



The Ambassador Building

12200 N Ambassador Dr, Kansas City, MO 64163



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The Ambassador Building

\$18.00 /SF/YR

Secure your office location today at The Ambassador Building - the ONLY Class A office building in the KCI corridor! Located at 12200 N Ambassador Dr, the building offers many amenities and an unbeatable location directly adjacent to the new \$1.5 billion dollar Kansas City International Airport.

The Ambassador Building is located near the 5.5-million-square-foot META data center and south of the newly announced 3300-acre logistics park. CoWork space is also available for month-to-month or long-term leasing to best suit your needs.

Modern building amenities include an on-site café, conference...

- The ONLY Class A office building in the KCI corridor/minutes from the KCI airport
- One of the fastest growing areas in the metro.
- Customizable floor plans from 100SF-20,000SF.
- Easy access to I-29 and 435



Rental Rate:	\$18.00 /SF/YR
Min. Divisible:	1,838 SF
Property Type:	Office
Property Subtype:	Telecom Hotel/Data Hosting
Building Class:	A
Rentable Building Area:	271,595 SF
Year Built:	2001
Walk Score ®:	20 (Car-Dependent)
Transit Score ®:	22 (Minimal Transit)
Rental Rate Mo:	\$1.50 /SF/MO

2nd Floor Ste 206

Space Available	1,876 SF
Rental Rate	\$18.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1

2nd Floor Ste 226

Space Available	1,838 SF
Rental Rate	\$18.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

2

2nd Floor Ste 233

Space Available	2,520 - 5,224 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

3

This office has a great view looking to the south and west overlooking the new 1.5B international airport. This suite has 5 private offices and 2 large wide open floor plans which can easily be customized to your needs.

4th Floor

Space Available	3,393 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

4

This space could be move in ready within a couple weeks of you picking out colors and flooring. Tenant Finish \$ available for completing this space to your needs.

6th Floor Ste 601

Space Available	2,847 - 19,186 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This floor has a terrific view looking south of the Ambassador building. We are eager to find the perfect tenant to make this space a spectacular office of their own. Tenant finish \$ is available to help transform this unique space into the desired office for you and your company.

5

6th Floor Ste 612

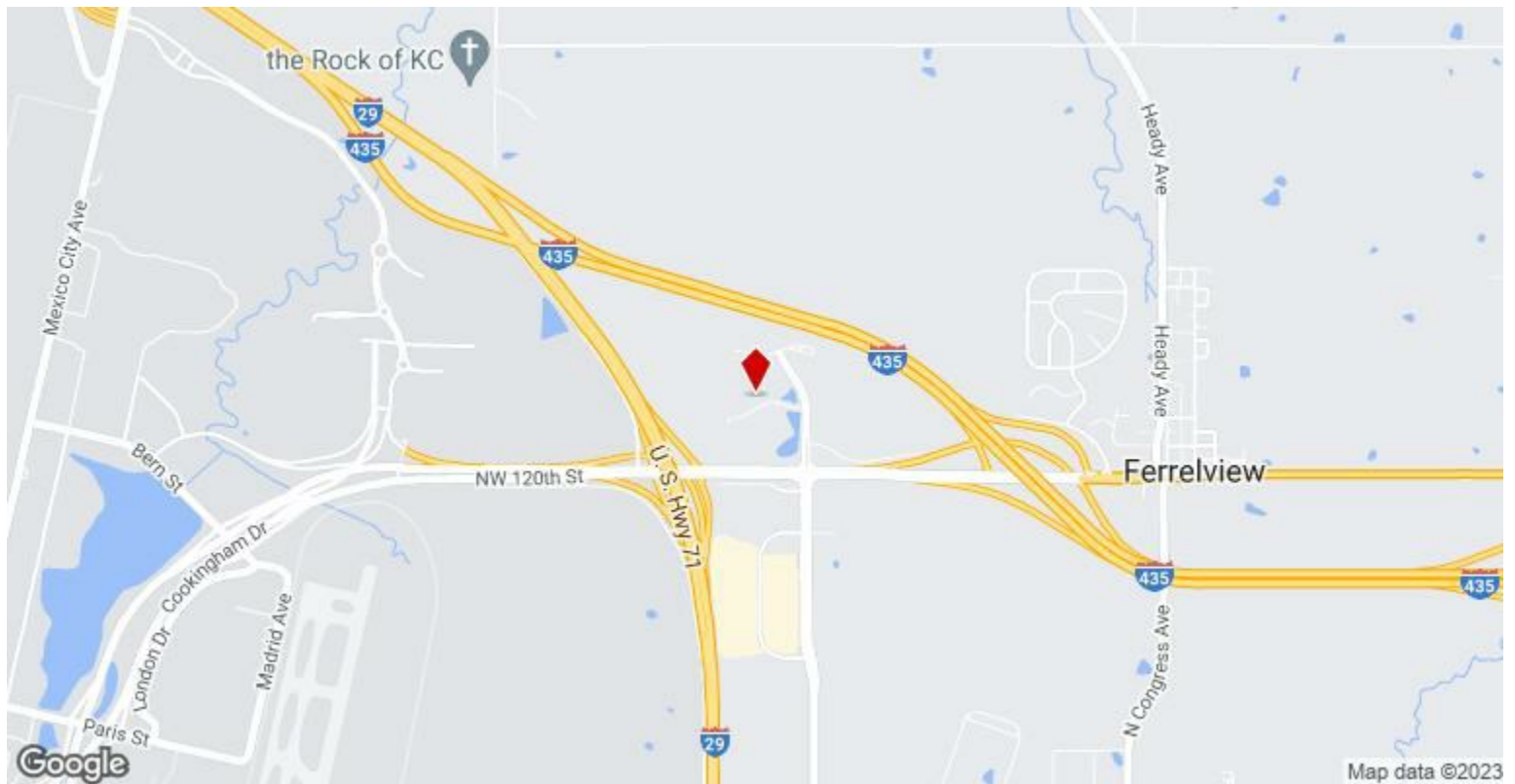
Space Available	6,156 SF
Rental Rate	\$18.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This office is move-in ready, with 9 private offices, a conference room, a reception desk, a waiting area, and a storage closet. This office has a terrific view looking north over 435 highway.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aristocrat Realty	-	
Bradken-Engineered Products		
Cowork KCI	-	
Gini L Toyne & Associates		
Parking Company of America	-	
Platte County	-	
Platte County Senior Services/ Meals on wheels	-	
Sanders Law	-	
Tomlinson Chiropractic	-	
U.S. Premium Beef, LLC		
US Congressman Sam Graves	-	
USA GSA (TSA)	-	
VMD Corp	-	
Western Governors University	-	
Zoetis, Inc		



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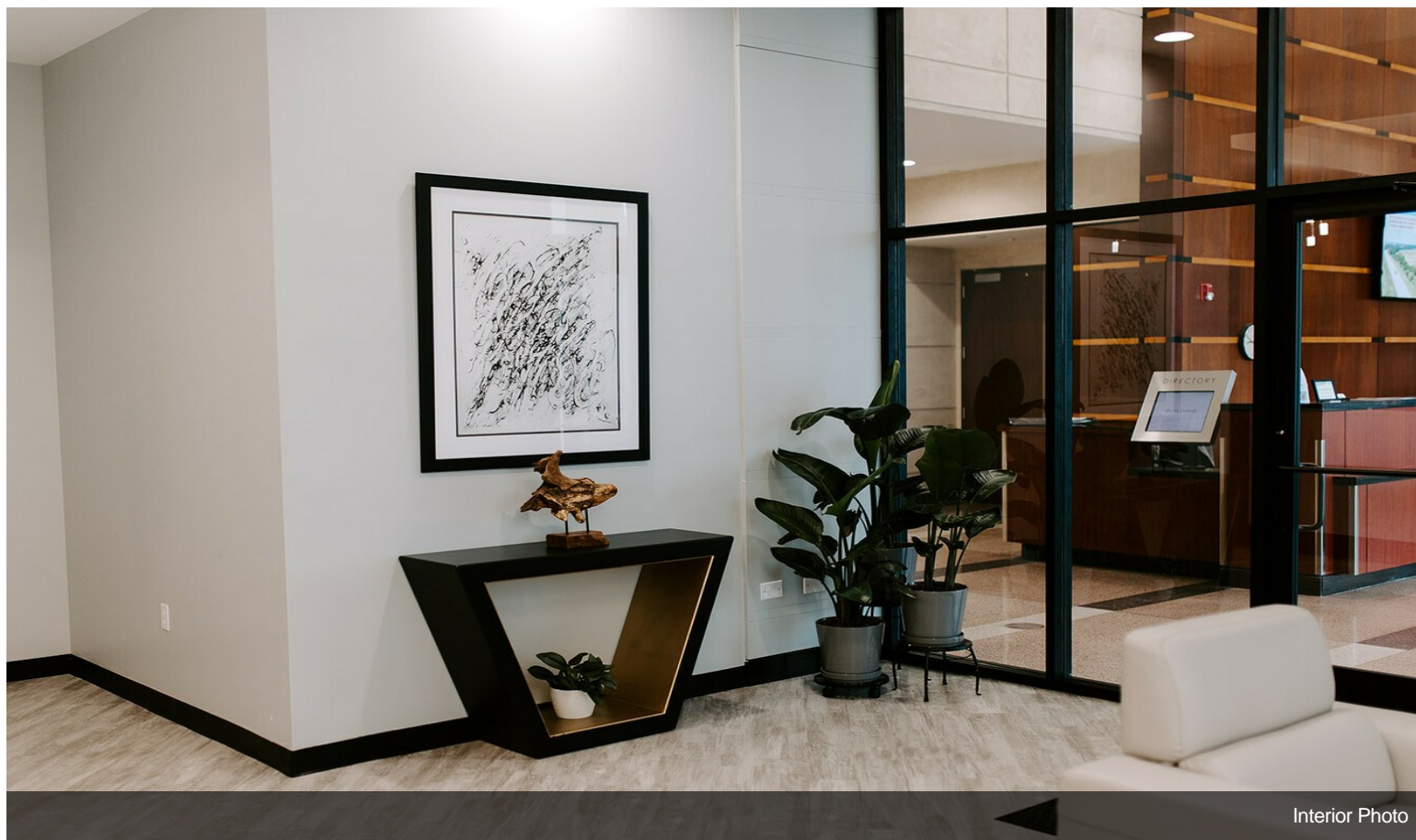
The Ambassador Building is located near the 5.5-million-square-foot META data center and south of the newly announced 3300-acre logistics park. CoWork space is also available for month-to-month or long-term leasing to best suit your needs.

Modern building amenities include an on-site café, conference center, on-site security and a soaring light-filled lobby with daily complimentary coffee service. The on-site gym includes modern workout equipment and showers and is available for tenant use 24/7.

Work is now underway on the 87 acres surrounding the property, which will bring a variety of food, retail, hotel, and service amenities, making the Ambassador Building an exciting destination for greater Kansas City.

The Ambassador Building boasts ample, free surface parking surrounded by attractive water features, all conveniently located adjacent to Interstates 29 & 435. Call today to join final lease-up of this Class A property!

Property Photos

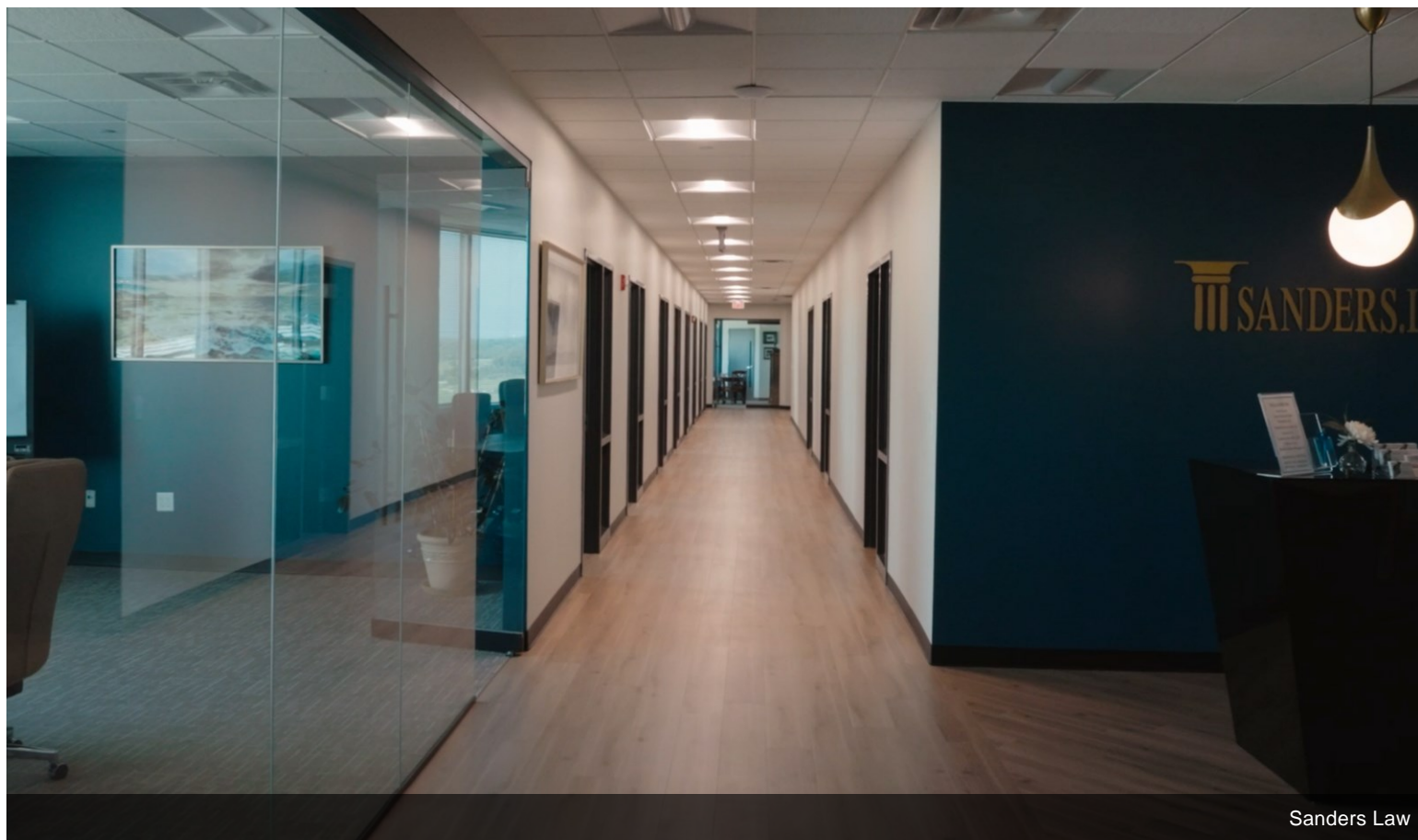
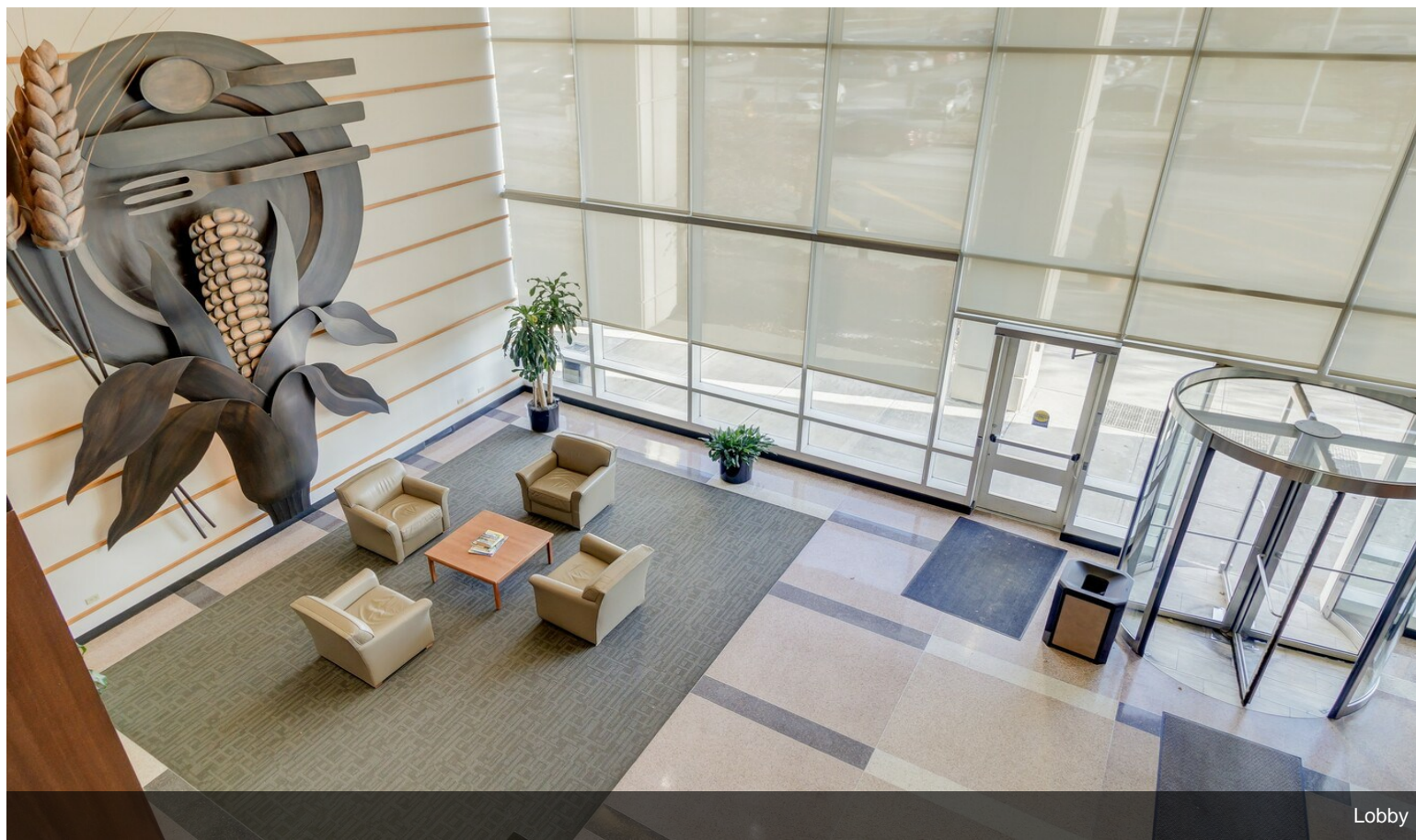


Interior Photo

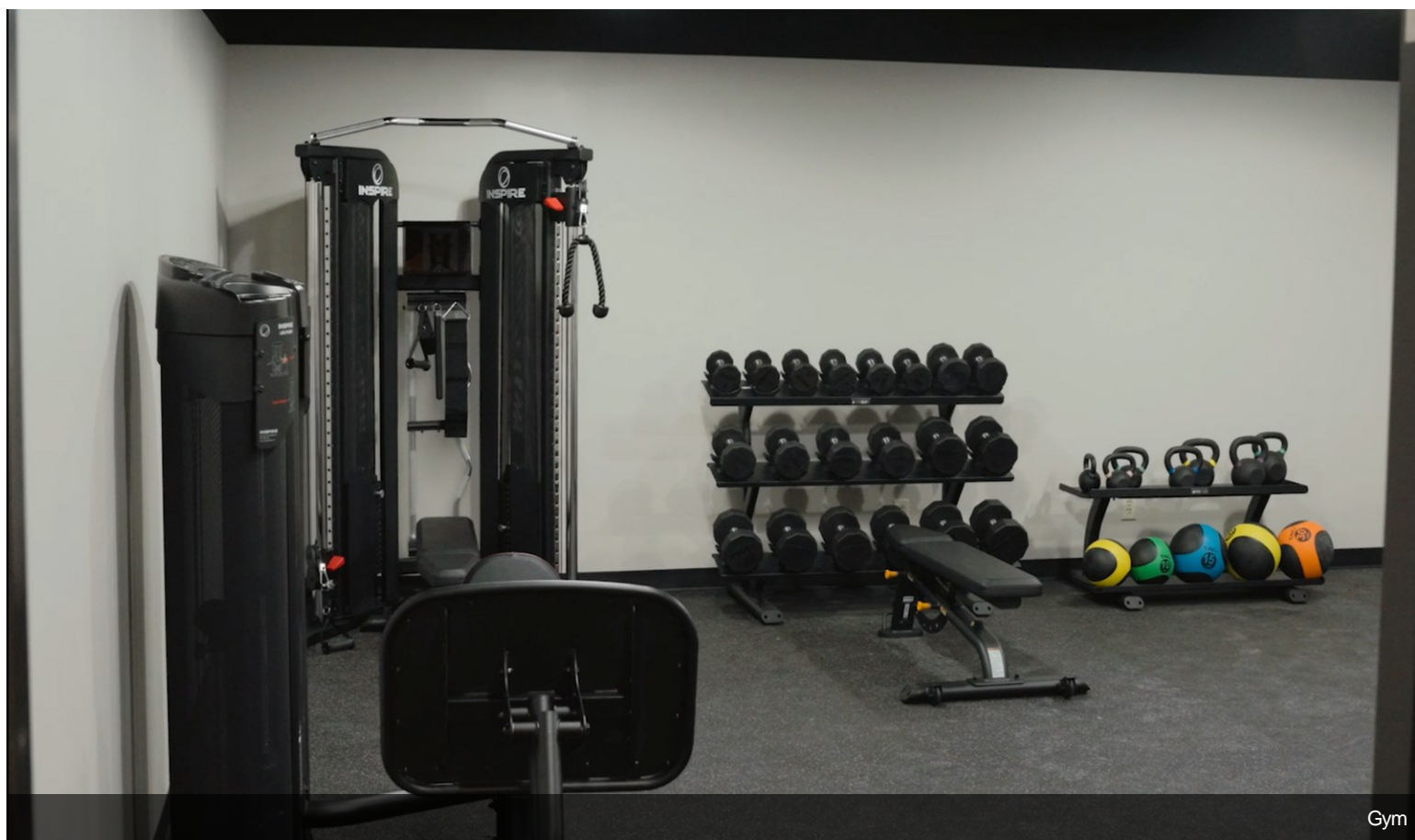


Interior Photo

Property Photos



Property Photos



Property Photos



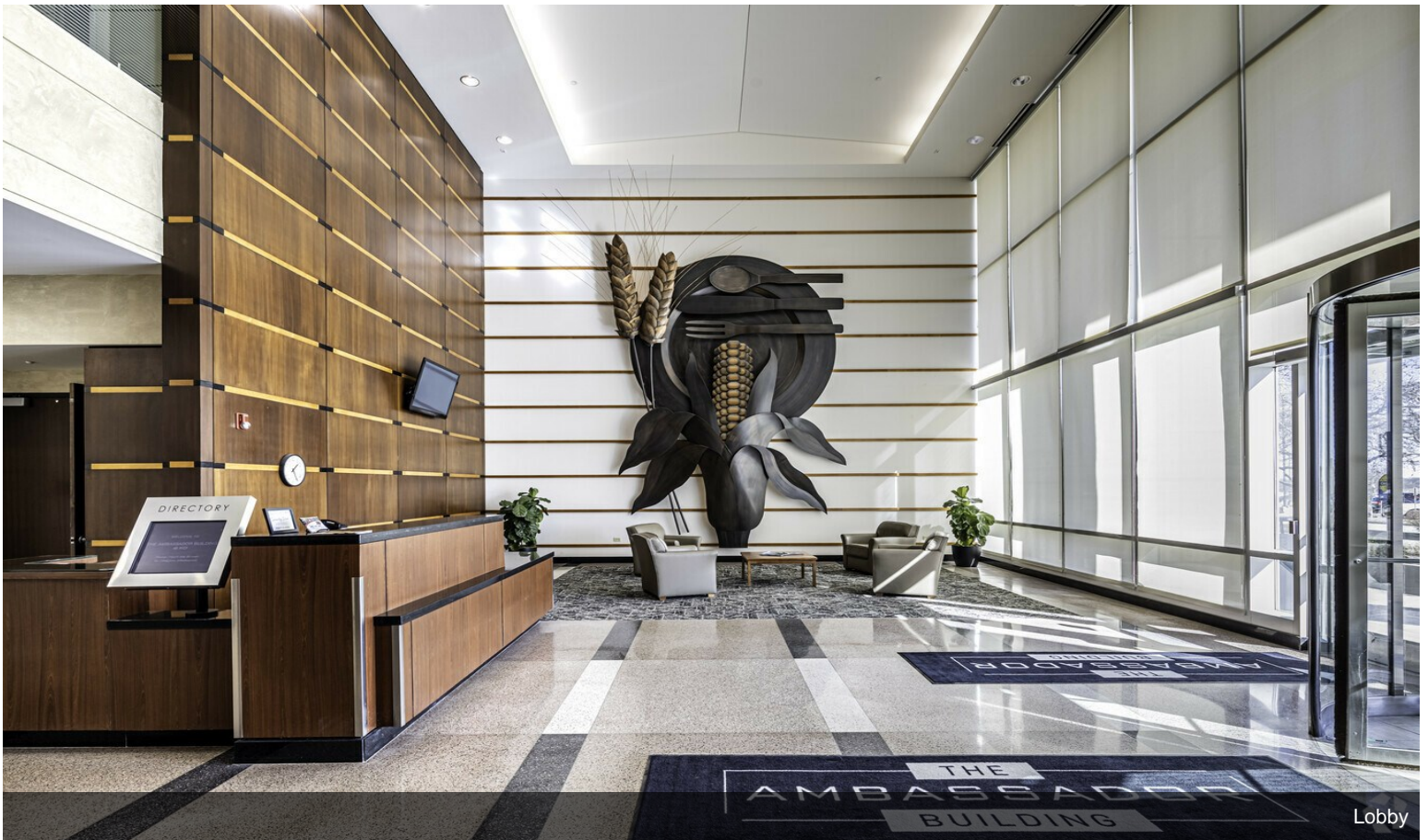
Tenants List



Property Photos



Western Governors University rendering (under construction)



Lobby

Property Photos



Tenant Lounge

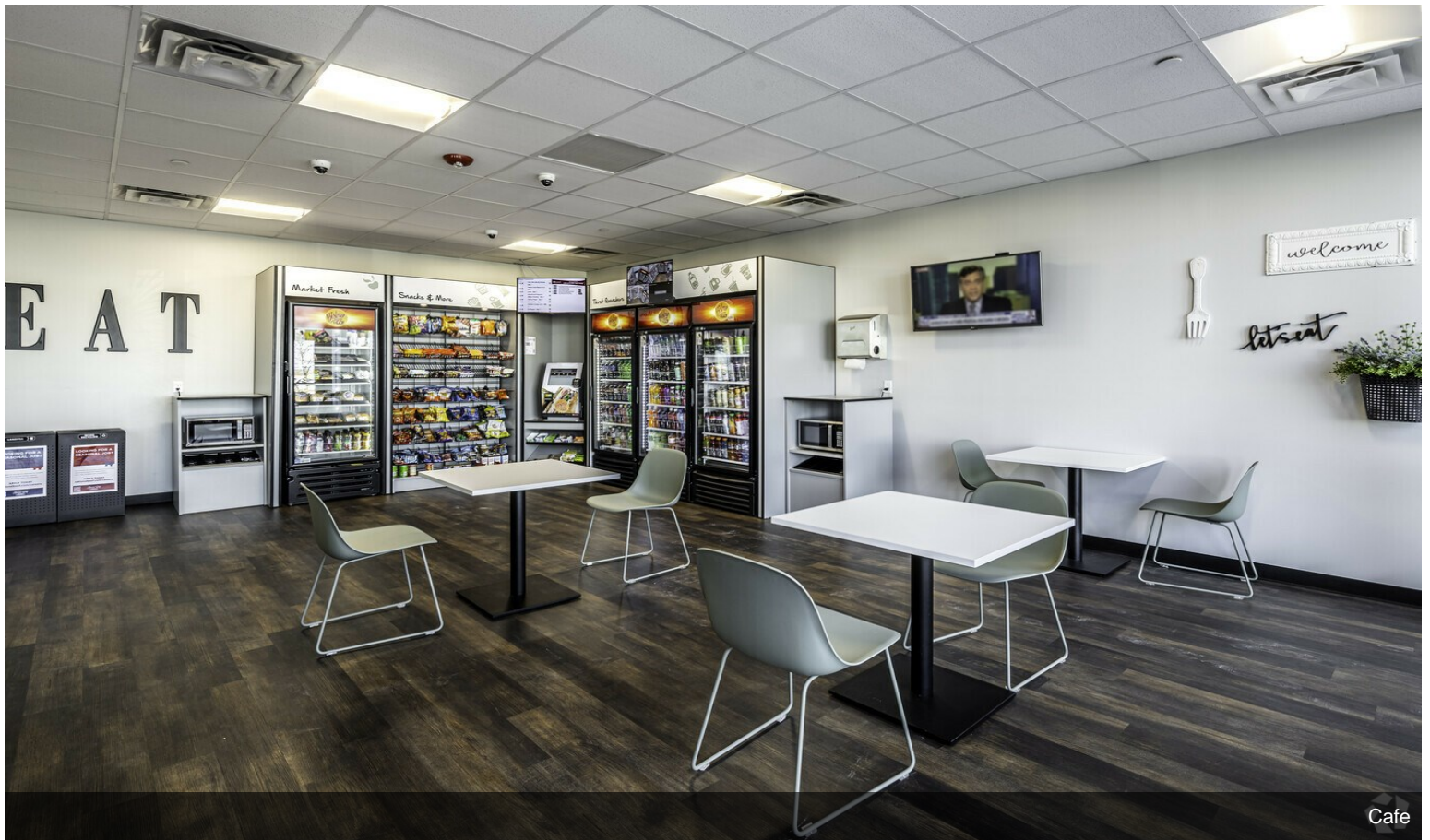


Lobby

Property Photos

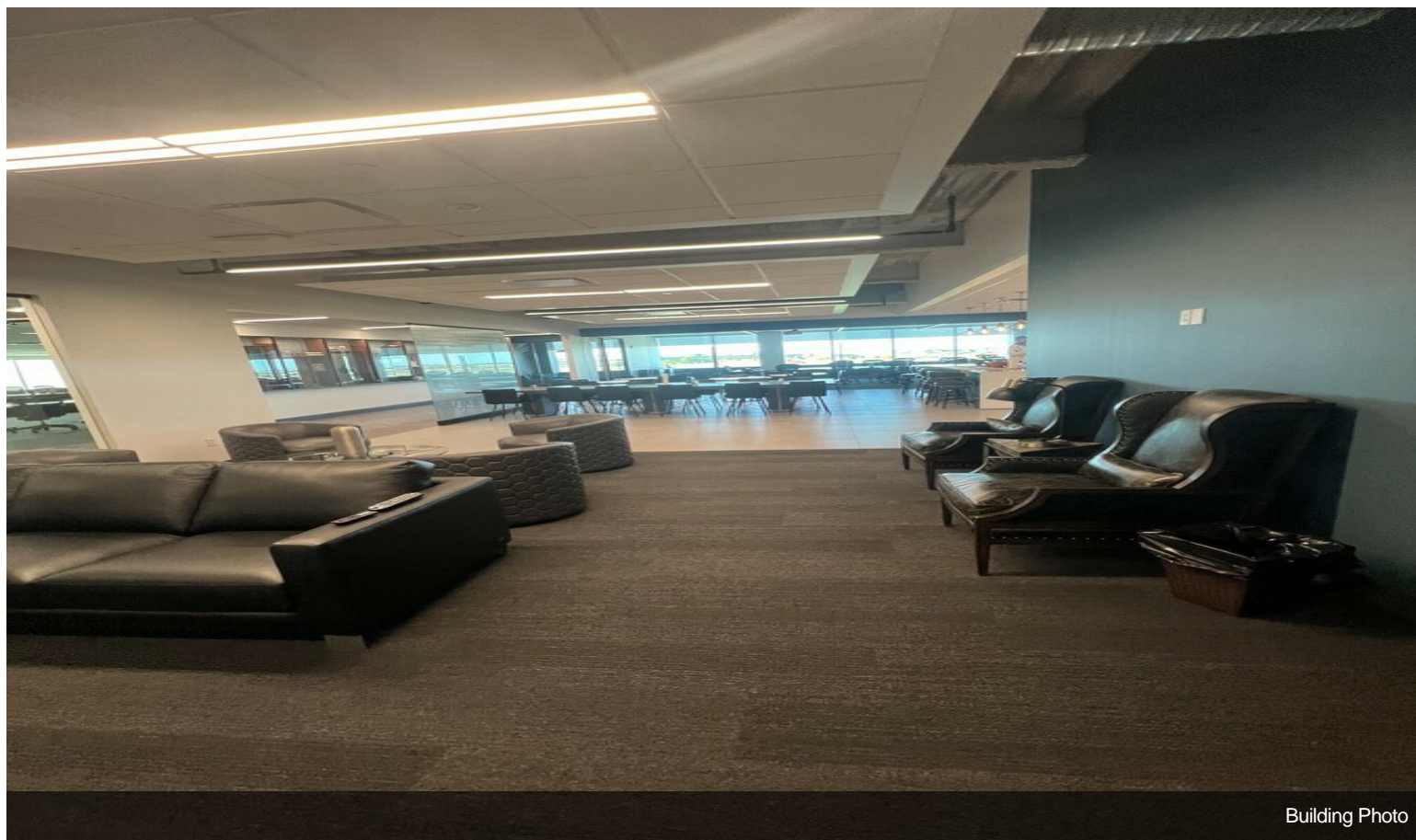


Cafe



Cafe

Property Photos

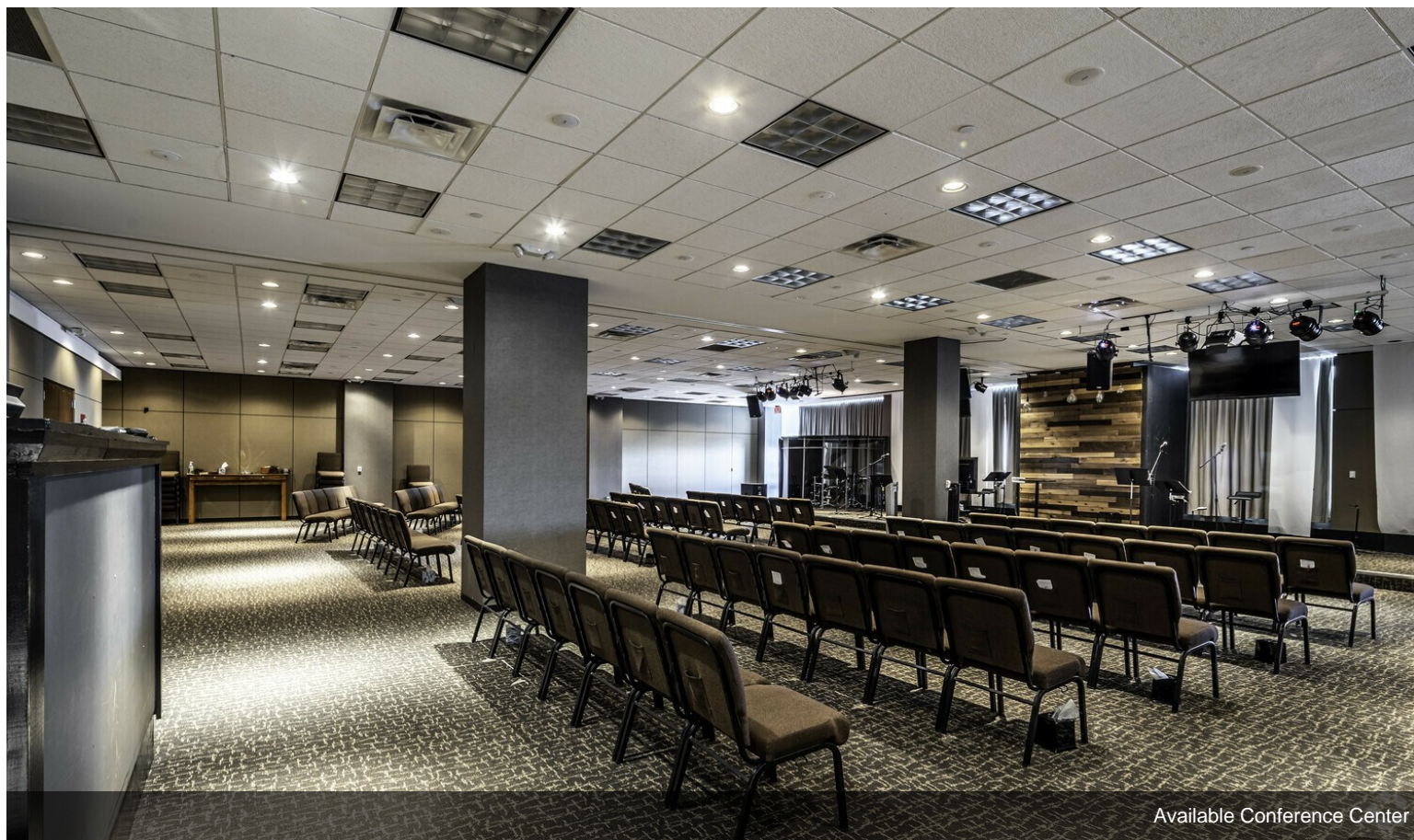


Building Photo

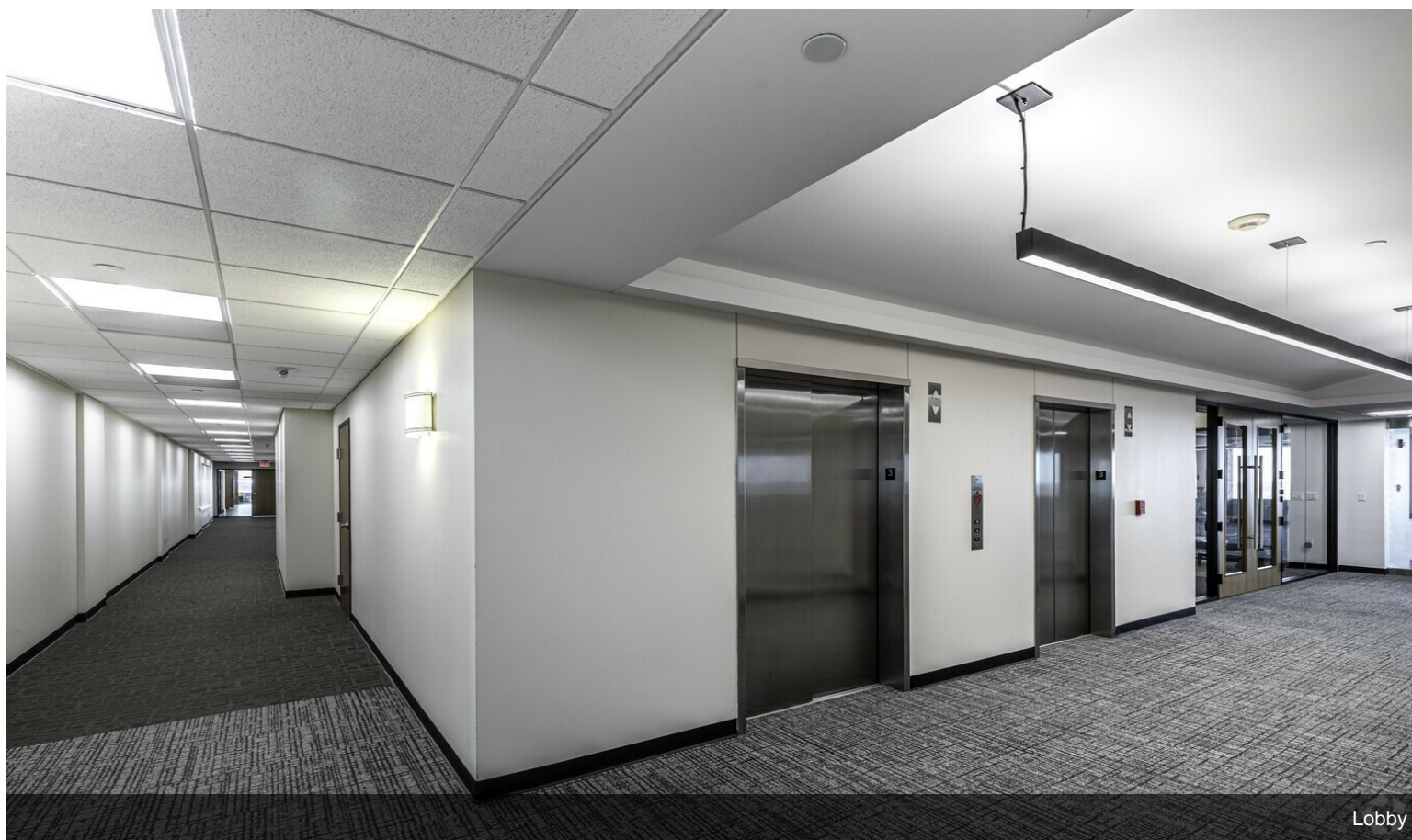


Building Photo

Property Photos

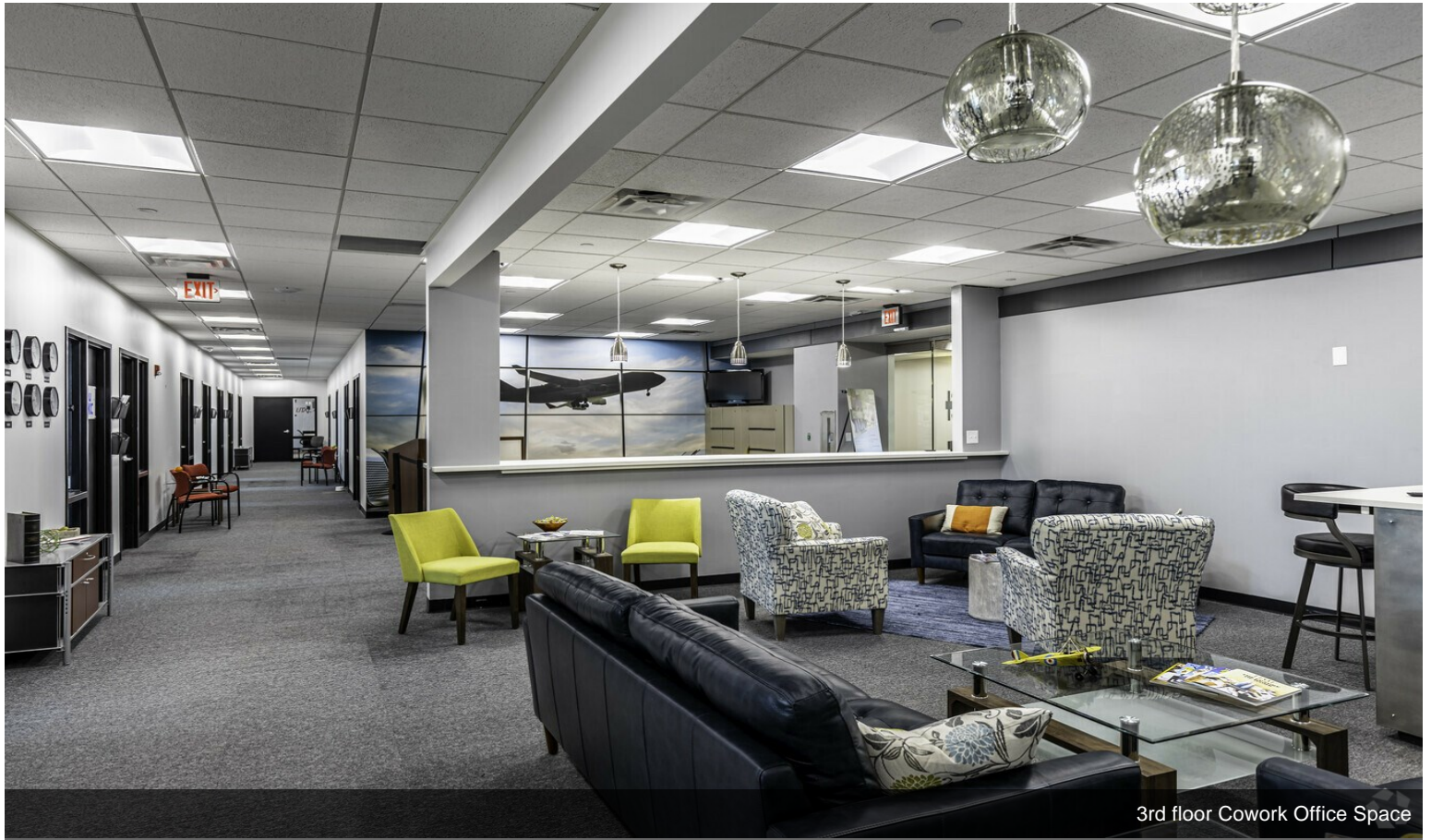


Available Conference Center

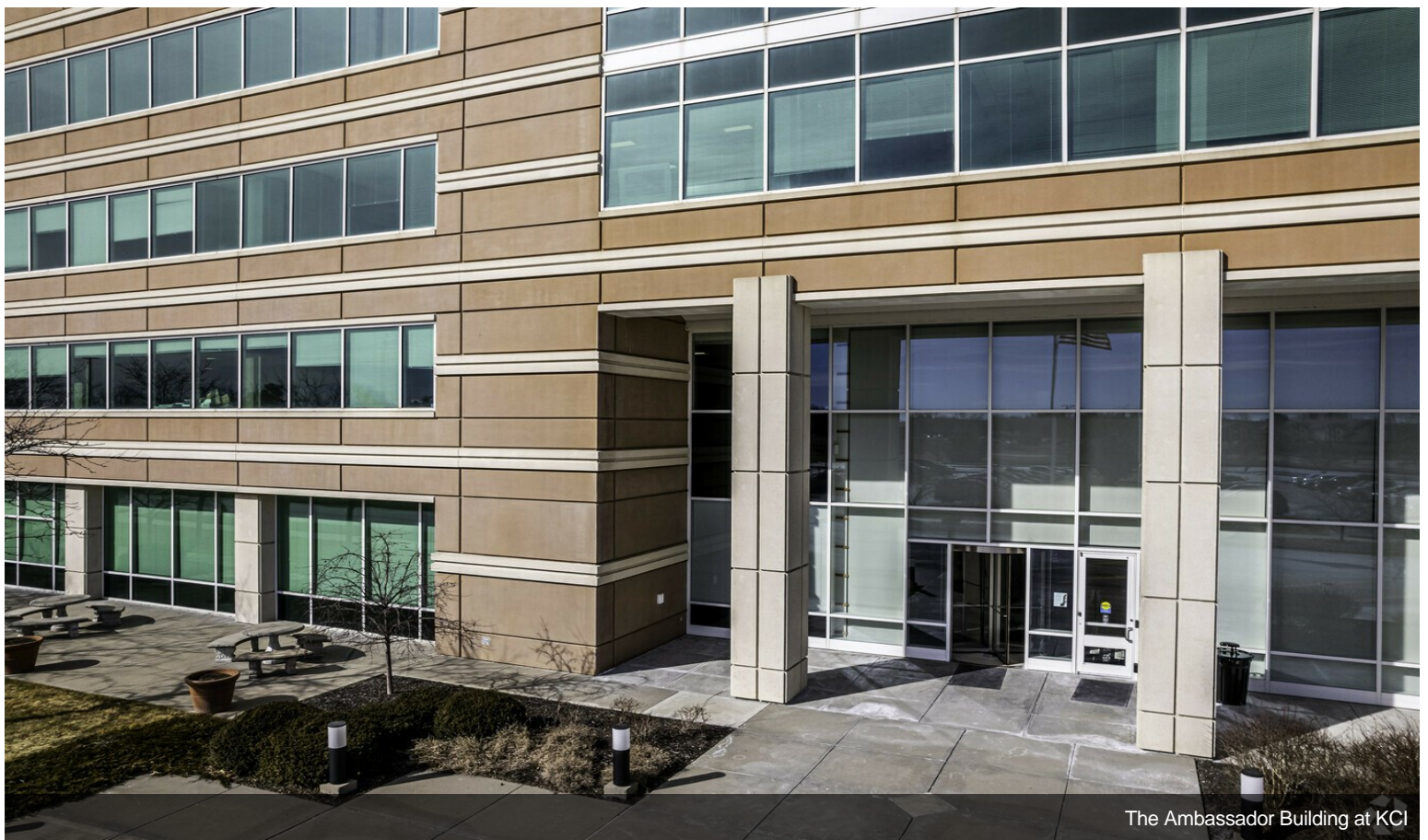


Lobby

Property Photos



3rd floor Cowork Office Space



The Ambassador Building at KCI

Property Photos

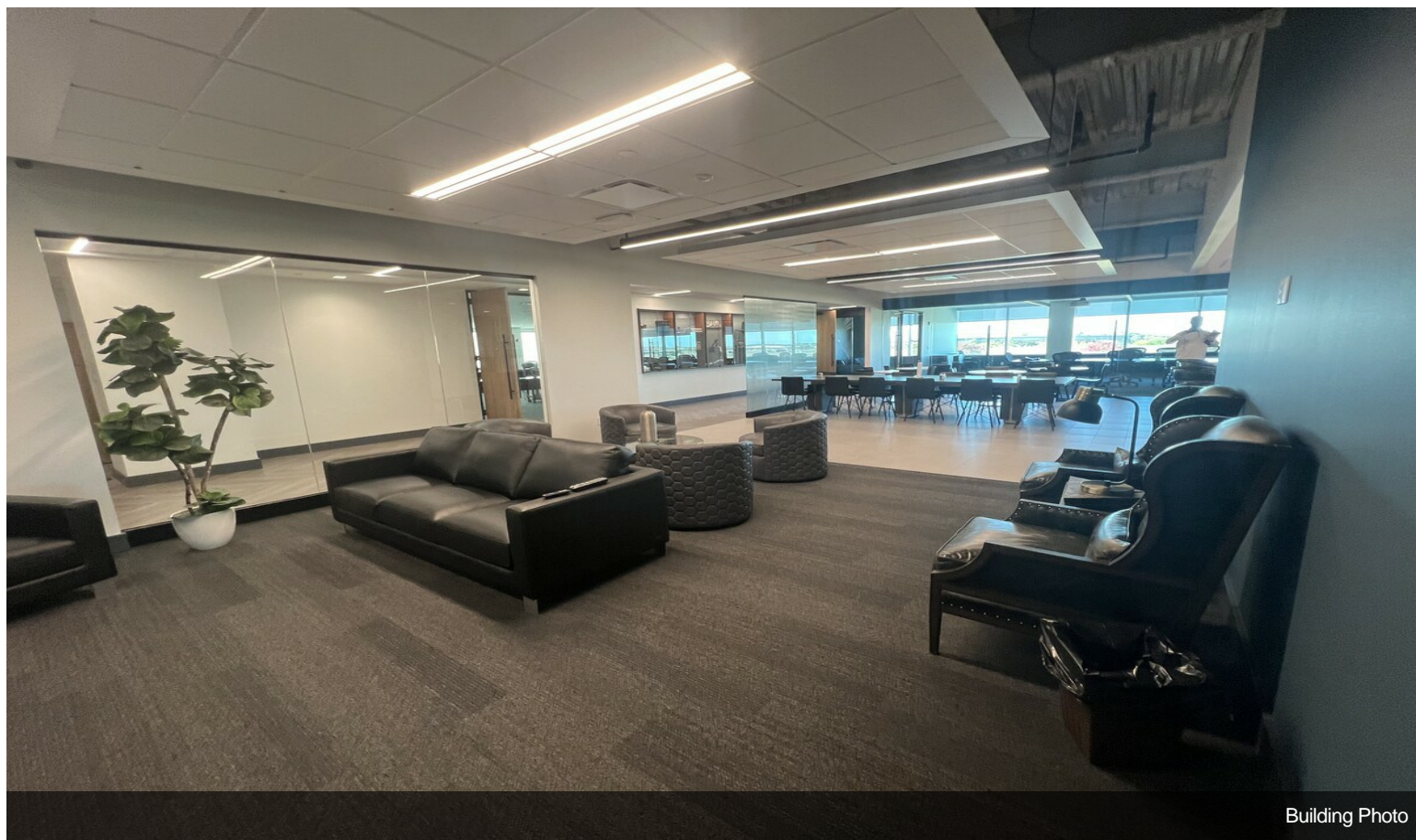


The Ambassador Building at KCI

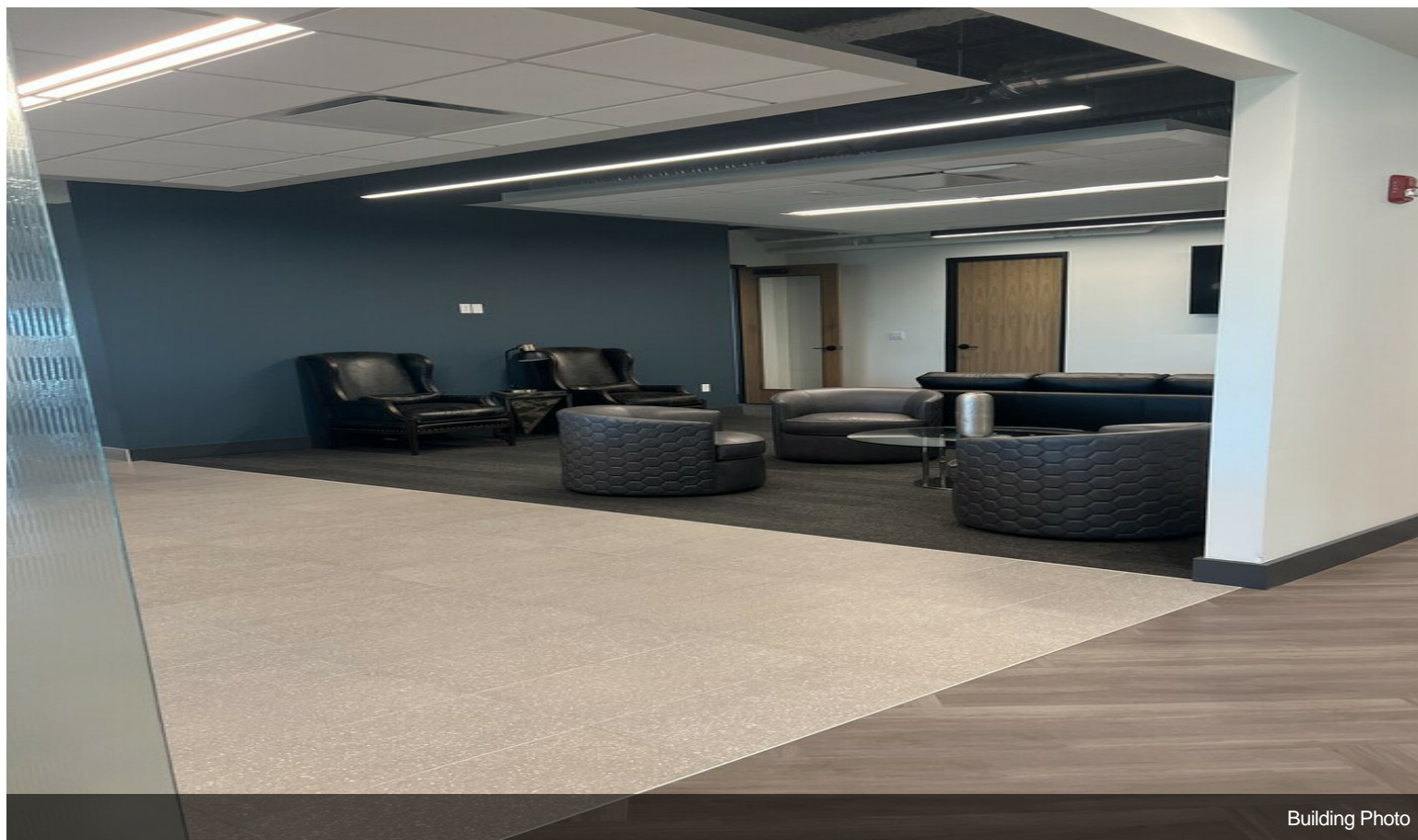


AMBASSADOR DEVELOPMENT

Property Photos

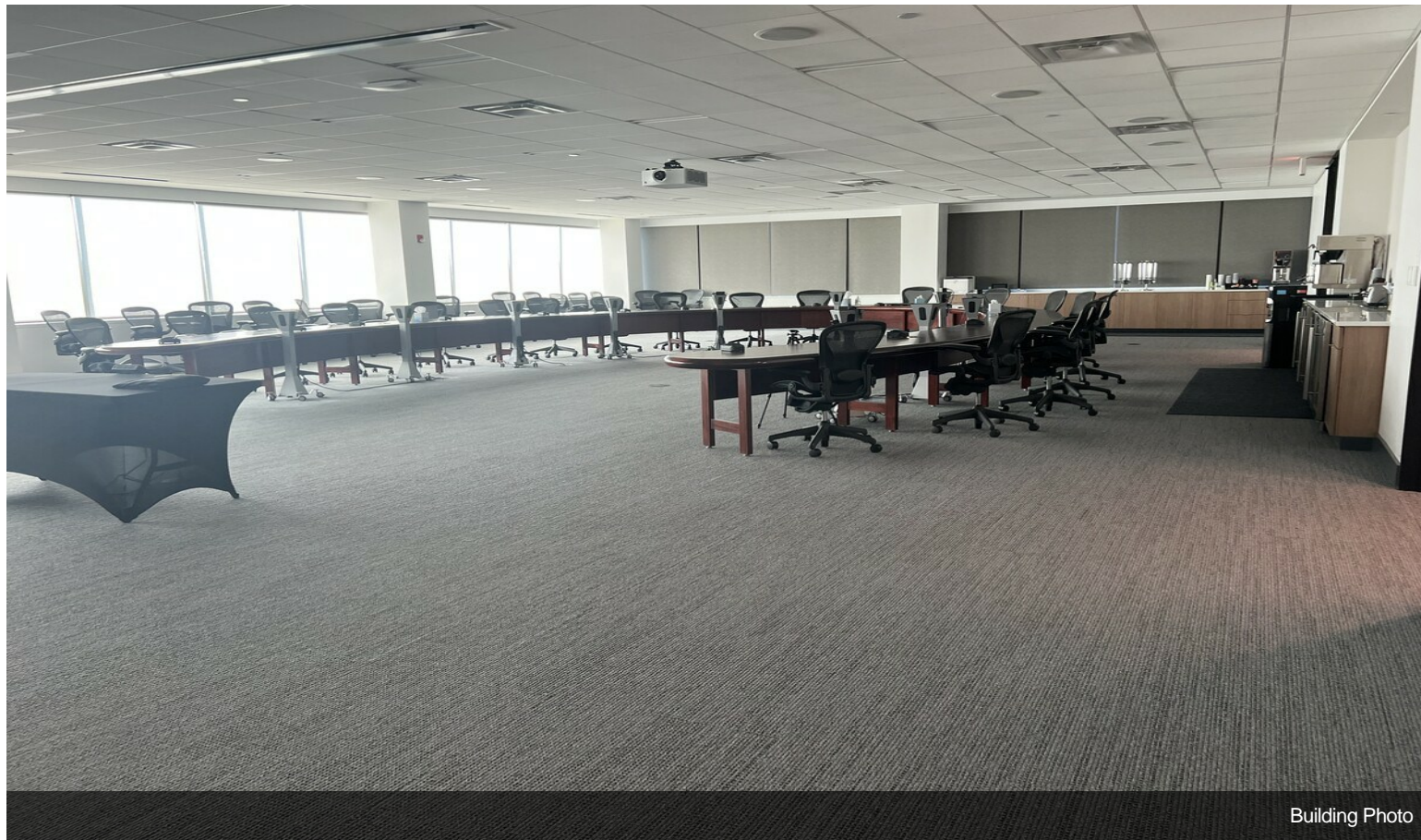


Building Photo



Building Photo

Property Photos



Building Photo