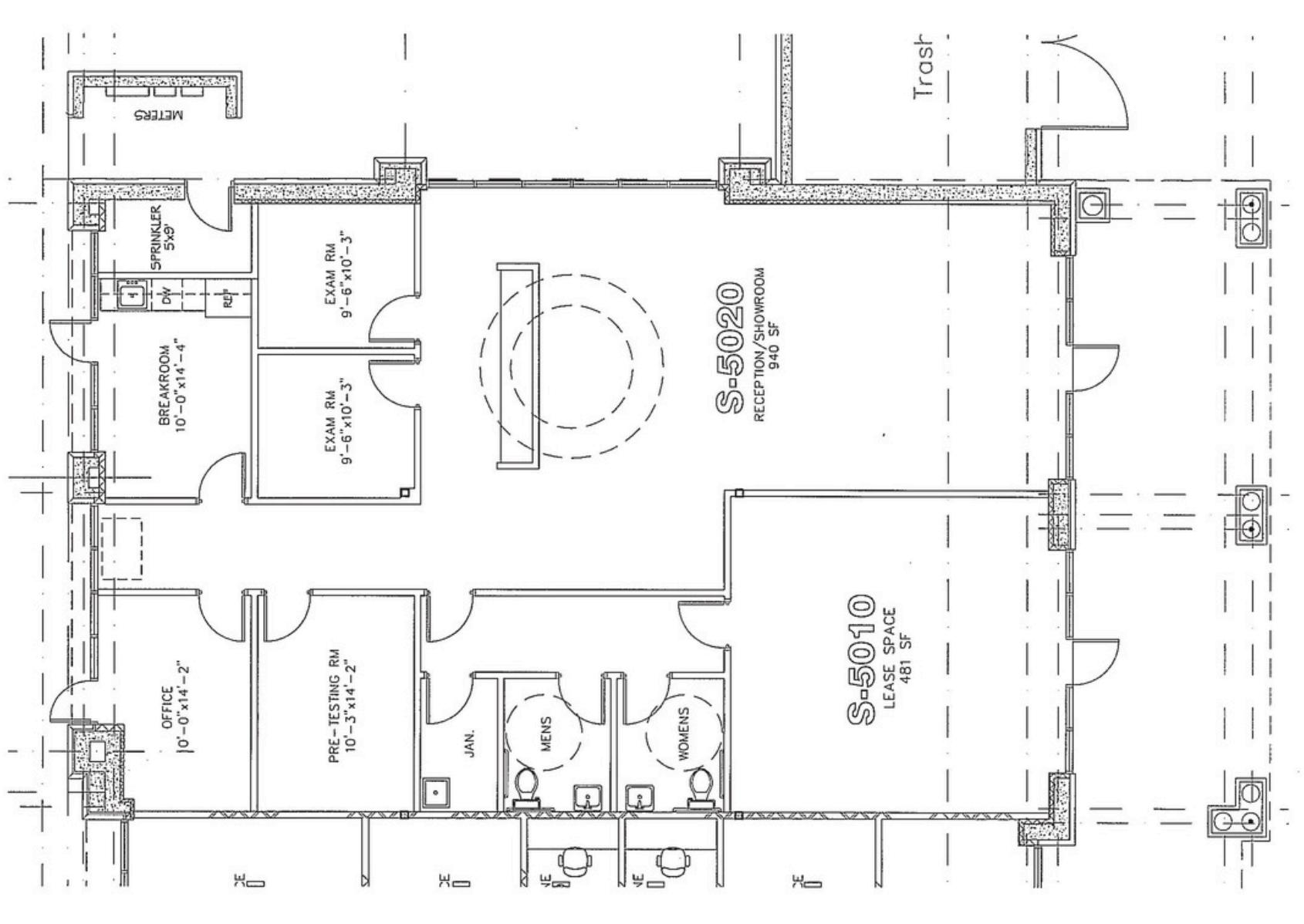
FLOOR PLANS

5000 W. 135TH STREET, LEAWOOD, KS

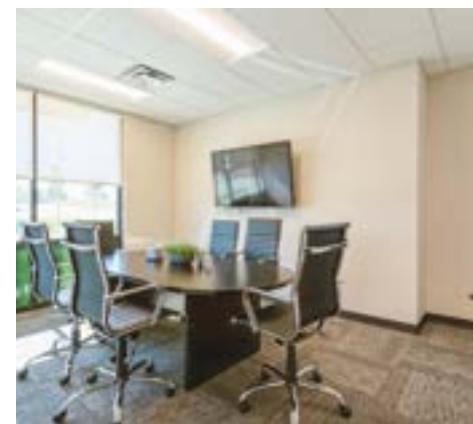


FLOOR PLANS

5000 W. 135TH STREET, LEAWOOD, KS



10592 RIDGEVIEW, OLATHE, KS



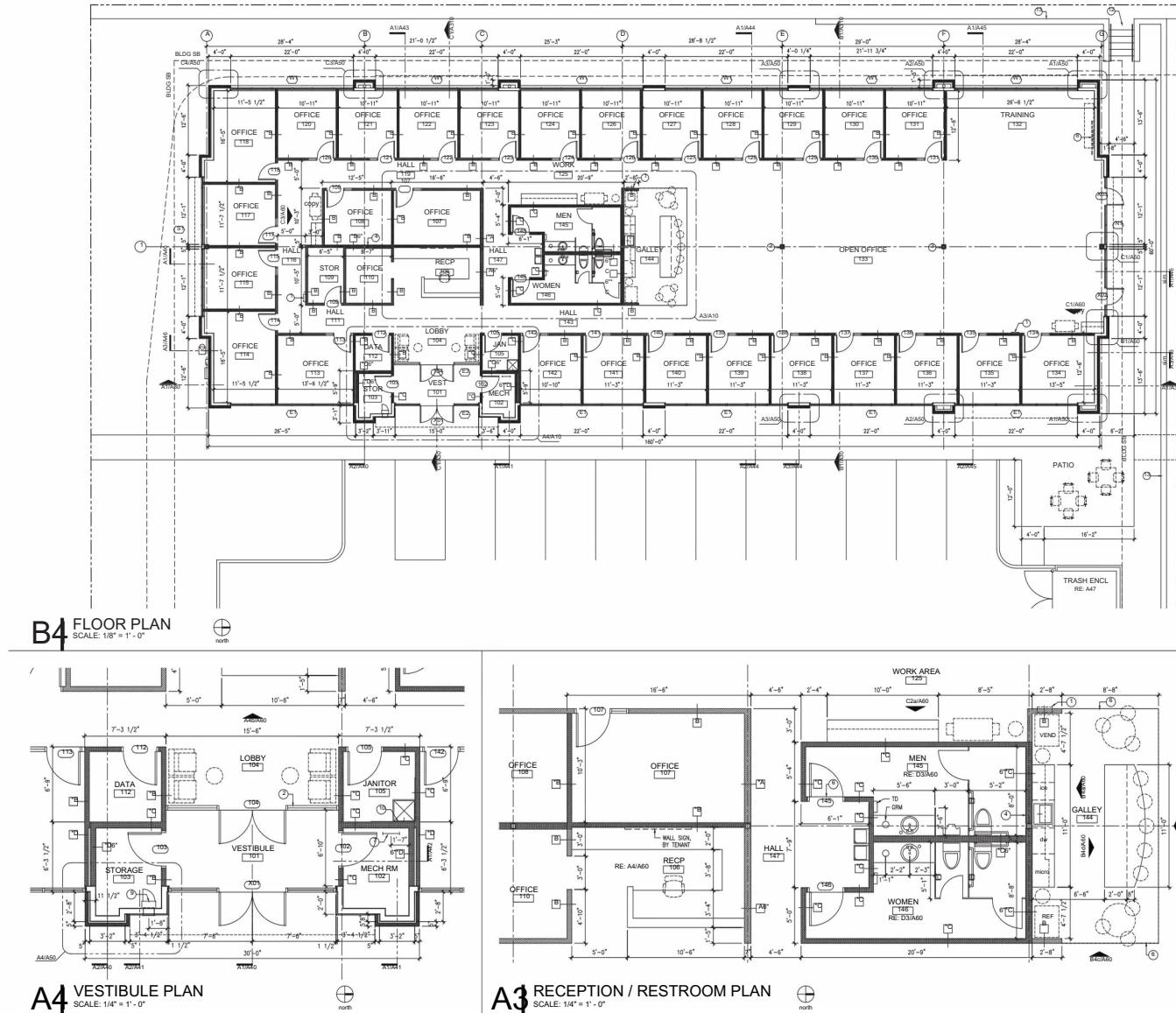
AERIAL VIEW

10592 RIDGEVIEW, OLATHE, KS



FLOOR PLANS

10592 RIDGEVIEW, OLATHE, KS



A SHEAR WALL:
24# WOOD STUDS (16" O.C.) 8' 10" - 9' 6" GYP. BD. EACH SIDE, TO DECK. PROVIDE FLOOR JOIST OVER SHEAR WALL.
B STANDARD INTERIOR PARTITION:
16" O.C. STUDS (16" O.C.) 8' 10" - 9' 6" GYP. BD. EA. SIDE TO 4' ABOVE CEILING.
C 24# WOOD STUDS (16" O.C.) 8' 10" - 9' 6" GYP. BD. EACH SIDE TO DECK. PROVIDE ONE-SIDE PARTITION:
16" O.C. STUDS (16" O.C.) 8' 10" - 9' 6" GYP. BD. ON ONE SIDE, TO DECK. 4' ABOVE CEILING, AS OCCURS.

ARCHITECTURE

ARCHITECT
DeGasperi & Associates
6240 W. 35th Street
Overland Park, Kansas 66223

tel: 913.647.8600/913.647.5301
E: dgasperi@degasperi.com

SITE ENGINEER

Patrice & Bruckway
420 S. Kansas Avenue
Olathe, Kansas 66061
tel: 913.782.4800
E: patrice@bruckway.com

STRUCTURAL

Bob D. Campbell & Co.
4038 Belgrave Avenue
Kansas City, Missouri 64111
tel: 816.531.4446/16.531.8572
E: mfarber@bdc-engrs.com

M E P ENGINEER

BC Engineers
5720 Reeder
Shawnee, Kansas 66203
E: 913.261.0222/262-1773
E: bc@bcengr.com

DEVELOPER

Ridgeview Mgmt LLC
PO Box 7239
Leawood, Kansas 66207
E: 913.261.0222
E: ridgeviewmngd@gmail.com

PLAN KEY NOTES:

- 1 Fire Extinguisher Cabinet, Semi-recessed Style to be located in the lobby. 2' Fire Extinguisher. Mount at 42" x 11".
- 2 Venetian Foyer Aluminum window System. 4' x 6' window.
- 3 Mail slot board for letter drop column.
- 4 Floor Boundary electrical. To provide power to the boundary of the building for future additions.
- 5 Line of flooring change.
- 6 Steel Ladder to Roof Scuttle.
- 7 Provide blocking accommodations for wall mounted telephones, including power and cable connections to the telephone system.
- 8 Mail Drop Model 2255 mail slot with chute, with interior receptacle #2255, by Safely Industries (Drop slot height 4' 10" from floor to top of slot, all receptacles. Provide sheet metal extension on drop slot to provide 1' 10" height from floor to all receptacles).
- 9 FRP panels behind trash cans. 4' height x 4' from floor. Provide 3/4" plywood access door: 307" x 48" opening. Provide butt hinges, spring closer, latch bolt and handle. Provide 1" thick FRP panel.
- 10 Concrete exterior steps, with painted handrails. RE A2/A47. Coordinate height with Civil. Modular Restroom Wall per Civil.
- 11
- 12
- 13

PLAN KEY NOTES

**REECE
NICHOLS
BUILDING
OSC Lot 4**

10592 S. Ridgeview
Olathe, Kansas

GENERAL NOTES:

- 1 Exterior/Building Shell dimensions are to slab edge or face of stud, typical.
- 2 Interior walls are to face of finish wall, typical.
- 3 Provide 1/2" gypsum board on interior walls to 4' above ceiling. Provide 1/2" gypsum board on exterior walls to 4' above ceiling. Provide 1/2" gypsum board on roof deck to 4' above ceiling. Provide coverage and fill of all voids to the exterior, to seal exterior walls and roof deck. Provide 1/2" gypsum board on interior walls to 4' above ceiling. Provide 1/2" gypsum board on exterior walls to 4' above ceiling. Provide 1/2" gypsum board on roof deck to 4' above ceiling.
- 4 All mechanical, electrical and plumbing information is provided on the M E P drawings. Refer to M E P drawings for actual locations and dimensions.
- 5 Provide blocking as needed for anchorage of wall mounted equipment, such as telephones, etc.
- 6 Provide moisture-resistant gypsum board (greenboard) in the following locations:

- a. Toilet Rooms, on wet walls and walls adjacent to wet walls.
- b. Shower Rooms with masonry walls.
- c. Walls adjacent to plumbing fixtures or equipment which may be subject to water damage.

- a. Provide cement board (dura-wall, etc) in the following areas:

- b. As substrate for tile or masonry finishes.

- c. Provide cement board (dura-wall, etc) on interior partitions that abut exterior windows.

**Floor Plans
A10**

DeGasperi & Associates, Architects

Issue 06.06.2020

Set 28.20

PD submittal 3.17.

PD resubmittal 28.4.

Bid Set 29.20

GENERAL NOTES

458 NE CORONADO DRIVE, BLUE SPRINGS, MO



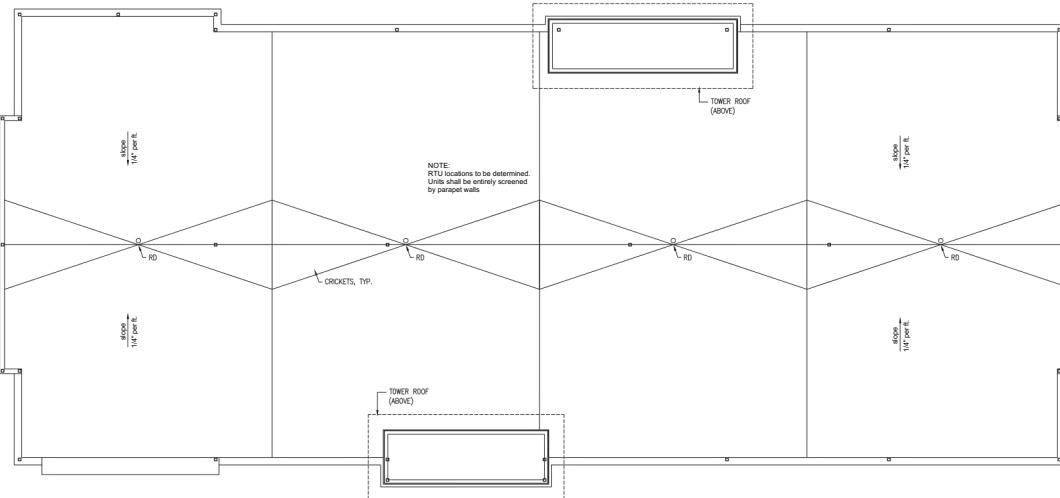
AERIAL VIEW

458 NE CORONADO DRIVE, BLUE SPRINGS, MO



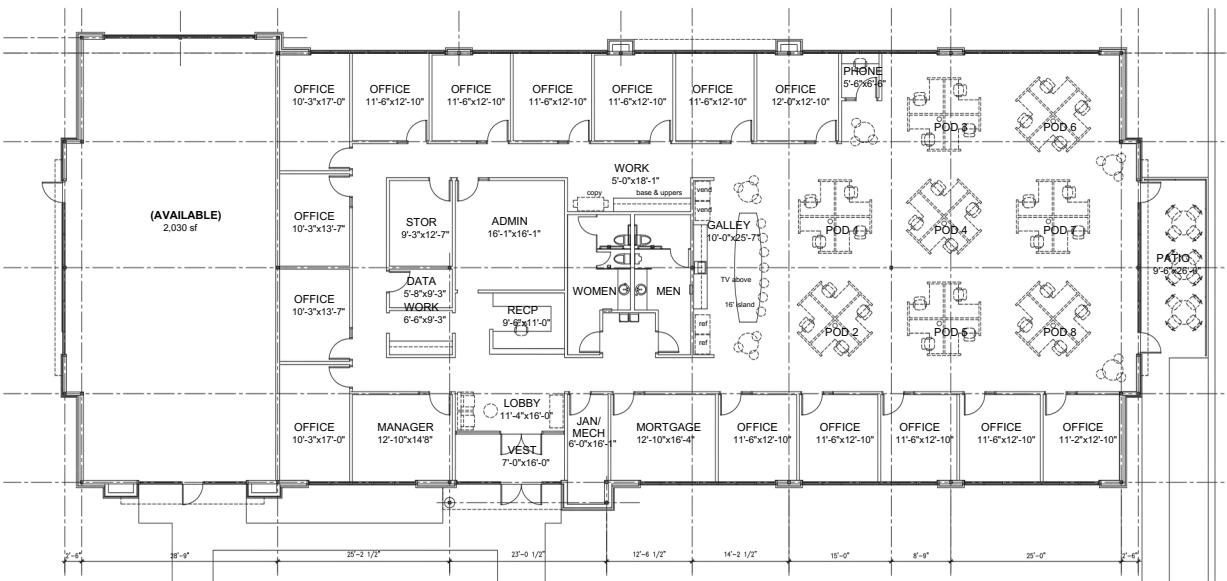
FLOOR PLANS

458 NE CORONADO DRIVE, BLUE SPRINGS, MO



B4 ROOF PLAN

A small circular icon with a vertical line through the center, divided into four quadrants by a cross. The word "north" is written below it.



FLOOR PLAN

4

Plans A10

Issue Date
PD review set 5.27.15
SRPR application 6.10.15

Development
Submittal

Coronade Drive
Blue Springs, Missouri

ARCHITECTURE

ARCHITECT
DeGasperi & Associates
6240 W. 135th Street
Overland Park, Kansas 66223
tel: 913.647.5300 fax: 913.647.5301
E: jeff@daikc.com

WIL ENGINEER
Wallace Engineering
Grand Boulevard, Suite 1100
Kansas City, Missouri 64106
316.421.8282 fax: 816.421.8333
hamer@wallacesc.com
LANDSCAPE

permann Land Design

Bob D. Campbell & Co.
4338 Belview
Kansas City, Missouri 64111
tel: 816.531.4144 fax: 816.531.857
E: mfalbe@bdc-engrs.com

P ENGINEER
Engineers
D Reeder
Lawrence, Kansas 66203
913.262.1772 fax: 913.262.1771
dcharl@bcengineer.com

Development Submittal

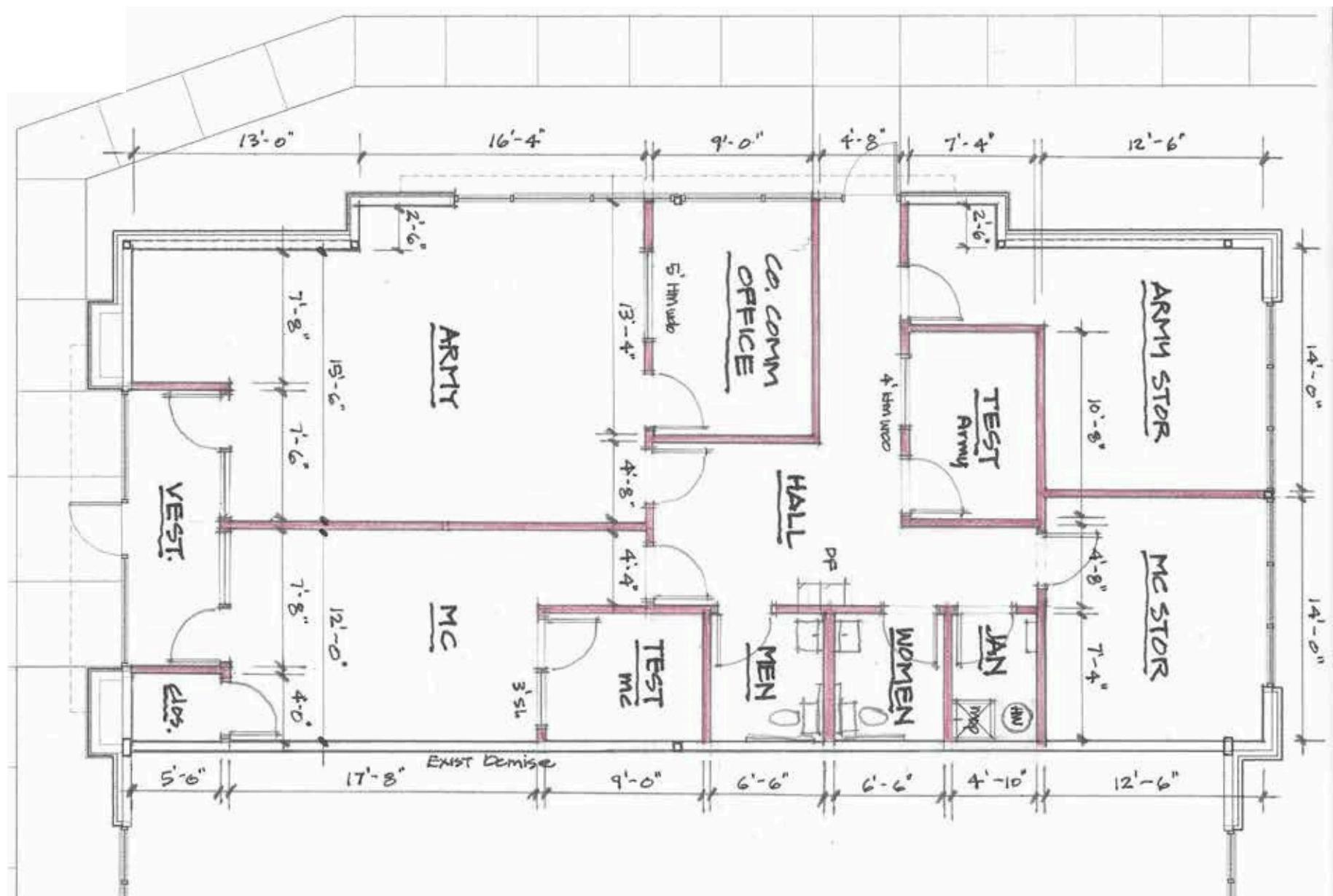
CORONADO CENTER

orenade Drive
ue Springs, Missouri

Review set 5.27.15
Reapplication 6.10.15

FLOOR PLANS

458 NE CORONADO DRIVE, BLUE SPRINGS, MO



SECTION 3 - MARKET OVERVIEW



SOUTH JOHNSON COUNTY

Three of the office buildings in the portfolio are located within South Johnson County, a submarket of the Kansas City metropolitan area.

All of these buildings are Class A properties, newer construction and 100% leased. The lease rates are below market resulting in considerable long-term upside.

EAST JACKSON COUNTY

One of the buildings is newer construction and located along the I-70 corridor. It is Class A, newer construction and 100% leased. Visibility is excellent.

KANSAS CITY OFFICE OVERVIEW

MARKET STATISTICS BY SUBMARKET			
	Net Rentable Area	Total Vacancy	Total Availability
SOUTH JOHNSON COUNTY			
A	8,856,575	17.8	17.6
B	9,289,711	22.8	24.7
C	189,560	6.4	8.2
TOTAL	18,335,846	20.2	21.1
EAST JACKSON COUNTY			
A	126,307	0.9	0.9
B	2,235,411	20.9	21.7
C	535,968	3.2	3.4
TOTAL	2,897,686	16.7	17.4
ALL KANSAS CITY TOTAL			
TOTAL	55,137,051	18.6	19.1



For additional confidential information please contact
John Sweeney at john@reececommercial.com or Brandon McGeehan
brandon@reececommercial.com for a confidentiality agreement.

John Sweeney

Broker

C: 913.461.6326 | **D:** 913.945.3718
john@reececommercial.com

Brandon McGeehan

Sales Associate

C: 314.397.9066 | **D:** 913.945.3797
brandon@reececommercial.com



REECE
COMMERCIAL REAL ESTATE
a Berkshire Hathaway Affiliate

Reece Commercial, a Berkshire Hathaway Affiliate
11601 Granada Lane Leawood, KS 66211
ReeceCommercial.com