

# OFFICE AND RETAIL SPACE AVAILABLE KANSAS CITY, MISSOURI



(913) 214-6445



[WWW.PEAKREALESTATEPARTNERS.COM](http://WWW.PEAKREALESTATEPARTNERS.COM)



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206

# COMMUNITY BUILDERS OF KANSAS CITY



## PEAK REAL ESTATE PARTNERS

Community builders of kansas city (cbkc) - formerly swope community builders -is kansas city's largest urban core developer strengthening families and trasnforming communties. A not-for-profit community development corparation, cbkc personally works with the neighborhoods they serve to build meaningful realtionships, acting as community covener, facilitator and resource for services. Since 1991, cbkc has invested \$300 million in urban renewal, earning recognition and respect on the national community development stage.

Cbkc developed more than 750,00 square feet of commerical/institutional space and continues to own/operate more than 500,000 sqaure feet of that space in the urban core. Our commercial projects provide employment opportunities and the kind of retail, dining, grocery, banking, health and social services essential to experiencing a good quality of life.

Cbkc's track record as a strong, stable and expierenced community development corporation has resulted in commercial projects that have revitalized and restored underserved areas in the city.



ROSS SIMPSON

Partner

(913) 221-3590

[grsimpson@peakrep.com](mailto:grsimpson@peakrep.com)

HANK SIMPSON

Partner

(913) 400-1252

[hsimpson@peakrep.com](mailto:hsimpson@peakrep.com)

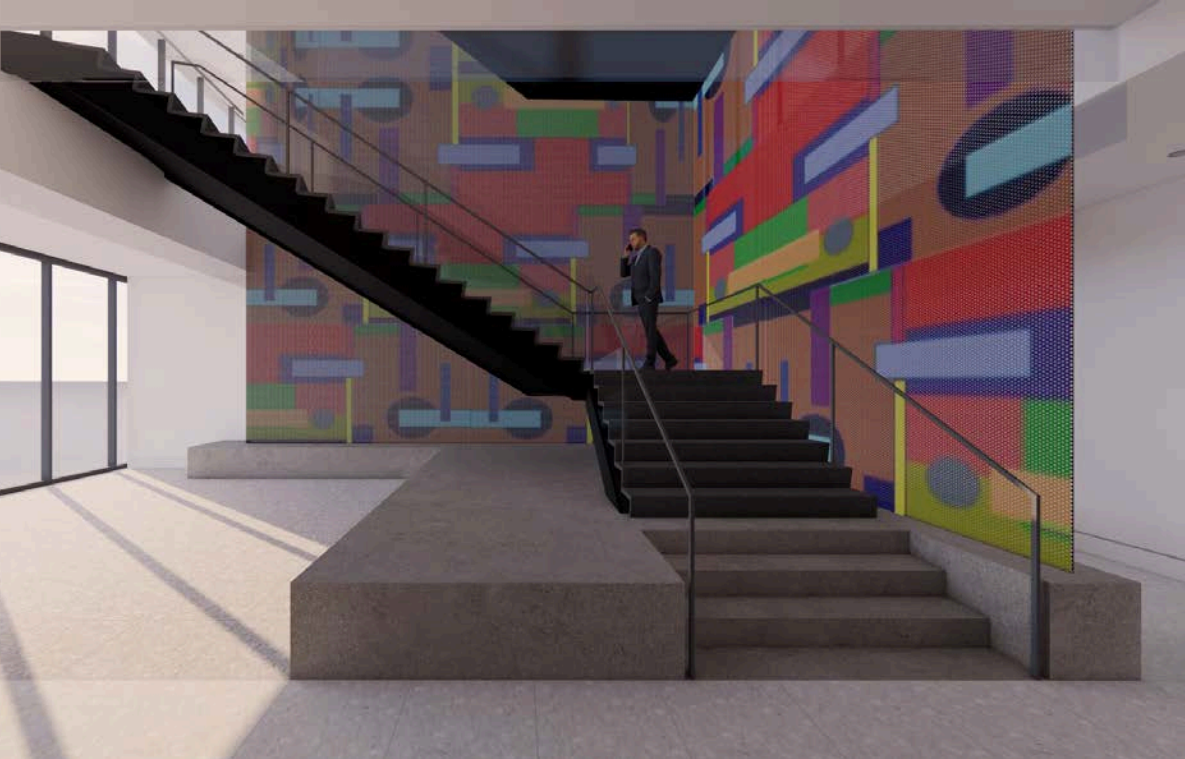


# DEVELOPMENT HIGHLIGHTS

## THE OFFICES AT OVERLOOK

The **Offices at Overlook** provide an opportunity to partner with Kansas City's preferred, and largest, urban core developer. **Community Builders of Kansas City (CBKC)** is uniquely positioned to help investors and tenants take advantage of class "a" new construction in the urban core.

**CBKC changes the landscape by igniting and fueling equity, access, opportunity and advocacy.**



### PROPERTY HIGHLIGHTS:

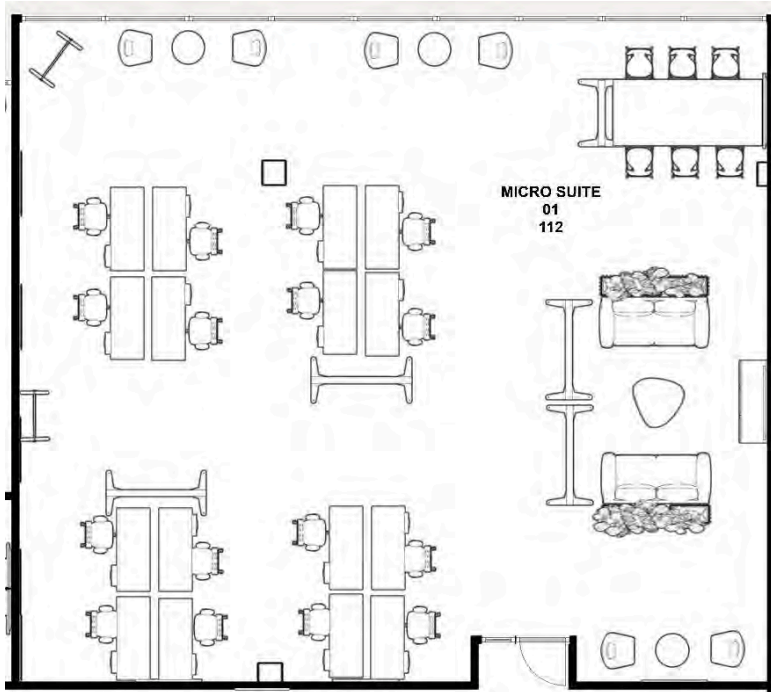
- > Join health forward foundation!
- > Brand new commercial office/mixed-use space
- > 60,000-160,000 SF of office space across 3 buildings
- > Developed by Kansas City's largest urban core developer
- > Ample surface parking along with potential for limited covered parking
- > Zoned urban redevelopment and located within an opportunity zone
- > Potential building/monument signage
- > Excellent highway access via US-71 and I-435
- > Planned multifamily, retail, conference facility, playground, walking trails and additional community spaces throughout the development
- > Located two miles from the Country Club Plaza via Volker Boulevard
- > Six miles to downtown via US-71
- > Six miles to Arrowhead/Kauffman Stadium via Martin Luther King Jr. Boulevard

# PROJECT PHOTOS

THE OFFICES AT OVERLOOK



**2,500 SQUARE FOOT  
MICRO SUITE AVAILABLE 1Q2026**





# SITE PLAN

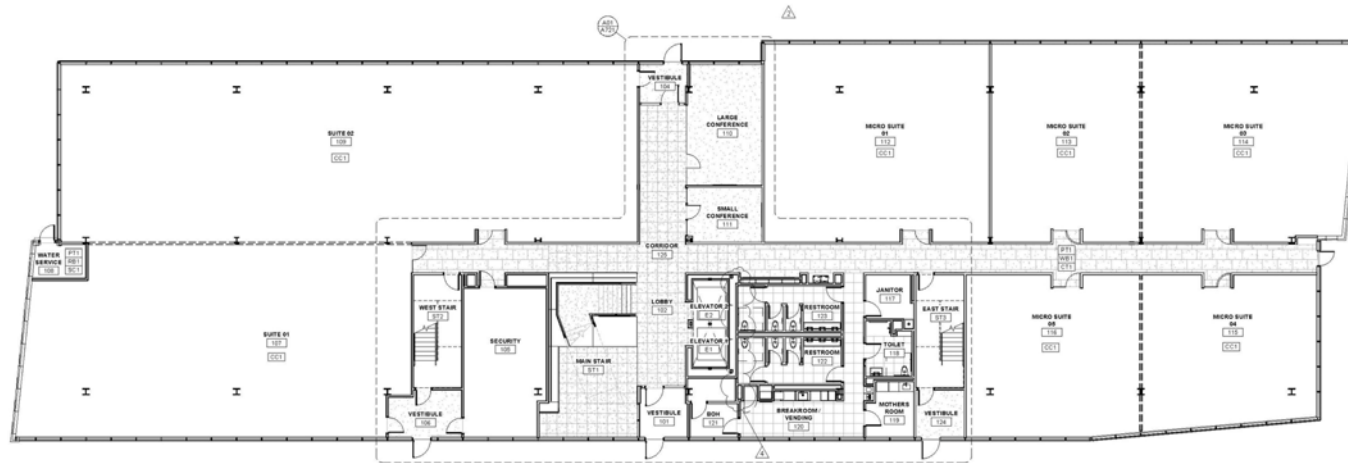
## THE OFFICES AT OVERLOOK

- > The Offices of Overlook provides a parking ratio of 3.5/1,000 net square feet of office space
- > Near local bus stop connections to RideKC and prospect Max
- > Additional space available in the Overlook District
- > Site work and roads completed
- > Vertical structure coming 1Q2025
- > Completion set for 1Q2026



# POTENTIAL DEMISING PLANS

## THE OFFICES AT OVERLOOK

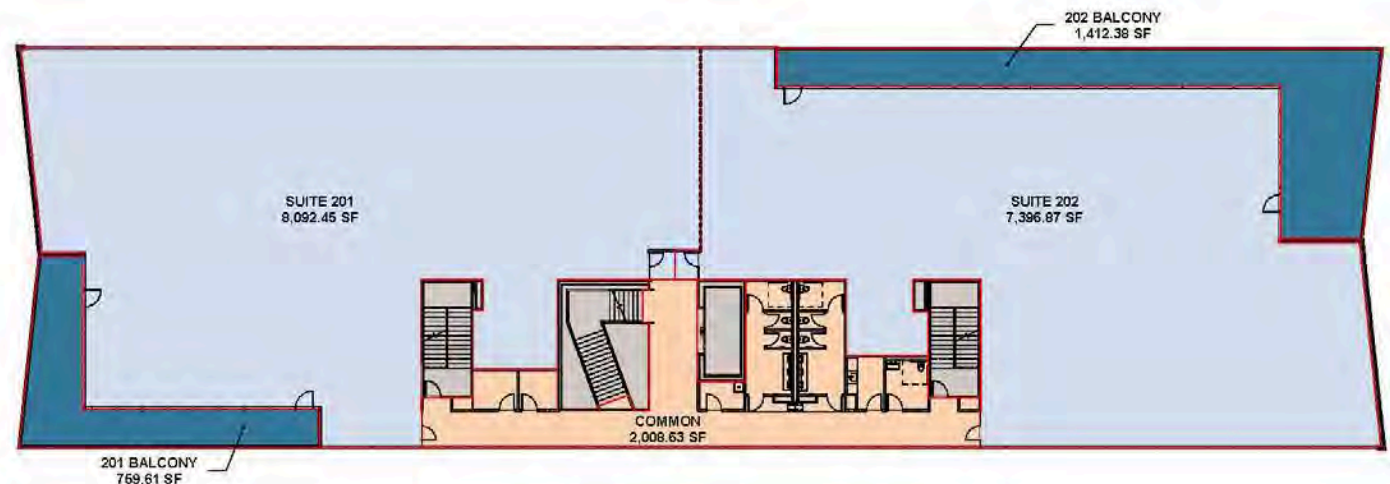


### FLOOR SUMMARY

|                      |              |
|----------------------|--------------|
| TOTAL FLOOR RENTABLE | 15,489.32 SF |
| TOTAL FLOOR BALCONY  | 2,171.99 SF  |
| TOTAL FLOOR COMMON   | 2,008.63 SF  |
| TOTAL VERTICAL       | 1,156.20 SF  |

### BUILDING SUMMARY

|                         |              |
|-------------------------|--------------|
| TOTAL BUILDING RENTABLE | 45,932.48 SF |
| TOTAL BUILDING BALCONY  | 4,484.36 SF  |
| TOTAL BUILDING COMMON   | 7,918.19 SF  |
| TOTAL BUILDING VERTICAL | 3,028.99 SF  |





# PROPERTY FEATURES

4001 DR. MARTIN LUTHER KING JR. BLVD



This 69,200 SF building, constructed in 2001, is located minutes from the Country Club Plaza with convenient highway access via US 71 and I-435. The property has excellent access to numerous bus routes serving the Kansas City area. The building is owner-occupied with quality office space available, ample parking, and aggressive lease rates.

Join Our Great Local Tenants: Legal Aid of Western MO, Catholic Charities, Boys & Girls Club, Mazuma Credit Union, Holliday Law Firm, Crystal Home Care, university of kansas health, heartland black chamber, and congressmen emanuel cleaver II.

# PROPERTY FEATURES

4001 DR. MARTIN LUTHER KING JR. BLVD



> Furnishings negotiable

> Only 6 minutes from the Country Club Plaza, University of Missouri-Kansas City, Rockhurst University, Kansas City Art Institute

> Ample parking ratio of 4.5/1,000

> Excellent highway access via US 71 and I-435

> Owner-occupied building

> On-site professional management

> Campus setting:

- o Numerous shops and amenities located in adjacent retail center: Subway, Wing Stop, Burger King, Domino's, Sonic, and a full-service grocery store.
- o Located adjacent to Bruce R. Watkins Cultural Center, Brush Creek walking trails, and Lake of the Enshriners
- o Swope Health Services
- o Kansas City Election Board

> Negotiable tenant improvement allowance

> IT providers:

- o Spectrum Cable Business, AT&T, Consolidated Communications,
- o Google Fiber under construction

> KCATA provides public transportation via Routes 47 and 155, immediately adjacent to 4001 BluE Parkway. Routes 108 and 121 are located less than one-quarter mile away at the intersection of Cleveland Avenue and Blue Parkway.

> In addition, Route 53 serves a large population of the Kansas City area and local employers

> Zoned: urban redevelopment

> Potential monument signage

> 24/7 rover, security cameras monitoring building and campus

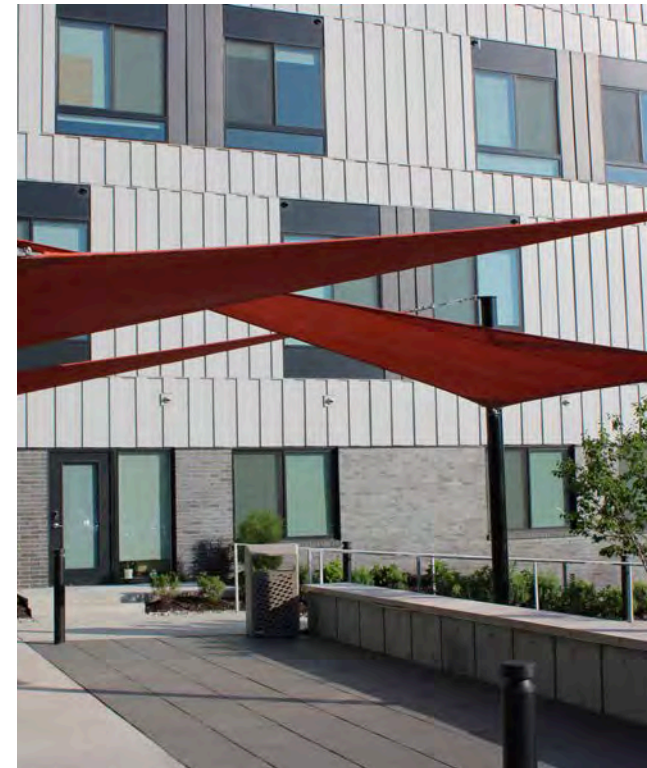
> Potential for development and build-to-suit office, retail, and multifamily buildings

> New development with the Offices at Overlook and multiple new apartment complexes, including The Rochester, within walking distance



# PROPERTY PHOTOS

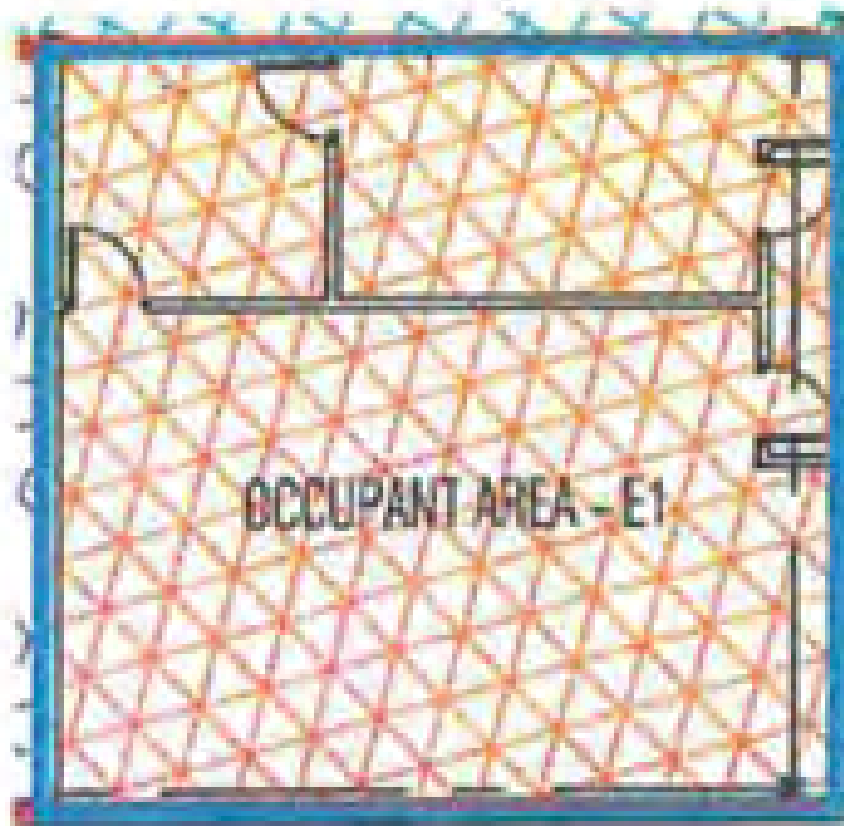
4001 DR. MARTIN LUTHER KING JR. BLVD



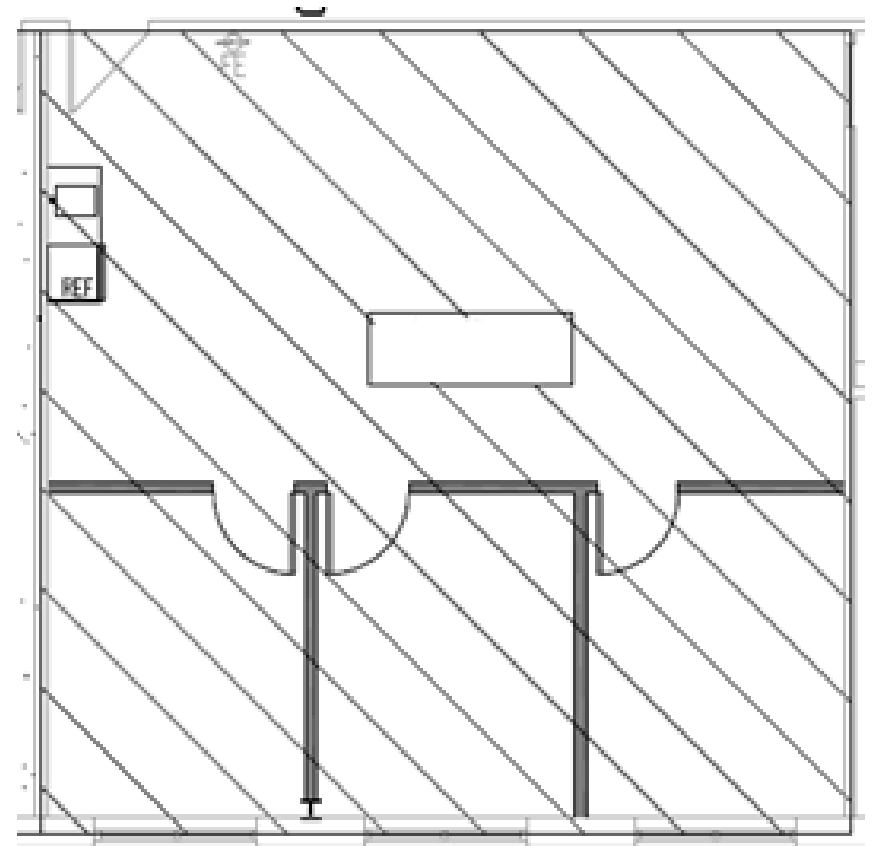
# FLOOR PLAN

4001 DR. MARTIN LUTHER KING JR. BLVD

**SUITE 108 – 1,012 SQUARE FEET**



**SUITE 260 – 1,227 SQUARE FEET**





# THE SHOPS ON DR. MARTIN LUTHER KING JR. BLVD

KANSAS CITY, MO 64130



The Shops, located at Kensington and Dr. Martin Luther King Jr., Boulevard, offers area residents valuable services, including KC Sun Fresh grocery store, H&R Block, Kansas City election board and Vivent Health, with national brand retail stores and restaurants such as, Hibbett, T-Mobile, Subway and Wingstop.

With more than 155,000 square feet of Class A retail/office space and an investment of more than \$35 million dollars, The Shops on Blue Parkway, which are at 97 percent occupancy, have been recognized with a Cornerstone Award from the Economic Development Corporation of Kansas City, Missouri. The shopping center serves an estimated 74,000 residents and more than 3,000 employees within a three-mile radius.



# PROPERTY PHOTOS

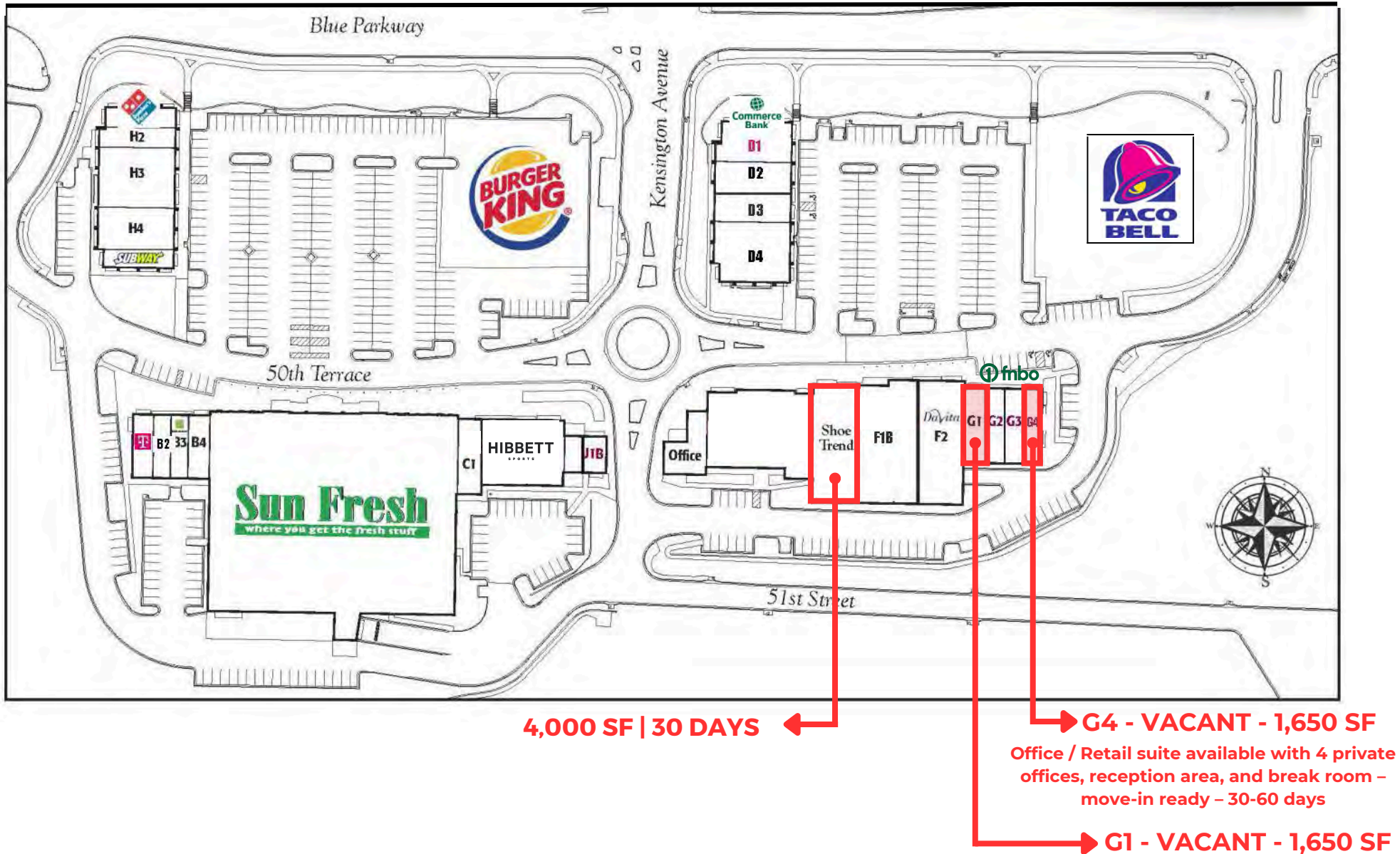
THE SHOPS ON DR. MARTIN LUTHER KING JR. BLVD





# SITE PLAN

THE SHOPS ON DR. MARTIN LUTHER KING JR. BLVD





# AERIAL MAP

## THE SHOPS ON DR. MARTIN LUTHER KING JR. BLVD





# 5008 PROSPECT AVENUE

KANSAS CITY, MO 64130



This 15,000 ± SF building, renovated in 2004, is located minutes from the Country Club Plaza with convenient highway access to US-71.

The property has excellent access to numerous bus routes serving the Kansas City area.

The building offers a productive, collaborative work place with quality office finishes and aggressive rental rates.

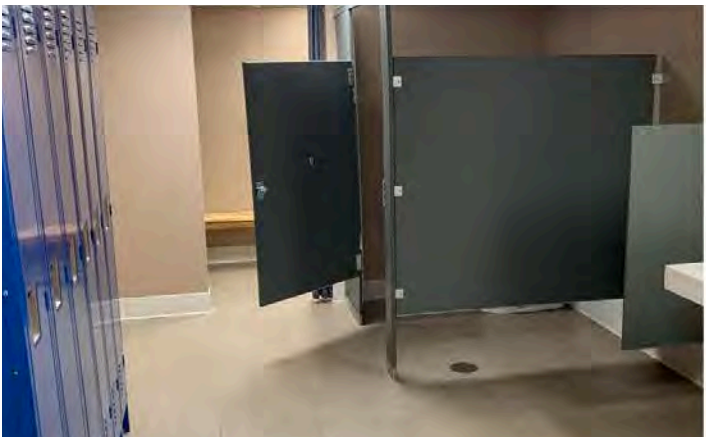
5008 Prospect currently has 7,500 SF available for lease, 2,500 SF spec. with 3,400 SF shell.

## PROPERTY HIGHLIGHTS:

- > 7,500 ± SF total available
- > Building is professionally managed
- > Card key access for added security
- > Improvement allowance is negotiable
- > Furniture is negotiable
- > Building conference / training facility available for all tenants
- > Easy highway access via 71
- > Potential to convert break areas to additional conference /training rooms

# FLOOR PLAN: LOWER LEVEL

5008 PROSPECT AVENUE | KANSAS CITY, MO 64130





# FLOOR PLAN: UPPER LEVEL

5008 PROSPECT AVENUE | KANSAS CITY, MO 64130

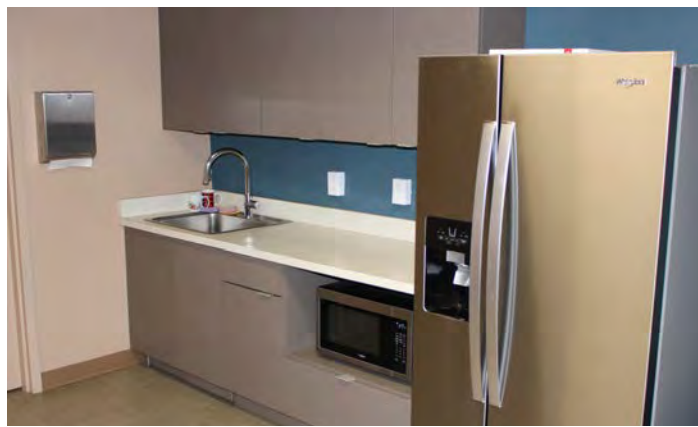
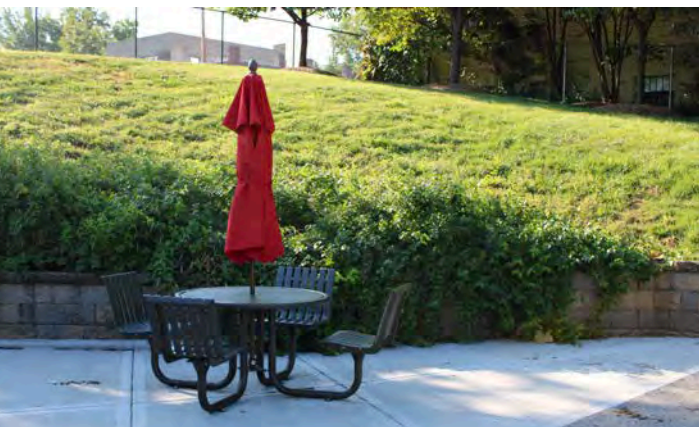
- > Located only 6 minutes from the Country Club Plaza, University of Missouri-Kansas City, Rockhurst University and the Kansas City Art Institute
- > IT providers include: Google Fiber, Spectrum Cable Business, AT&T, Consolidated Communications, Packet Layer
- > KCATA provides public transportation via US 71 and Prospect Avenue immediately adjacent to the building
- > Amenities include adjacent green space, community garden, showers /locker room and electric car charging station





# PROPERTY PHOTOS

5008 PROSPECT AVENUE | KANSAS CITY, MO 64130





# 1020 W 63RD STREET

KANSAS CITY, MO 64110 | INVESTMENT OPPORTUNITY



Excellent KC history now owned by Community Builders of Kansas City. This 25,000 ± SF building sits on 0.6 acres with potential for more land. This building was originally built in 1907 for the highland telephone exchange and occupied by Kansas and Missouri telephone company. Incredible redevelopment opportunity.



# PROPERTY PHOTOS

1020 W 63RD STREET | KANSAS CITY, MO 64110





# AERIAL MAP

1020 W 63RD STREET | KANSAS CITY, MO 64110





# AERIAL MAP

1020 W 63RD STREET | KANSAS CITY, MO 64110





# OFFICE AND RETAIL SPACE AVAILABLE KANSAS CITY, MISSOURI



**ROSS SIMPSON**

Partner

(913) 221-3590

[grsimpson@peakrep.com](mailto:grsimpson@peakrep.com)

**HANK SIMPSON**

Partner

(913) 400-1252

[hsimpson@peakrep.com](mailto:hsimpson@peakrep.com)



(913) 214-6445



[WWW.PEAKREALESTATEPARTNERS.COM](http://WWW.PEAKREALESTATEPARTNERS.COM)



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206