

# 12200 N Ambassador Dr Summary Report

## 12200 N Ambassador Dr - The Ambassador Building at KCI



Kansas City, MO 64163 - I-29 Corridor Submarket



### BUILDING

Type	4 Star Office
Tenancy	Multi
Year Built	2001
RBA	271,595 SF
Stories	6
Typical Floor	44,250 SF
Construction	Steel

### LAND

Land Acres	24.00 AC
Zoning	Commercial
Parcels	17-60-14-000-000-011-000

### EXPENSES

Taxes	\$1.91/SF (2021)
-------	------------------

### BUILDING AMENITIES

- Air Conditioning
- Concierge
- Controlled Access
- Direct Elevator Exposure
- Plug & Play
- Property Manager on Site
- Security System
- Signage
- Central Heating
- Conferencing Facility
- Courtyard
- Natural Light
- Pond
- Secure Storage
- Shower Facilities

### FOR LEASE

Smallest Space	1,838 SF	Office Avail	41,991 SF
Max Contiguous	19,186 SF	Office/Med Avail	1,838 SF
# of Spaces	7	Total Avail	43,829 SF
Vacant	0 SF		
% Leased	100.0%		
Rent	\$18.00		
Service Type	Modified Gross		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	206	Office	Direct	1,876	1,876	1,876	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty									
P 2nd	226	Off/Med	Direct	1,838	1,838	1,838	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty									
P 2nd	233	Office	Direct	2,520 - 5,224	5,224	5,224	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty									

This office has a great view looking to the south and west overlooking the new 1.5B international airport. This suite has 5 private offices and 2 large wide open floor plans which can easily be customized to your needs.



# 12200 N Ambassador Dr Summary Report

## 12200 N Ambassador Dr - The Ambassador Building at KCI



Kansas City, MO 64163 - I-29 Corridor Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	405	Office	Direct	3,393	3,393	3,393	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty This space could be move in ready within a couple weeks of you picking out colors and flooring. Tenant Finish \$ available for completing this space to your needs.									
P 6th	600	Office	Direct	6,156	6,156	6,156	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty This office is move-in ready, with 9 private offices, a conference room, a reception desk, a waiting area, and a storage closet. This office has a terrific view looking north over 435 highway.									
P 6th	612	Office	Direct	6,156	6,156	6,156	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty									
P 6th	601	Office	Direct	2,847 - 19,186	19,186	19,186	\$18.00/MG	30 Days	Negotiable
Aristocrat-Realty This floor has a terrific view looking south of the Ambassador building. We are eager to find the perfect tenant to make this space a spectacular office of their own. Tenant finish \$ is available to help transform this unique space into the desired office for you and your company.									

### SALE

Sold Price	Not Disclosed
Date	Oct 2019
Sale Type	Investment

### TRANSPORTATION

Parking	1319 available (Surface);Ratio of 5.87/1,000 SF
Airport	6 min drive to Kansas City International Airport
Walk Score	Car-Dependent (20)
Transit Score	Minimal Transit (22)

### TENANTS

National Beef Packing Company, LLC	41,331 SF	Wilson-McShane Corporation	36,464 SF
Western Governors University	19,746 SF	Zoetis	15,290 SF
Boilermakers National Funds	14,161 SF	Bradken	10,058 SF
Cowork KCI	9,152 SF	International Brotherhood of Boiler-makers	8,222 SF
Aristocrat-Realty	5,150 SF	Jviation	3,815 SF
U.S. Premium Beef	2,919 SF	VMD Corp	2,822 SF
Animalytix	2,700 SF	Gini L Toyne & Associates	2,510 SF
SMART	2,508 SF	Sanders.Law	1,950 SF
Platte County Senior Services Senior Fund	1,600 SF	Tomlinson Chiropractic	1,300 SF
US Congressman Sam Graves	1,179 SF	Micro Market Amenity	627 SF
Parking Company Of America	500 SF		








# 12200 N Ambassador Dr Summary Report

## 12200 N Ambassador Dr - The Ambassador Building at KCI



Kansas City, MO 64163 - I-29 Corridor Submarket

### PROPERTY CONTACTS

Primary Leasing Company 	Aristocrat-Realty 12200 N Ambassador Dr Kansas City, MO 64163 (816) 200-7234 (p)	True Owner	Peachy Airport Parking 12200-NW Ambassador Dr Kansas City, MO 64163 (972) 251-0440 (p)
Recorded Owner	Kansas City Airport Parking, LLC 1220 NW Ambassador Dr Kansas City, MO 64163 (972) 251-0440 (p)	Recorded Owner	Ambassador Building LLC 12200 N Ambassador Dr Kansas City, MO 64163
Previous True Owner	City of Kansas City, Missouri 414 E 12th St Kansas City, MO 64106 (816) 513-1408 (p) (816) 513-1408 (f)	Previous True Owner 	City of KCMO-Aviation Department 601 Brasilia Ave Kansas City, MO 64153 (816) 243-3048 (p)
Previous True Owner 	The City of Kansas City, Missouri 414 E 12th St Kansas City, MO 64106 (816) 513-1500 (p)	Developer 	Turner Corp 2345 Grand Blvd Kansas City, MO 64108 (816) 283-0555 (p) (816) 283-0558 (f)
Property Manager 	Rising Realty Partners 433 S Spring St Los Angeles, CA 90013 (213) 550-4850 (p)		

### MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	-17.1%
Submarket 3-5 Star	13.2%	-1.1%
Market Overall	11.8%	1.6%
Market Rent Per Area	Current	YOY Change
Subject Property	\$19.52/SF	1.6%
Submarket 3-5 Star	\$19.16/SF	1.4%
Market Overall	\$21.89/SF	1.7%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	146,297 SF	52.8%
Months on Market	14.0	-8.6 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$959K	\$3.12M
Market Sale Price Per Area	\$122/SF	\$131/SF

### BUILDING NOTES

The Ambassador Building is a rare Class A office building in the Kansas City metro area. Located at 12200 N Ambassador Dr, this building complex offers many amenities and an unbeatable location adjacent to Kansas City International Airport, currently undergoing a \$1.5B expansion. The Ambassador Building is also a few miles west of a newly announced, 5.5-million-square-foot data center.

Modern building amenities include an on-site kitchen/cafe, game room, conference center, lounge, coworking space, and a soaring light-filled lobby



# 12200 N Ambassador Dr Summary Report

## 12200 N Ambassador Dr - The Ambassador Building at KCI



Kansas City, MO 64163 - I-29 Corridor Submarket

with complimentary coffee service.

Abundant retail, lodging, and dining amenities surround the property, including Marriott, Hilton, Cracker Barrel, Waffle House, Walgreens, and the KCI Expo Center. As of February 2022, a newly approved development at the property's entrance will permit nearby retail expansion, including convenience stores, dining options, additional hotels, and office uses.

The property provides ample surface parking surrounded by attractive water features. Commuting is a breeze with easy access to I-29, I-435, ample surface parking, and NW Cookingham Dr, allowing direct airport access.

