

Office | For Sale

**CBRE**

**PRICE REDUCED**

# One Ambassador Plaza

10525 N Ambassador Drive  
Kansas City, MO 64153  
[www.cbre.com/kansascity](http://www.cbre.com/kansascity)



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Your receipt of this Memorandum constitutes your acknowledgement 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., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

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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# Executive Summary

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# The Offering

CBRE is proud to present the opportunity to purchase One Ambassador Plaza. The building is a 32,046 rentable square foot office building in the Kansas City Northland office market. The property is located along Ambassador Drive, part of the epicenter of the Northland's I-29 office corridor. The property is just miles away from our new state-of-the-art \$1.5 billion Kansas City single terminal airport. The building sits on 2.84 acres and provides +/- 148 parking spaces, an excellent parking ratio of just over 4.6:1,000 RSF. Two (2) new 50 ton Carrier rooftop HVAC units with hail guards were installed in August 2024 at a cost of \$205,000 and include an extended warranty.

The building will be approximately 70% occupied, with 3 vacant spaces (6,078, 2,514 and 1,260 RSF) providing an opportunity for both value-add investors or owner-users looking to control their own space. The Twin Creeks infrastructure project has opened up approximately 15,000 acres for home development for over 75,000 residents. Platte County continues to be one of the faster growing countries in the region. Business and families alike continue to grow and thrive in Platte County.

Offering Price: \$2,364,825 (\$73.79/RSF)



# Property Description

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# Property Description/Fact Sheet

One Ambassador Plaza

Year Built	1988	Zoning	GP-2
RSF	32,046 RSF	Construction	Steel
Lot Size	2.84 Acres	Location	Northland, I-29 Corridor
Parking	± 148 Spaces	Tax ID	#17-70-25-000-000-050-000



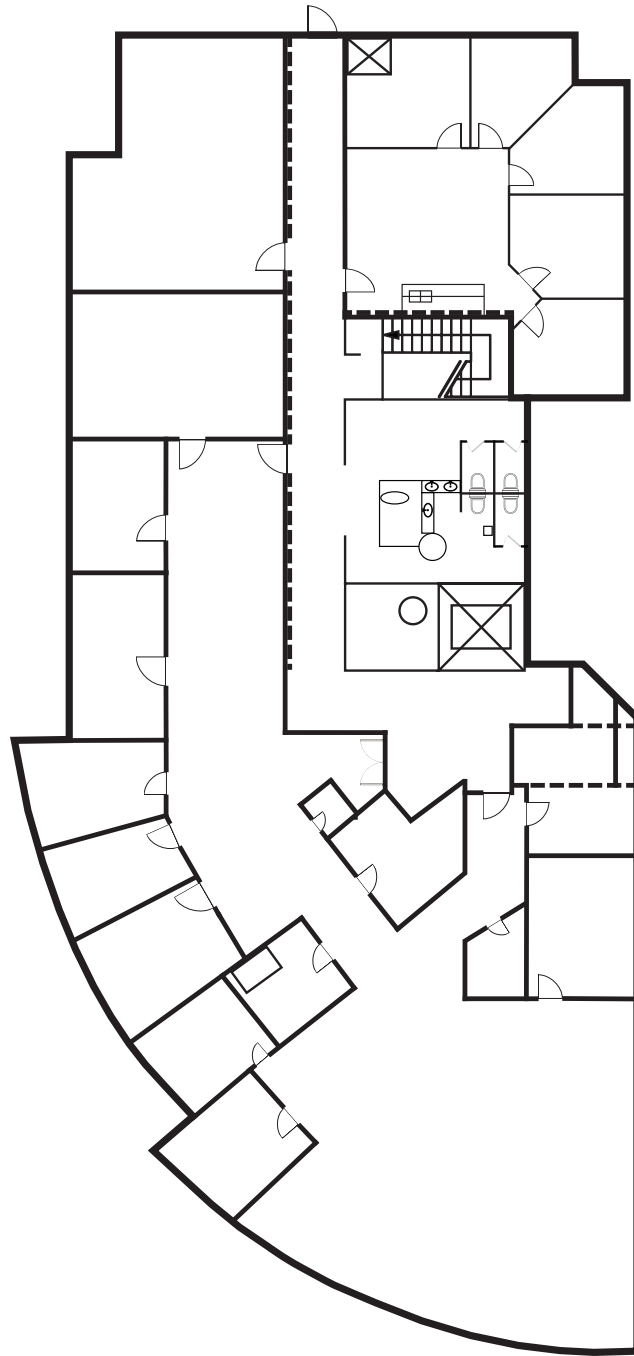
# Floor & Site Plans

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# First Floor - 7,344 RSF



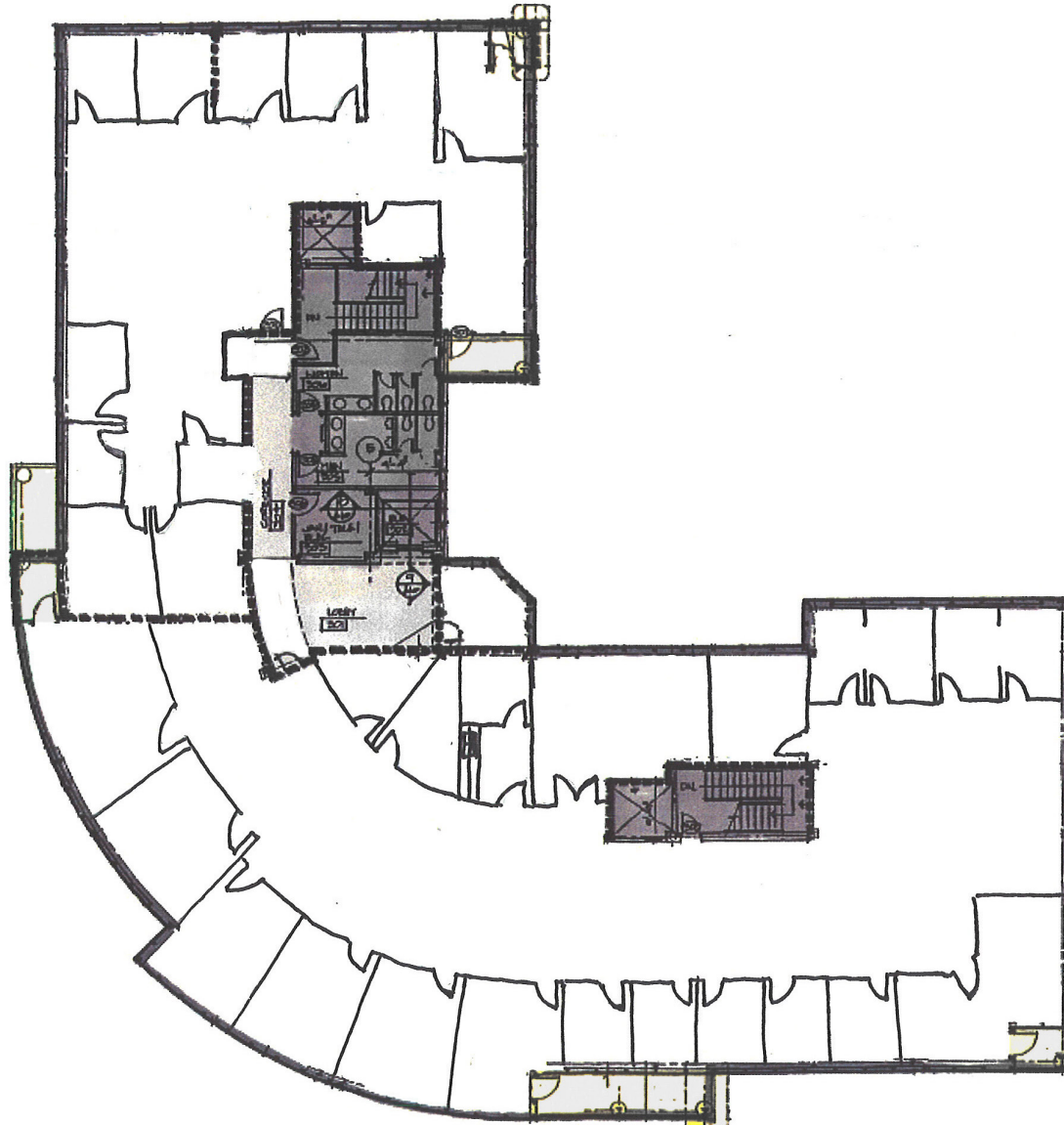
# Second Floor - 11,695 RSF



You are solely responsible for independently verifying the information in this confidential memorandum.  
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# Third Floor - 13,007 RSF



# Aerial View



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# Financial Overview

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# Rent Roll

Tenant	Suite	RSF	LXD	Rent Bumps	\$/RSF	Monthly Base Rent
Cowell Companies	300	13,007	9/30/2028		\$15.00	\$16,258.75
				10/1/2025	\$15.50	\$16,800.71
Kiske Law	208	2,514	11/30/2024		\$16.00	\$3,352.00
Dekra SE	200	9,181	11/30/2026		\$16.98	\$12,991.10
				12/1/2024	\$17.49	\$13,380.83
				12/1/2025	\$18.01	\$13,782.60
Vacant	100	5,368				
Vacant	101	1,266				
Vacant	103	710				
<b>Total</b>		<b>32,046</b>				<b>\$32,601.85</b>

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# Expense Summary

Expenses	2020	2021	2022	2023
Elevator Inspection and Repair	\$1,658.81	\$1,306.50	\$4,302.09	\$3,278.58
Janitorial	\$40,912.06	\$37,238.87	\$38,688.48	\$40,188.48
Landsaping	\$10,083.02	\$11,844.09	\$17,981.78	\$13,399.83
Repairs and Maintenance	\$30,436.28	\$17,207.39	\$20,781.93	\$20,278.02
Telephone	\$1,111.75	\$1,163.24	\$2,562.82	\$2,083.03
Miscellaneous	\$484.49	\$479.95	\$4,212.88	\$5,098.21
Utilities	\$92,369.69	\$79,575.98	\$84,572.26	\$101,425.49
Insurance	\$6,903.00	\$7,572.00	\$10,603.00	\$9,346.00
Taxes - Property	\$39,488.95	\$38,936.13	\$38,828.15	\$37,659.34
<b>Total</b>	<b>\$224,448.05</b>	<b>\$195,324.15</b>	<b>\$222,533.39</b>	<b>\$232,756.98</b>

# Market Overview

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# Emerging Kansas City Northland



## Overview

- + Pro-Business community with superior regional accessibility
- + Convenient to Kansas City International Airport and Downtown Kansas City (MO)
- + Proximity to High-Quality, Affordable Residential Neighborhoods
- + Access to Decision Makers and Young Professionals
- + Top-Rated Public School Districts and Private Schools
- + Rapid Population Growth & Strong Demographics

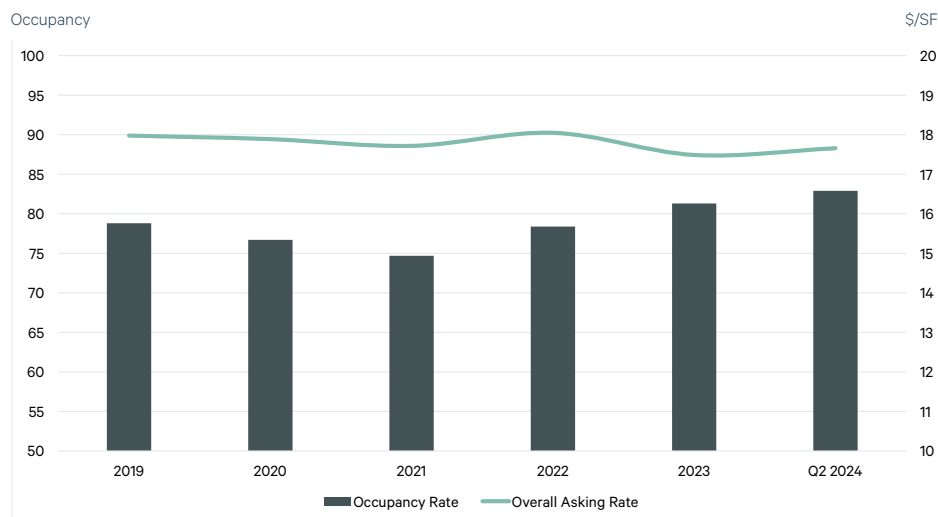


## Economic Highlights

- + A new, single-terminal airport was completed in February 2023. At \$1.5 billion, the world-class airport represents the largest single infrastructure project in Kansas City's history. The new airport was ranked the "Best Airport in the U.S." by Travel Awaits in 2023.
- + Major Ford Motor Company presence – Employs ±7,300 at the Claycomo Assembly Plant.
- + \$40 Million Twin Creeks Project (Infrastructure expansion in Northwest Kansas City) – Will Prepare 13,000 acres for development to accommodate over 70,000 new residents.
- + Meta, the parent company of Facebook and Instagram, is building an \$800 million data center in the Golden Plains Technology Park near I-435 and U.S. Highway 169. Meta expects the center will bring 100 jobs to the Golden Plains Technology Park when it becomes operational in late 2024.

### Kansas City Northland Office Snapshot | Q4 2023

Inventory	Occupancy	Average Asking Rents
4,288,591 MSF	82.9%	\$17.66 PSF (FSG)



## Significant Kansas City Northland Submarket Tenants



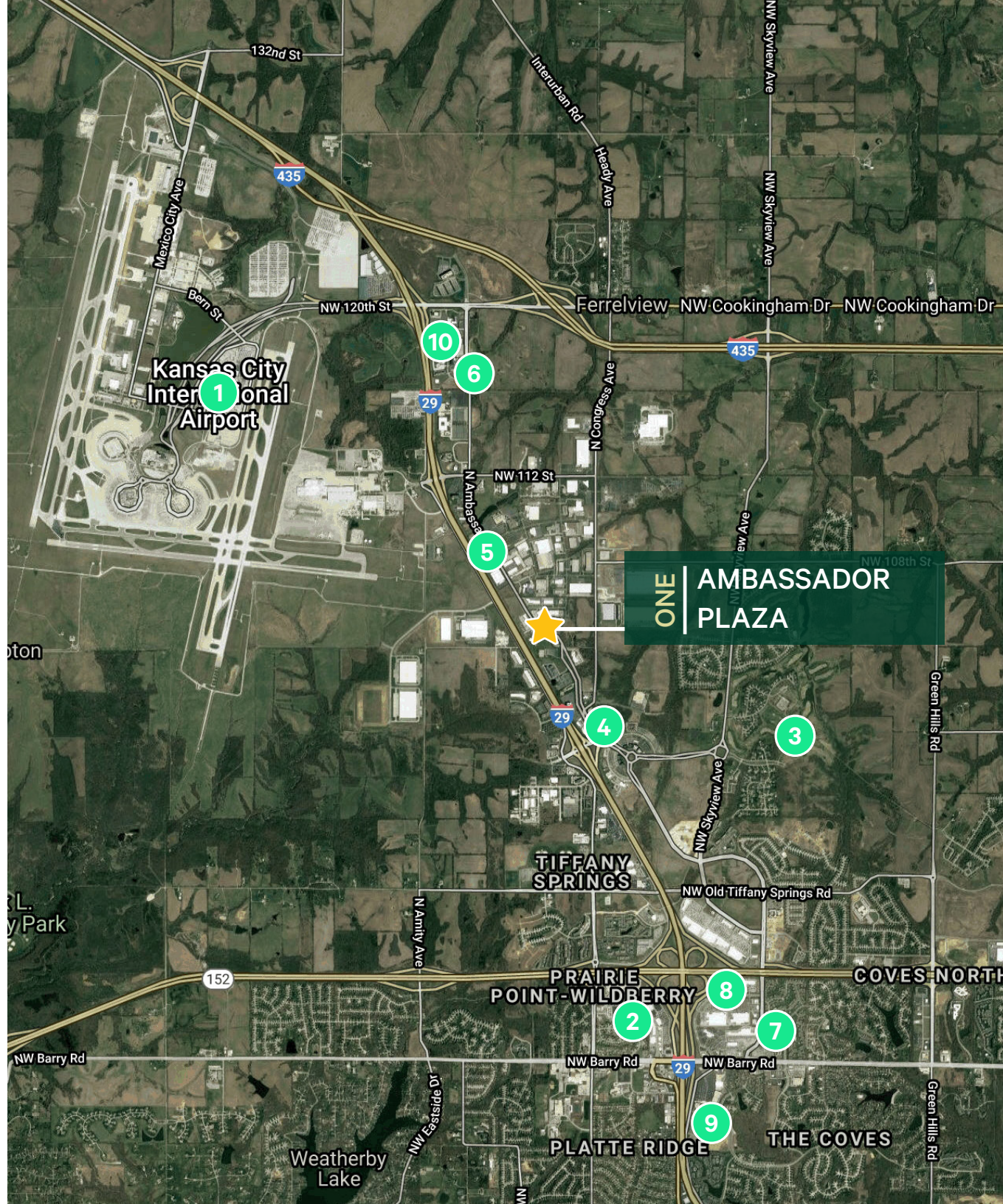
Kansas City Northland is the fastest-growing submarket across greater Kansas City. Since 2010, its population growth of 21.2% has far outpaced the overall Kansas City metro (11.8%).

Source: CBRE Research Q2 2024



# Nearby Amenities

- 1 Kansas City International Airport
- 2 Zona Rosa Town Center
- 3 Tiffany Greens Golf Club
- 4 Embassy Suites, by Hilton
- 5 Old Chicago Pizza and Taproom
- 6 KCI Expo Center
- 7 St. Lukes, North Hospital
- 8 Shops at Boardwalk
- 9 Main Event
- 10 Town Place Suites, by Marriott







## Contact Us

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