



## 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



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### John Sweeney

Broker

**C:** 913.461.6326 | **D:** 913.945.3718

[john@reececommercial.com](mailto:john@reececommercial.com)

### Brandon McGeehan

Sales Associate

**C:** 314.397.9066 | **D:** 913.945.3797

[brandon@reececommercial.com](mailto:brandon@reececommercial.com)

Reece Commercial, a Berkshire Hathaway Affiliate  
11601 Granada Lane Leawood, KS 66211  
[ReeceCommercial.com](http://ReeceCommercial.com)

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# 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	<u>10,030 SF</u>
	63,289 SF

## SECTION 3 - MARKET OVERVIEW

South Johnson County  
East Kansas City

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### John Sweeney

Broker

**C:** 913.461.6326 | **D:** 913.945.3718  
[john@reececommecial.com](mailto:john@reececommecial.com)

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Sales Associate

**C:** 314.397.9066 | **D:** 913.945.3797  
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# SECTION 1 - EXECUTIVE OVERVIEW



## EXECUTIVE OVERVIEW

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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 aordable 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 aordable and high end housing.

## PORTFOLIO OVERVIEW

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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

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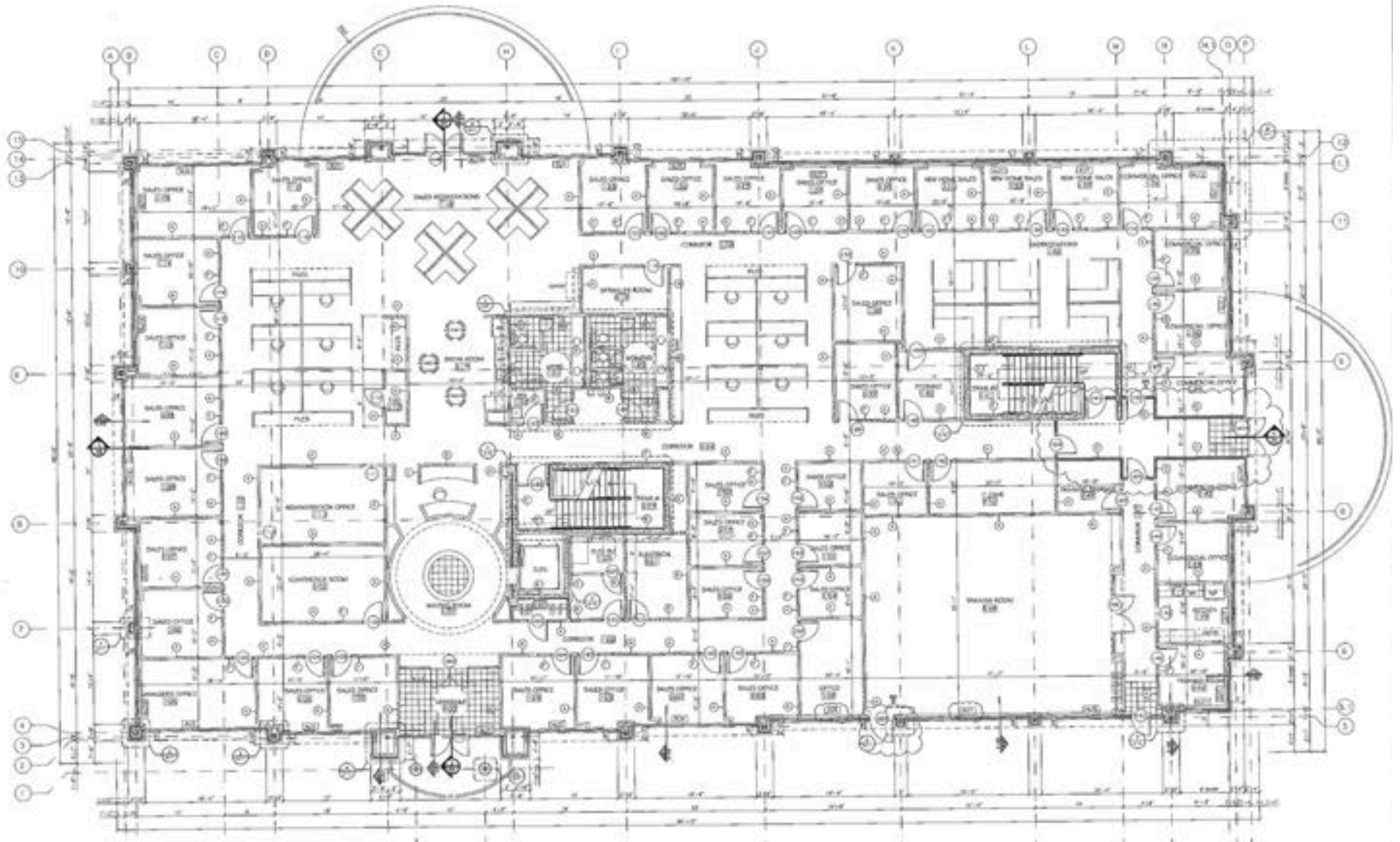
11601 GRANADA, LEAWOOD, KS





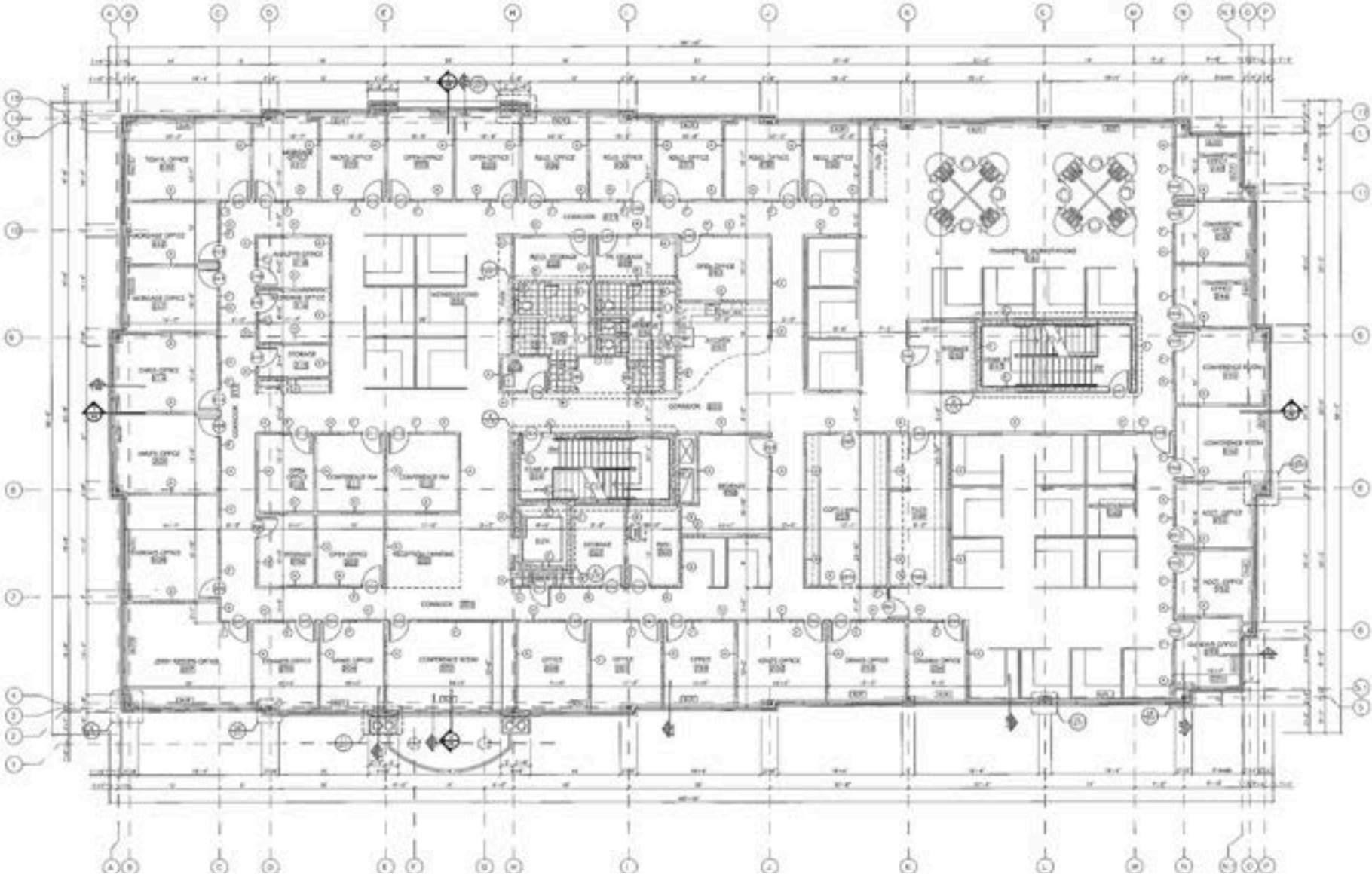
# FLOOR PLANS

11601 GRANADA, LEAWOOD, KS



# FLOOR PLANS

11601 GRANADA, LEAWOOD, KS





# 5000 W. 135TH STREET, LEAWOOD, KS

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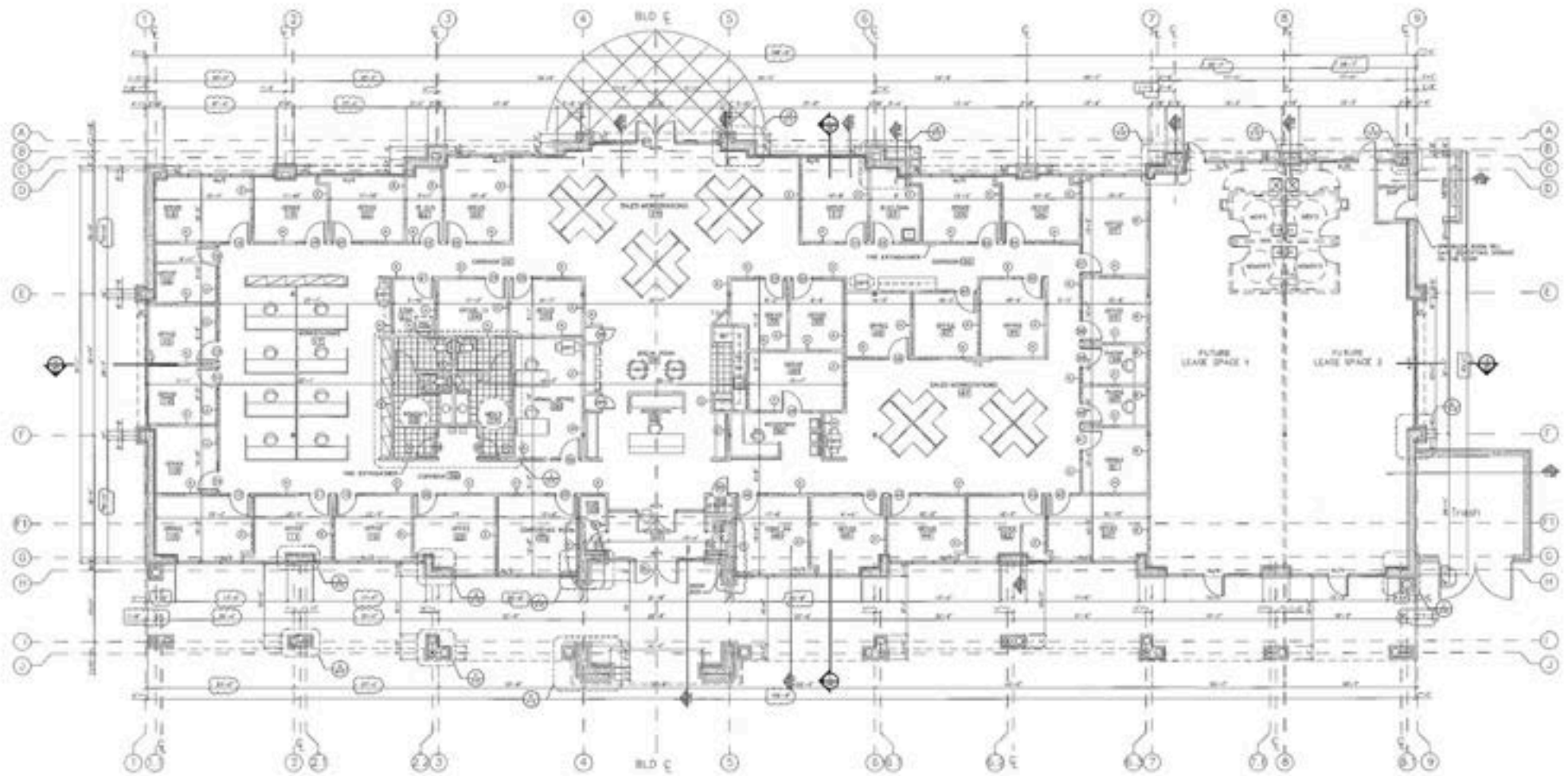
# AERIAL VIEW

5000 W. 135TH STREET, LEAWOOD, KS



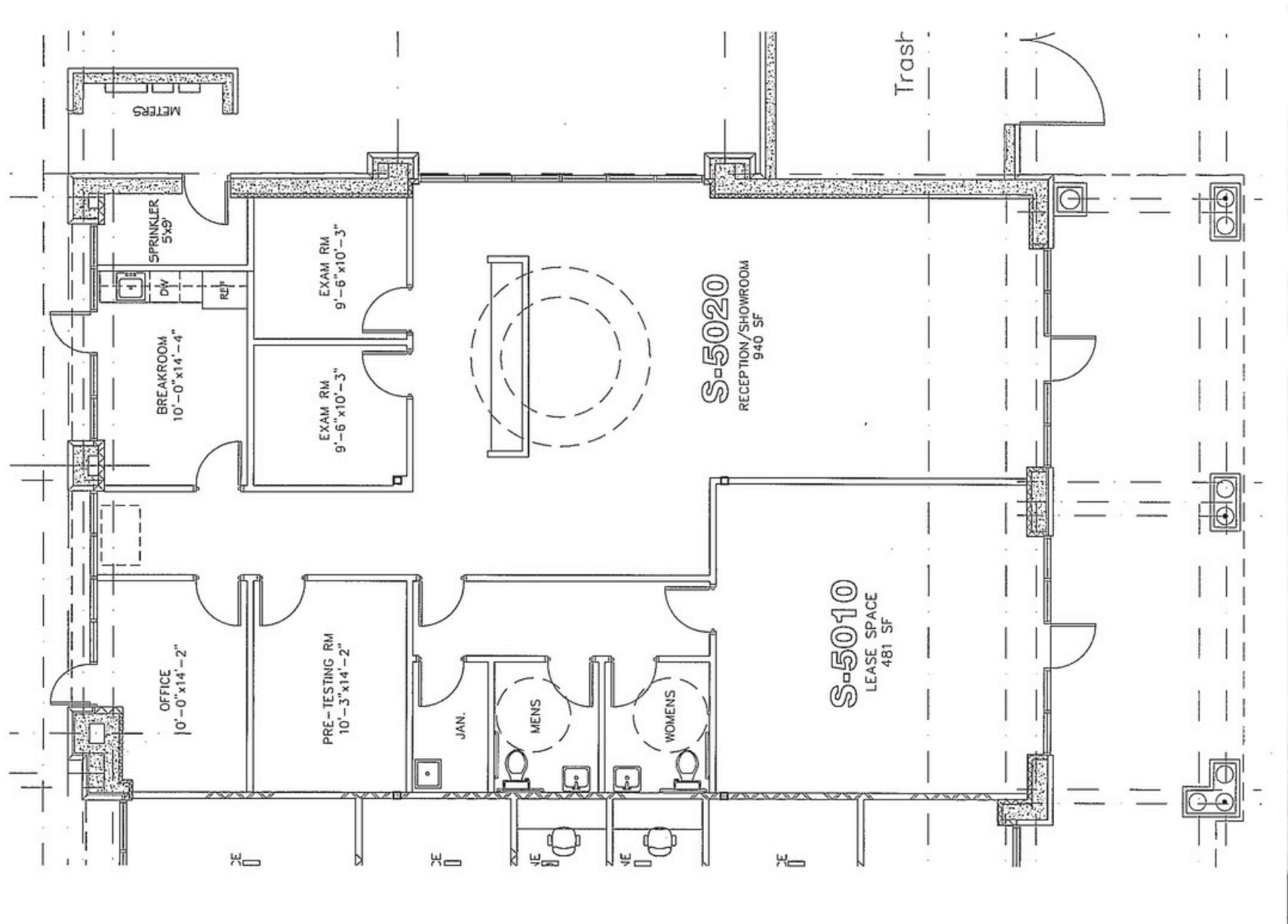


5000 W. 135TH STREET, LEAWOOD, KS



# FLOOR PLANS

5000 W. 135TH STREET, LEAWOOD, KS





# 10592 RIDGEVIEW, OLATHE, KS

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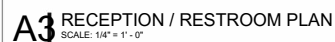
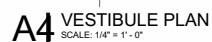


# AERIAL VIEW

10592 RIDGEVIEW, OLATHE, KS



10592 RIDGEVIEW, OLATHE, KS



- © DeGasperis & Associates 2000



# 458 NE CORONADO DRIVE, BLUE SPRINGS, MO

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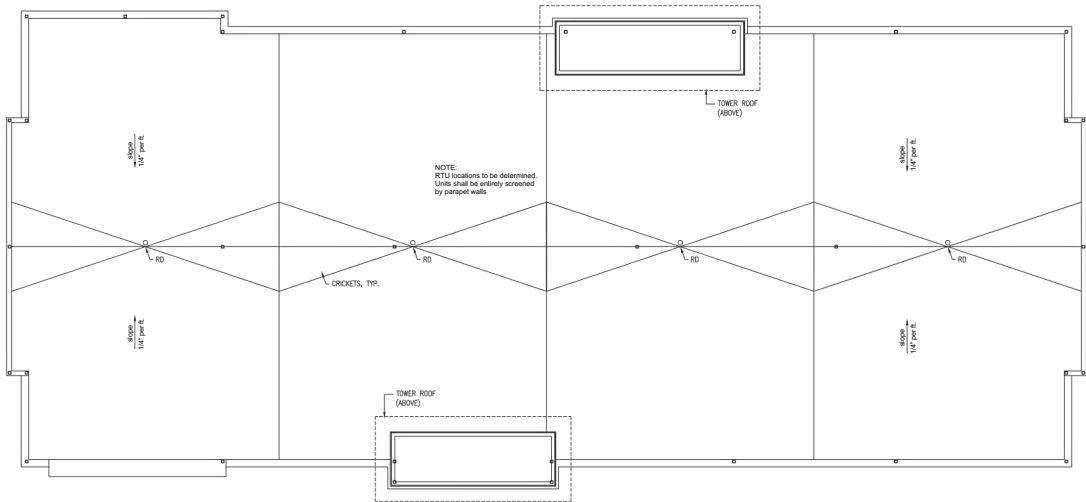
458 NE CORONADO DRIVE, BLUE SPRINGS, MO

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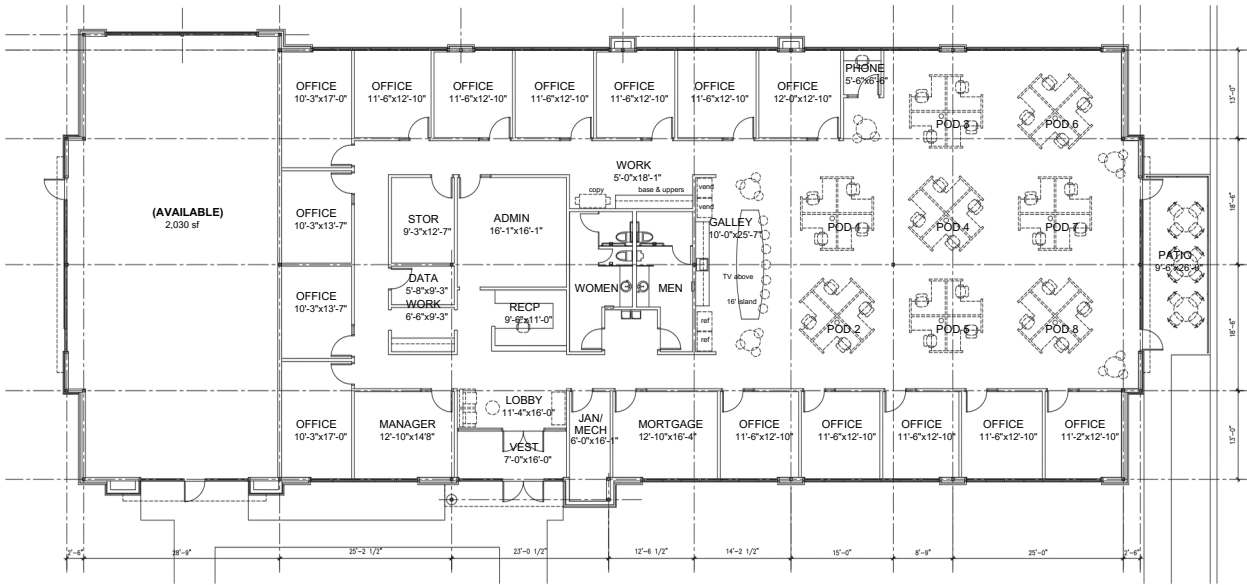


# FLOOR PLANS

458 NE CORONADO DRIVE, BLUE SPRINGS, MO



**B4** ROOF PLAN  
SCALE: 1/8" = 1' - 0"



**FLOOR PLAN**



## ARCHITECTURE

### ARCHITECT

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

### CIVIL ENGINEER

**Wallace Engineering**  
818 Grand Boulevard, Suite 1100  
Kansas City, Missouri 64106  
tel: 816.421.2592 fax: 816.421.8338  
E: mamer@wallacesc.com

### LANDSCAPE

### Oppermann Land Design

18990 W. 117th Street  
Olathe, Kansas 66061  
tel: 816.884.3407  
E: pete@opperland.com

### STRUCTURAL

**Bob D. Campbell & Co.**  
4338 Bellevue  
Kansas City, Missouri 64111  
tel: 816.531.4144 fax: 816.531.8572  
E: info@bdc-engr.com

### MEP ENGINEER

**BC Engineers**  
1720 Rosier  
Shawnee, Kansas 66203  
tel: 913.262.1772 fax: 913.262.1773  
E: richard@bcengineer.com

Development  
Submittal

## CORONADO CENTER

Coronade Drive  
Blue Springs, Missouri

Issue  
PD review set  
SPDR application

Date

5.27.15

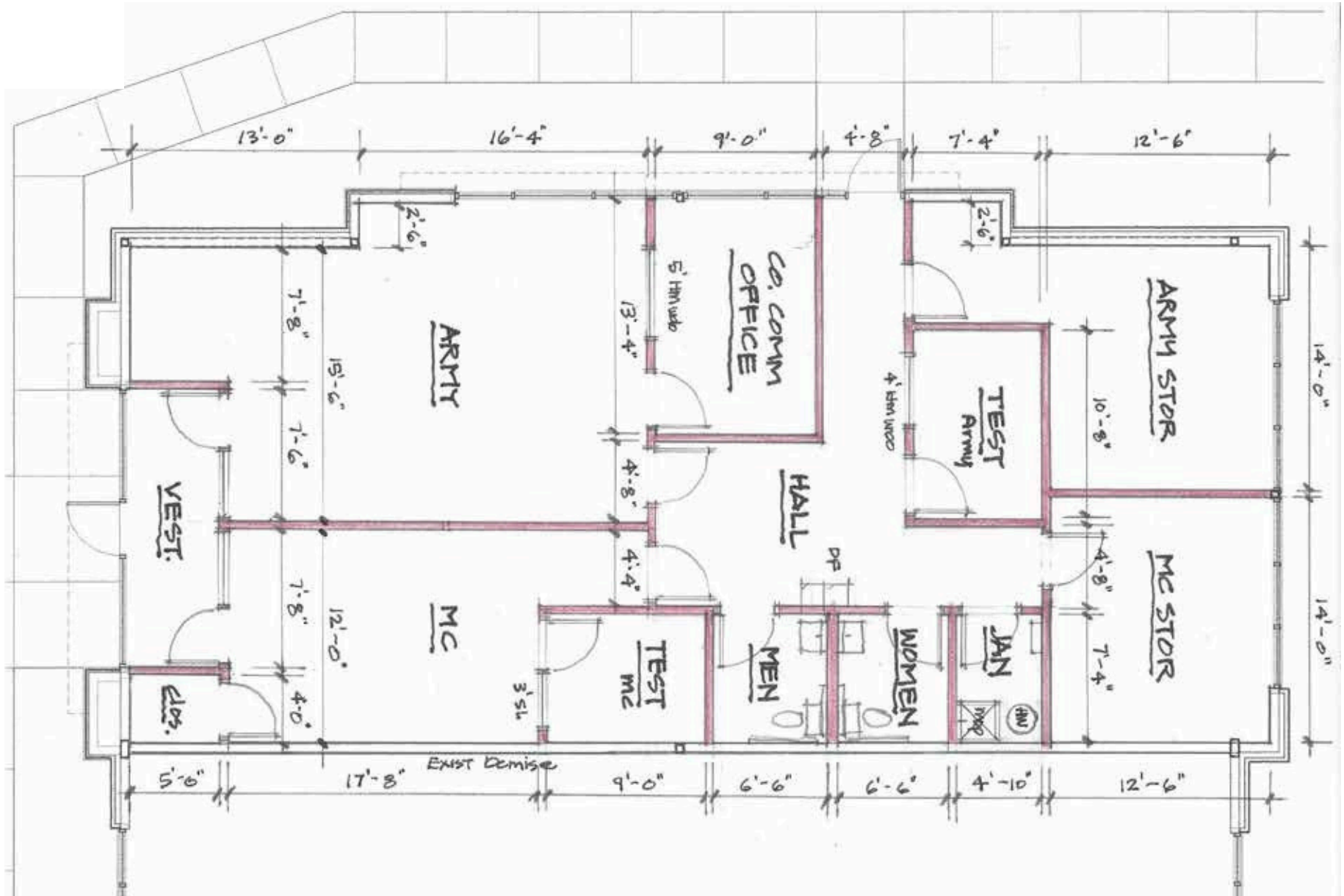
6.19.15

Plans  
**A10**



# 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	<b>18,335,846</b>	<b>20.2</b>	<b>21.1</b>
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	<b>2,897,686</b>	<b>16.7</b>	<b>17.4</b>
ALL KANSAS CITY TOTAL			
TOTAL	<b>55,137,051</b>	<b>18.6</b>	<b>19.1</b>



For additional confidential information please contact  
John Sweeney at [john@reececommercial.com](mailto:john@reececommercial.com) or Brandon McGeehan  
[brandon@reececommercial.com](mailto:brandon@reececommercial.com) for a confidentiality agreement.

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