



Commerce
Plaza



Commerce Plaza I

7300 W 110th Street
Overland Park, KS



OWNER OCCUPANT/PARTIAL OWNER OCCUPANT PURCHASE

Confidential Offering Memorandum

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed

to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Property Overview

7300 W 110th Street
Overland Park, KS

158,095 Square Feet

Structured Parking Garage
Incredible highway visibility
(148,365 VPD on I-435)

CBRE



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Commerce Plaza I

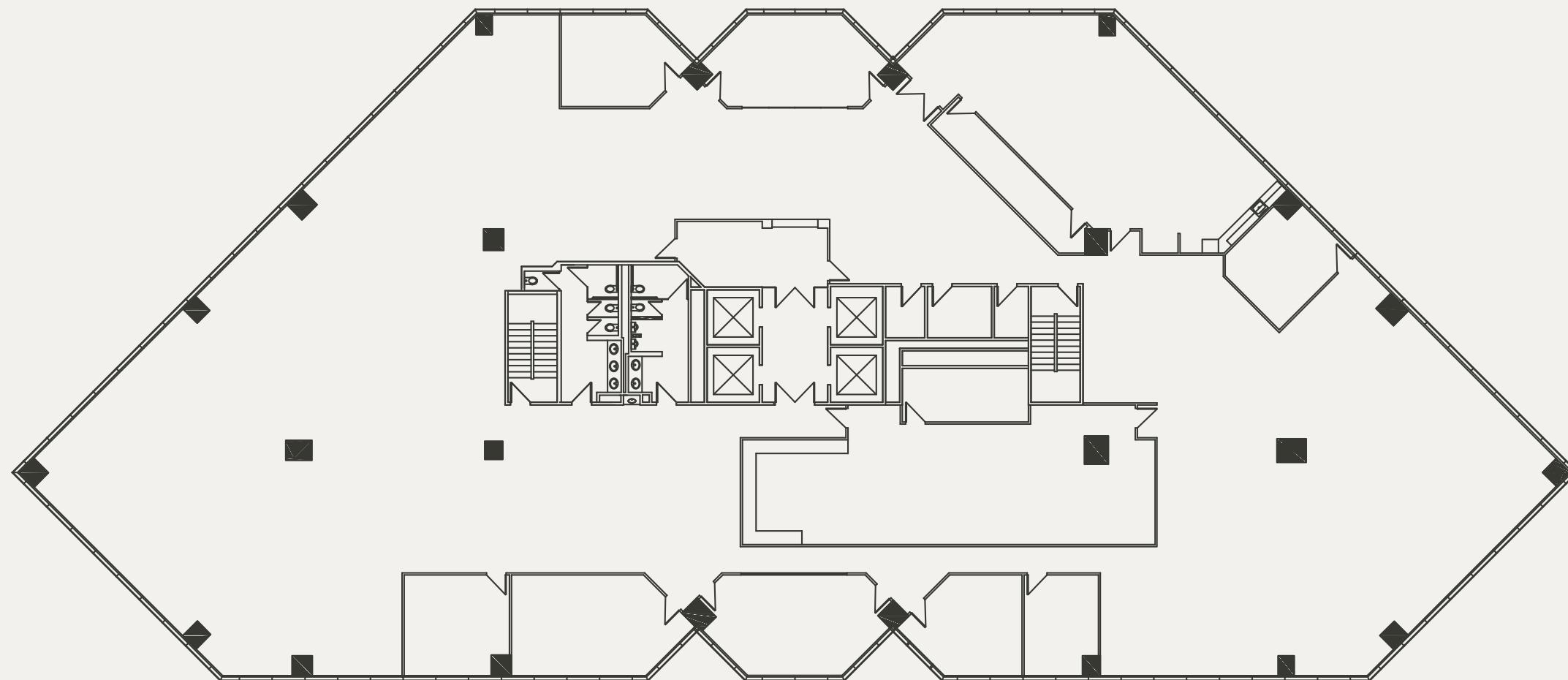
7300 W 110th Street
Overland Park, KS

Property Summary:

Commerce Plaza I, located at 7300 W 110th Street, is a premier nine-story office building offering 158,095 square feet of office space, built in 1985. The property features \pm 17,381 square foot floorplate and enjoys exceptional visibility from I-435 and convenient access just off College Boulevard.

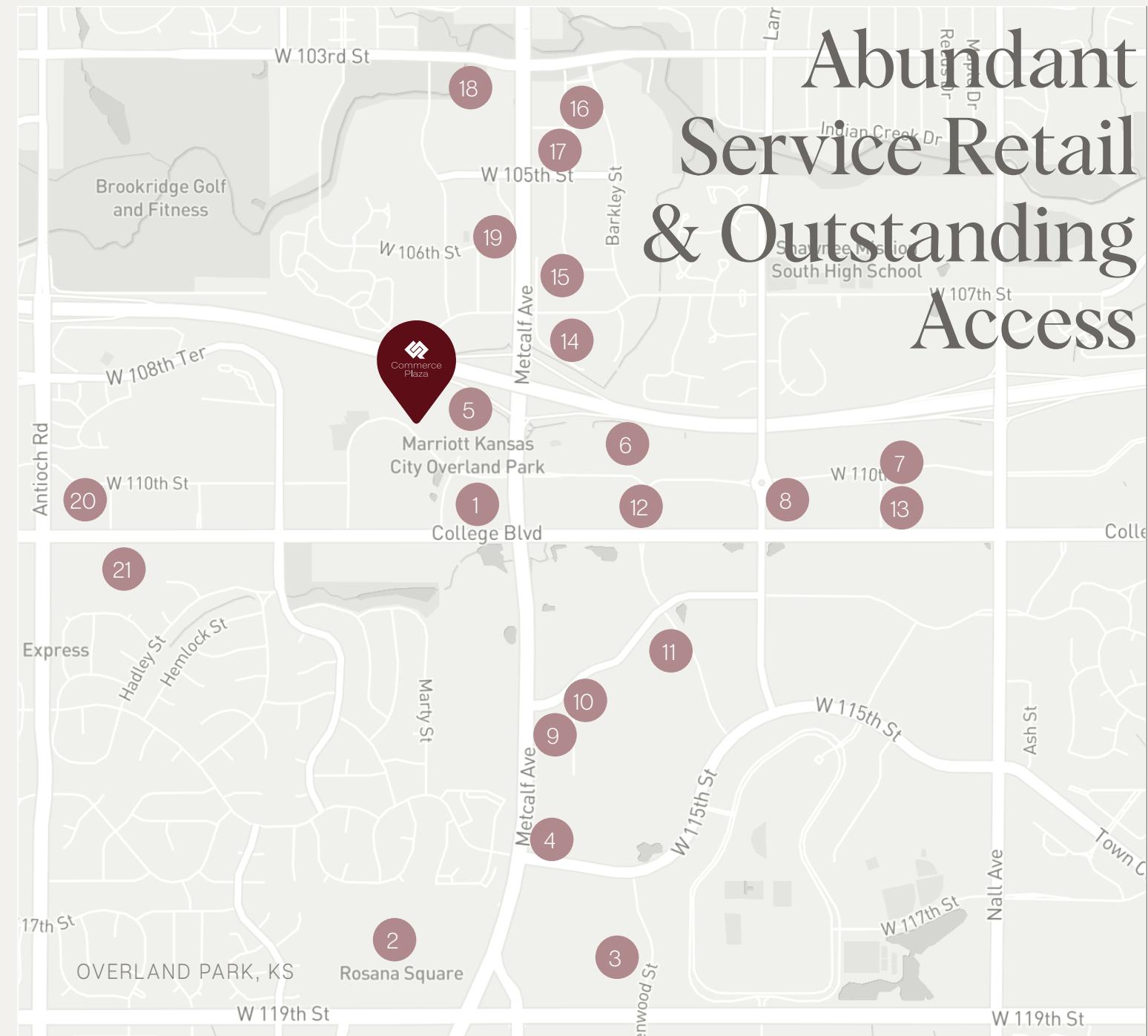
- 158,095 rentable square feet
- 9 stories
- Floor plate: \pm 17,381 square feet
- Built 1985

Sample Floorplate Commerce Plaza I



3rd Floor, Commerce Plaza I, as built

1	College Metcalf Plaza (7206 College Blvd.)	 Applebee's Grill & Bar, Massage Heights, Panera Bread, Shack Breakfast & Lunch
2	7720 W 119th St.	 Rosana Square
3	11525 Metcalf Ave.	 Best Buy, Kohl's, Dollar Tree, Walmart Supercenter, Guitar Center, The Vitamin Shoppe, Skechers Warehouse Outlet, Edwin Watts Golf, IHOP, Burnt End BBQ, K-Macho's Mexican Grill and Cantina, Hook & Reel Cajun Seafood Bar
4	11471 Metcalf Ave.	 J. Alexander's Restaurant
5	10800 Metcalf Ave.	 Marriott Kansas City Overland Park
6	10963 Metcalf Ave.	 Drury Inn & Suites Kansas City Overland Park
7	11001 Woodson St.	 Courtyard by Marriott Kansas City Overland Park/Convention Center
8	6100 College Blvd.	 Sheraton Overland Park Hotel at the Convention Center
9	11301 Metcalf Ave.	 Courtyard by Marriott Kansas City Overland Park/Metcalf, South of College Boulevard
10	6801 W. 112th St.	 Hyatt Place Kansas City/Overland Park/Metcalf
11	11200 Glenwood St.	 WaterWalk Kansas City - Overland Park
12	6700 College Blvd.	 Coach's Bar & Grill College
13	5800 College Blvd.	 Hilton Garden Inn Overland Park
14	7020 W. 108th St.	 Staybridge Suites Overland Park
15	10601 Metcalf Ave.	 Embassy Suites by Hilton Kansas City Overland Park
16	10303 Metcalf Ave.	 Walmart Neighborhood Market
17	7058 W. 105th St.	 Buffalo Wild Wings, D'Bronx Pizza
18	10316 Metcalf Ave.	 Jose Pepper's Mexican Restaurant
19	10586 Metcalf Ave.	 Carabba's Italian Grill
20	11051 Antioch Road	 Q39 South
21	8617 College Blvd.	 Tortilla Ranch Mexican Grill





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Service Retail & Access that Exceeds



The Premier Location to Office

Overland Park is the leading suburban business hub in the Midwest. Overland Park is strategically located within the Kansas City metropolitan area, offering easy access to major highways and a highly skilled workforce. With its blend of modern office spaces and abundant nearby amenities, Overland Park perfectly blends convenience and connection to enjoy on and off the clock.



OVERLAND PARK DEMOGRAPHICS

The leading suburban business community in the Midwest.

INCOME

\$103,061

Est. Median Value
(2024)

\$145,268

Est. Avg. HH Income
(2024)

HOUSING

\$398,654

Est. Median Housing Value
(2024)

\$456,508

Est. Avg. Housing Value
(2024)

EDUCATION

37.7%

Bachelor's Degree

26.6%

Graduates/Professionals
Degree

“Overland Park is the second “smartest” city in the country, according to a study that examined cities with the highest percentage of residents age 25 and over with four-year college degrees.”

205,979

Population (2024)

18.9%

Population Growth (2010-2024)

92

Cost of Living Index Score
based on 100

CBRE Capital Markets

Our trusted, tenured experts seamlessly collaborate to help clients connect to global capital and opportunities through a cohesive, cross-disciplinary service offering. We unlock hidden value, drive returns and enhance outcomes for your real estate investments, in all geographies and across all asset classes.

\$56.4B

US Sales Volume

2,565

Properties Sold

\$50.5B

US Financing Volume

1,510

Deals Financed

#1 INVESTMENT SALES FIRM

Property Sales

Offers customized investment dispositions, acquisition and recapitalization services, together with industry-leading, proprietary intelligence, to connect investors to the right properties at the right time.

Debt & Structured Finance

Synthesizes a global ecosystem of lenders and capital sources to provide debt and equity financing to developers and owners for all property types, achieving the best possible terms.

Real Estate Investment Banking

Solves critical business problems for clients by providing investor access and strategic advice across the spectrum of real estate investment banking activities, including M&A advisory, equity placement, secondary LP trading and investment advisory.

Key Differentiators

ACCESS TO CAPITAL

Offering undisputed leadership in commanding global capital.

SPECIALIZED EXPERTISE

Navigating extraordinary disruption to future proof investment strategies.

POWERFUL INSIGHTS

Accelerating performance with executable insights into industries, economies, market sectors and occupiers.

INNOVATIVE TECHNOLOGY

Providing access to global inventory and meaningful, actionable data.

INTEGRATED INVESTOR PLATFORM

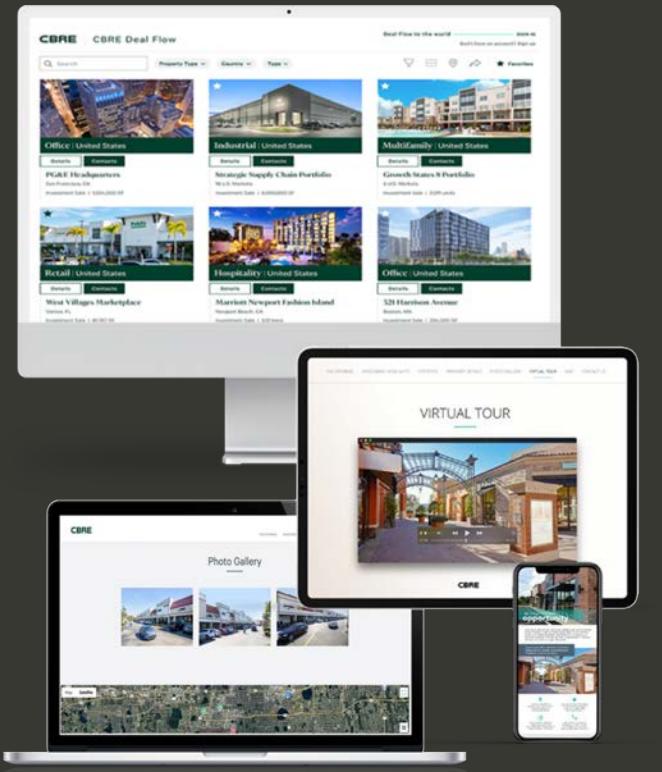
Unlocking the power and potential of real estate across its entire life cycle.

CONNECTED GLOBAL SCALE

Linking clients to capital and opportunity in every market across the globe.

CBRE Deal Flow

Commercial Real Estate's Global Gateway



CBRE Deal Flow is our proprietary digital marketplace and global listing platform for all property and portfolio sales.

This all-in-one toolset streamlines the entire transaction process by providing property marketing capabilities, full-coverage tracking, a secure virtual deal room and sophisticated reporting that offers meaningful, actionable data.

1.5M

Investors in Our Database

4.2K

New Deals Brought
to Market in 2024

152K

Confidentiality Agreements
Signed in 2024

Source: CBRE Capital Markets

For More Information, Please Contact:

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