

THE AMBASSADOR BUILDING

12200 N Ambassador Dr., Kansas City, Missouri 64163



Michael Meier, Principal

Aristocrat Realty

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THE AMBASSADOR BUILDING

PROPERTY INFORMATION

ANNUAL RENT

\$18.00/per SQ.FT.

PROPERTY ADDRESS

**12200 N Ambassador Dr., Kansas City,
Missouri 64163**

YEAR BUILT

2001

RENTABLE AREA

1,883-21,809 Sq. Ft.

Class A Office Building

**12200 N Ambassador Dr.
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64163**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Secure your office location today at The Ambassador Building, a 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.

Work is now underway on the 87 acres surrounding the property, which will bring a variety of food, retail, hotel, and service amenities as well as new round about adding easy access to the development making the Ambassador Building an exciting destination for greater Kansas City.

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.

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!



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SPACE AVAILABLE

SUITE 203 - 2nd FLOOR - 1,902 SF

SUITE 226 - 2nd FLOOR - 1,838 SF

SUITE 227 - 2ND FLOOR - 2,520-5,224 SF

SUITE 405 - 4TH FLOOR - 3,552 SF

SUITE 640 - 6TH FLOOR - 2,847-9293 SF

CO-WORK SPACE - 2ND FLOOR - 100 SF

MAJOR TENANTS

WESTERN GOVERNORS UNIVERSITY - 1ST FLOOR

NATIONAL BEEF PACKING CO. - 5TH FLOOR

PARKING COMPANY OF AMERICA - 2ND FLOOR

HERZOG - 2ND FLOOR

US CONGRESSMAN 'SAM GRAVES' - 2ND FLOOR

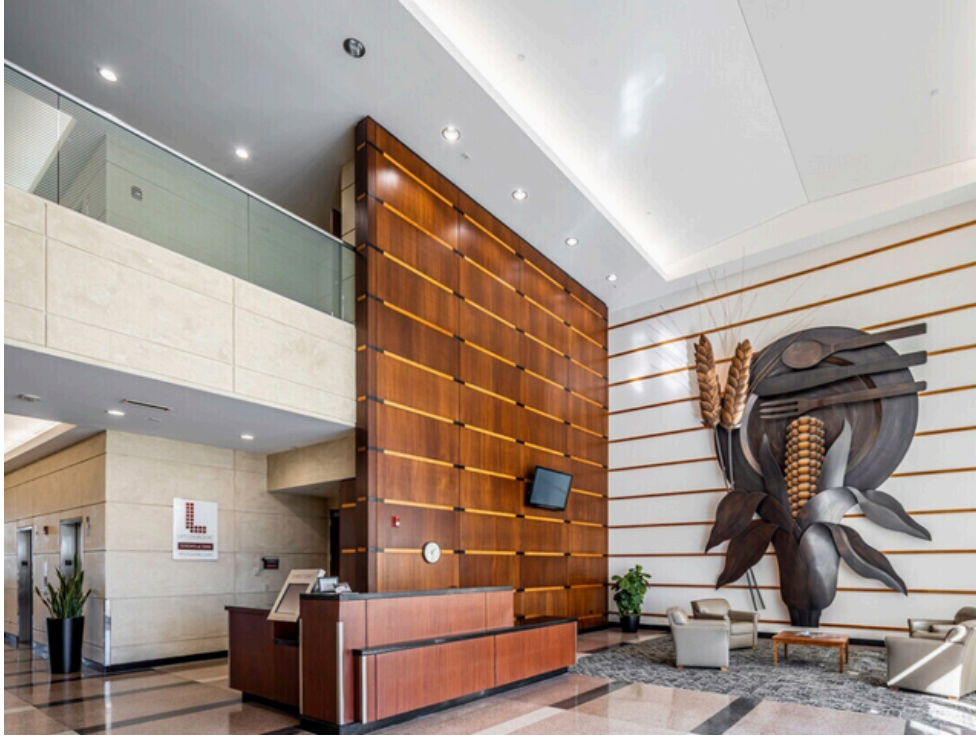
VMD CORP - 6TH FLOOR

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PROPERTY PHOTOS



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CAFE & GYM



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ARIELS



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DEVELOPMENT PHOTOS



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MEET MICHAEL MEIER

Michael Meier is the Principal and Co-Founder of Aristocrat Realty & Development. He studied Business Management at Johnson County Community College and Pittsburg State University. With over two decades of entrepreneurial success, Michael transitioned from a local retail owner into real estate, driven by a passion for delivering exceptional customer service.

Under his leadership, Aristocrat Realty has grown to a team of 34 agents. Michael was recognized by the Kansas City Business Journal as the #1 top broker in the Kansas City area for retail sales in both 2023 and 2024. Specializing in off-market transactions and commercial developments, he brings strategic insight and a tireless work ethic to every project.

Outside of work, Michael enjoys tailgating and supporting the Chiefs and Royals, and spending quality time with his daughters, Julia and Wrenley, and his wife, Kailey. He proudly represents the PCR3 school district and serves on the Capital Campaign Committee for the Northland Career Center.

Michael also serves as a Parks Board Commissioner for Kansas City, Missouri, and sits on the Board of Zoning Adjustment (BZA) for KCMO. He is a board member of the Platte County Economic Development Council (PCEDC), the Northland Chamber of Commerce, and Starlight Theatre. Additionally, he serves on the boards of Platte County Senior Services and the Northland Workforce Development Centers 501(c)(3). He is a dedicated supporter of Children's Mercy Hospital, Ronald McDonald House Charities, the Alzheimer's Foundation, and the Multiple Sclerosis Association.

Michael Meier
Principal/Realtor®



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www.aristocrat-realty.com



Ranked #1 in Retail in 2022, 2023 and 2024!

MEET SAM BLACKSHER

Sam Blacksher is a commercial real estate advisor with Aristocrat Realty and a lifelong Kansas City resident. He brings a valuable mix of local market knowledge, sharp marketing skills, and an investor's mindset to every deal he takes on.

Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or a property in transition, Sam understands how to position it for maximum value and long-term success.

To ensure his listings reach the right audience, Sam utilizes platforms like LoopNet, CREXi, and CoStar, supported by targeted digital marketing campaigns. His approach blends traditional market insight with modern strategies, helping his clients achieve results efficiently.

Known for his direct communication style, strategic thinking, and ability to manage transactions from contract to close, Sam earns the trust of clients through clarity, speed, and results. He maintains strong connections with local lenders, contractors, and title professionals, streamlining every phase of the process.

Deeply rooted in the community, Sam offers more than just market stats — he provides a lived-in understanding of Kansas City's neighborhoods, trends, and growth patterns. Whether you're a first-time investor or a seasoned developer, Sam is a reliable, forward-thinking advisor who's committed to helping you make smart, profitable real estate decisions.

Sam Blacksher
Realtor®



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