

# THE AMBASSADOR BUILDING

12200 N Ambassador Dr., Kansas City, Missouri 64163



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## 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.  
Kansas City, Missouri  
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 - 2<sup>nd</sup> FLOOR - 1,902 SF**

**SUITE 226 - 2<sup>nd</sup> FLOOR - 1,838 SF**

**SUITE 227 - 2<sup>ND</sup> FLOOR - 2,520-5,224 SF**

**SUITE 405 - 4<sup>TH</sup> FLOOR - 3,552 SF**

**SUITE 640 - 6<sup>TH</sup> FLOOR - 2,847-9293 SF**

**CO-WORK SPACE - 2<sup>ND</sup> FLOOR - 100 SF**

## MAJOR TENANTS

**WESTERN GOVERNORS UNIVERSITY - 1<sup>ST</sup> FLOOR**

**NATIONAL BEEF PACKING CO. - 5<sup>TH</sup> FLOOR**

**PARKING COMPANY OF AMERICA - 2<sup>ND</sup> FLOOR**

**HERZOG - 2<sup>ND</sup> FLOOR**

**US CONGRESSMAN 'SAM GRAVES' - 2<sup>ND</sup> FLOOR**

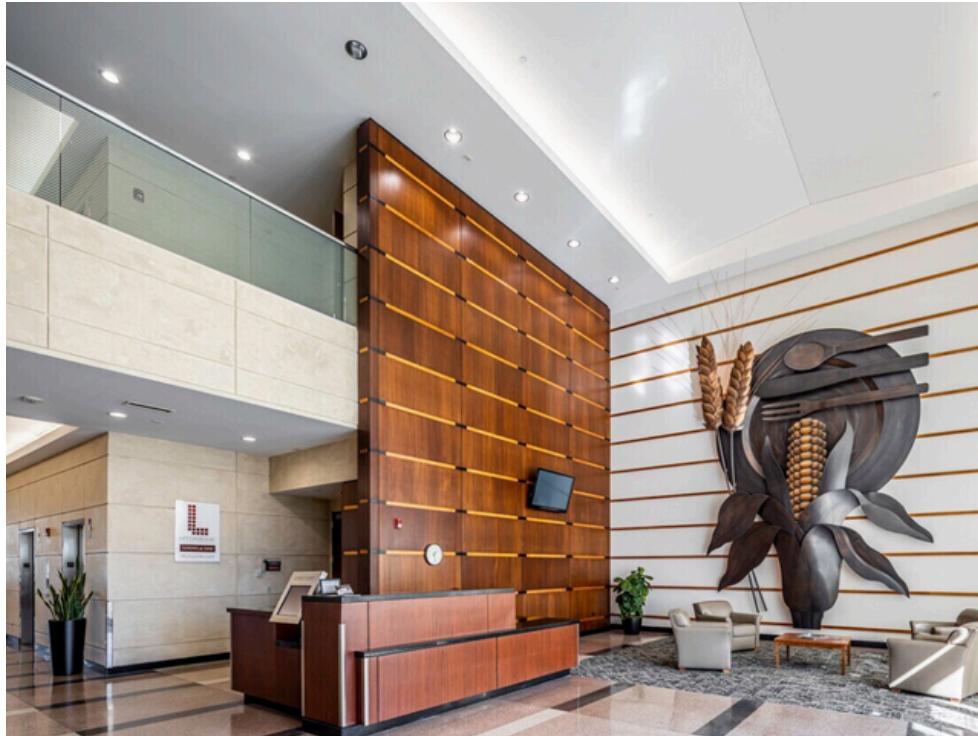
**VMD CORP - 6<sup>TH</sup> FLOOR**

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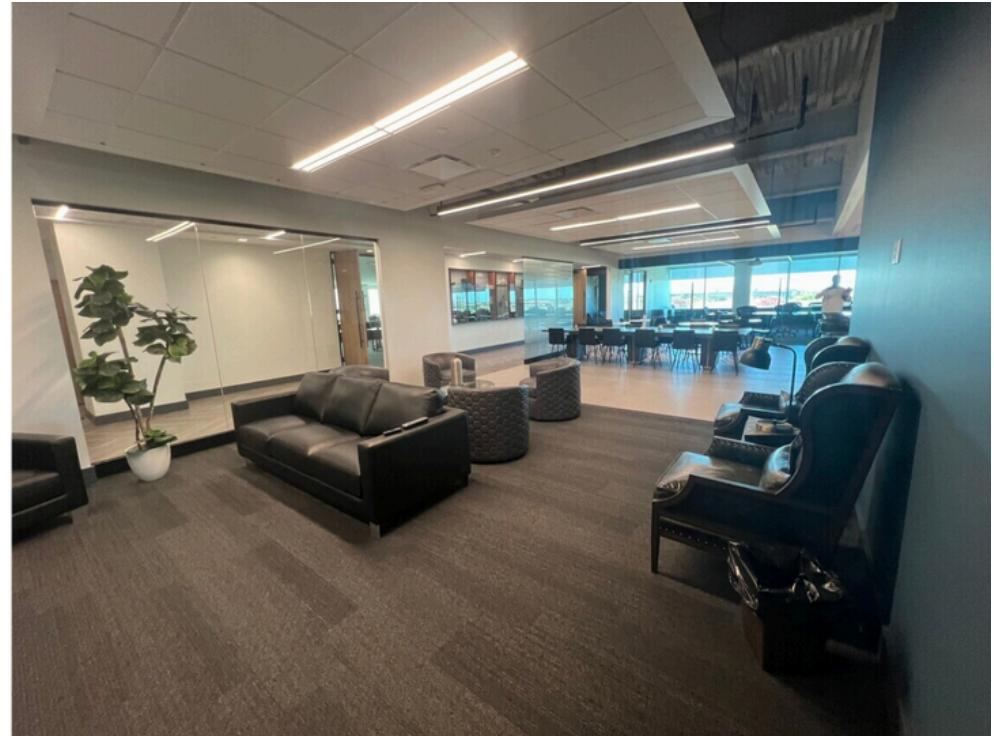
## PROPERTY PHOTOS



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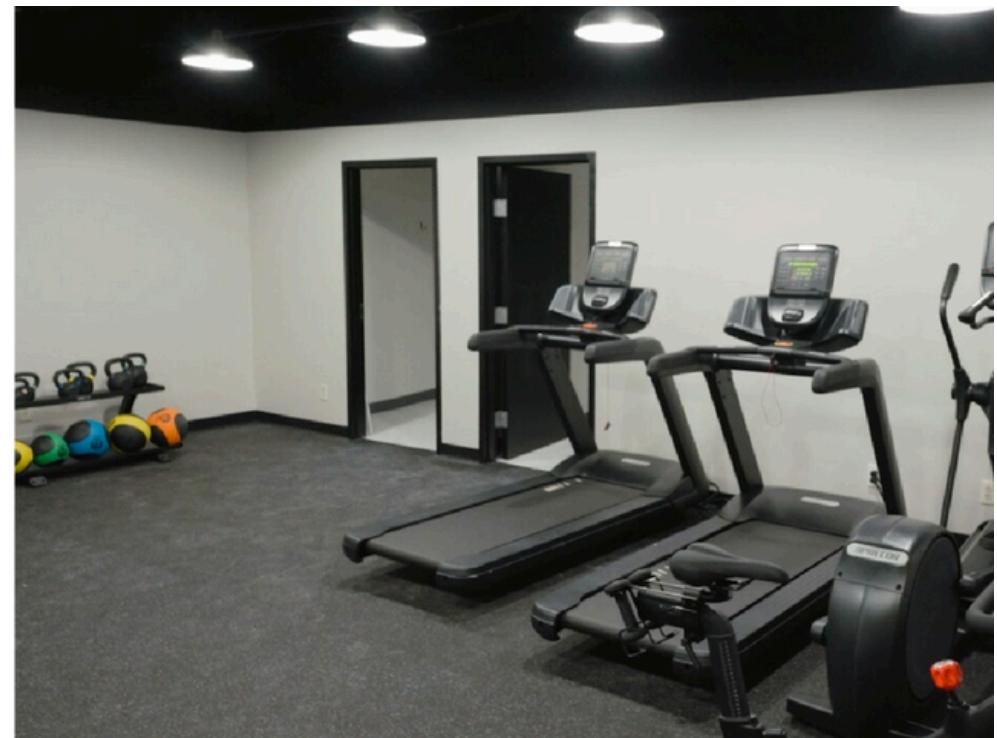
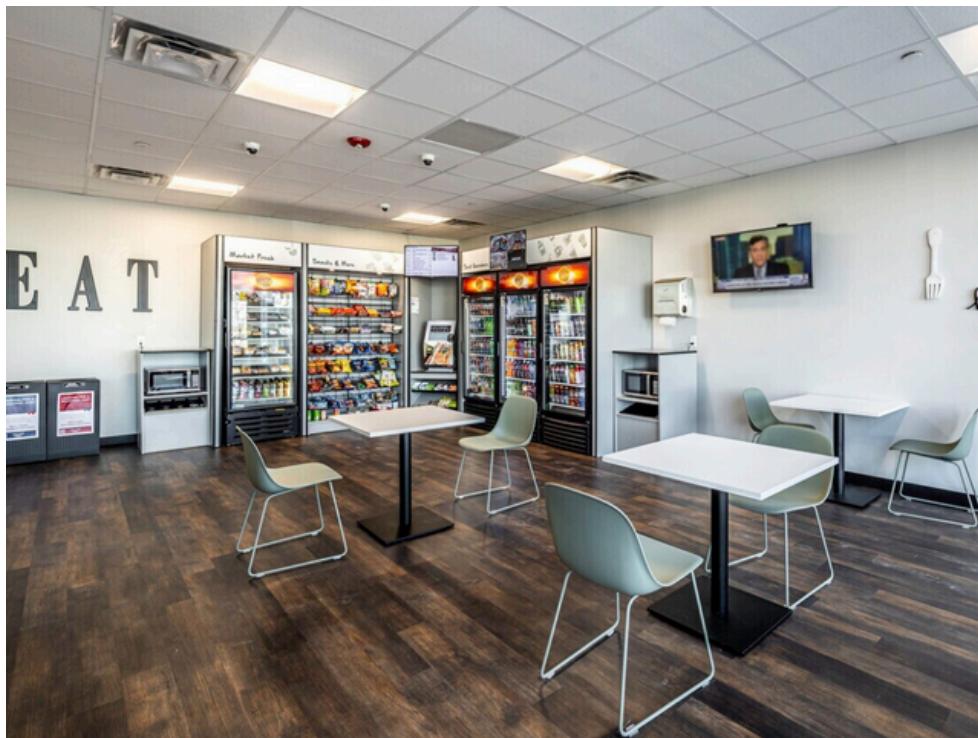
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## CAFE & GYM



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# DEVELOPMENT PHOTOS



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# CONTACT



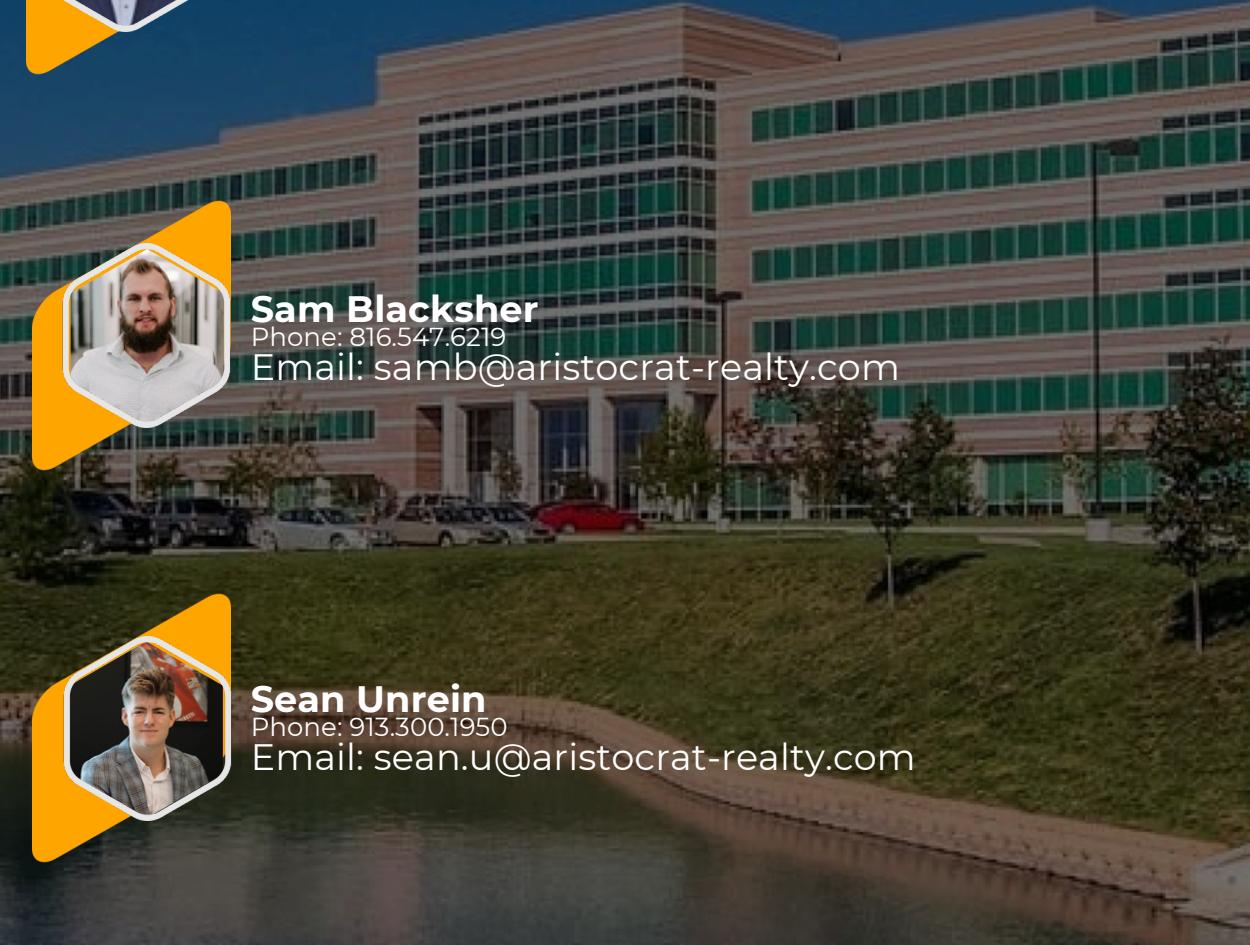
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