

ENGLEWOOD MEDICAL CENTER

101 NW ENGLEWOOD RD, GLADSTONE, MO



GUIDED PROPERTY TOURS

Property inspections will be made only by appointment and arranged through Newmark Zimmer. Inquiries should be directed to:

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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Newmark Zimmer Midwest Capital Markets (NZ), as exclusive advisor, is pleased to present the opportunity to acquire the fully occupied Englewood Medical Center (the "Property"), a ±25,607-square-foot multi-tenant medical office building located at 101 NW Englewood Road, Gladstone, Missouri 64141.

The Property is currently 100% leased to five tenants with a weighted average lease term of 5.9 years and attractive NOI growth through contractual rent increases. Constructed in 1999, the Property is situated on a 4.23 acre parcel with ample surface parking for tenants and visitors. Englewood Medical Center is centrally located within the rapidly growing Northland submarket offering exceptional regional access with proximity to I-35 and I-635, Missouri Highways 69 and 169.

INVESTMENT HIGHLIGHTS

- ▶ Strong submarket demographics, with population growth above the national average and excellent school districts
- ▶ Fully occupied with 5.9+ Year WALT
- ▶ Strategically located along retail corridor, one block away from brand new Price Chopper
- ▶ Great interstate access to Highway 169, I-35 and I-29

5.9

WALT (YEARS)

25,607

SQUARE FEET

5

TENANTS

100%

OCCUPIED





02

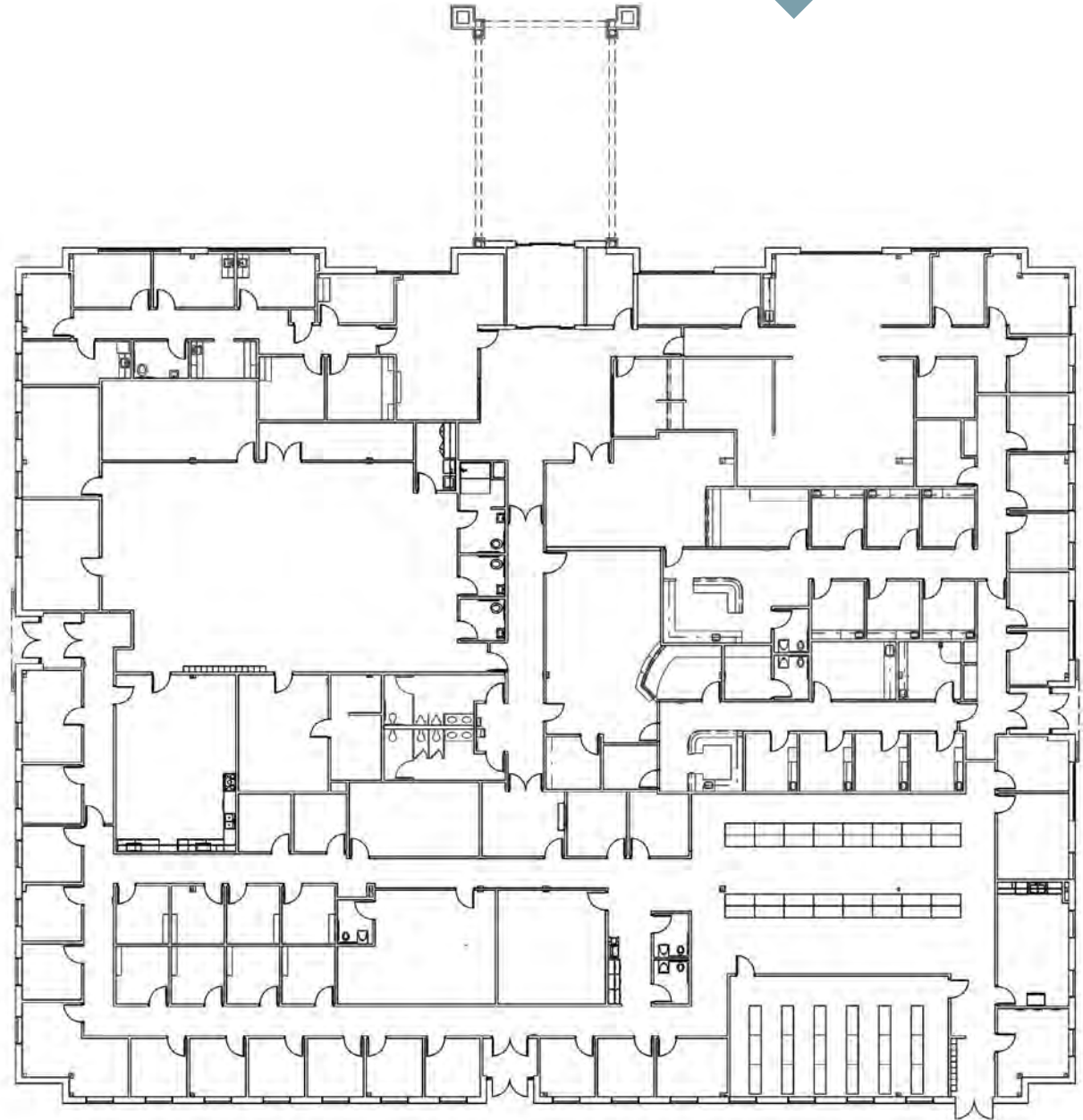
PROPERTY DESCRIPTION

PROPERTY DETAILS

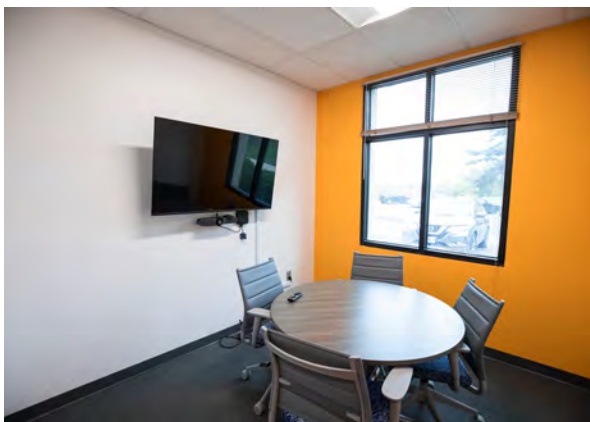


Property Name	Englewood Medical Center
Address	101 NW Englewood Rd
City, State, Zip	Gladstone, MO 64141
County	Clay
Rentable Square Feet	25,607
Year Built	1999
Percent Leased	100%
Number of Existing Tenants	5
Number of Stories	1
Zoning	CP-0 Planned District, Non-Retail (Office)
Parking Stalls	187
Parking Ratio	7.3/1,000
Parcel Number	13909000202501
Site Area	4.23 Acres

FLOOR PLAN



TENANT OVERVIEW: EASTERSEALS MIDWEST



Suite	150
SF	15,751
Website	easterseals.com
Locations	12
Headquarters	St. Louis, MO
Entity Type	501(c)(3)
FY 2022 Revenue	\$90M



Kansas City North | Autism, Employment, & Home Visiting Services

Easterseals Midwest is an affiliate of Easterseals, America's largest nonprofit health care organization. Today and every day, Easterseals offers indispensable resources to more than a million people and families living with a disability annually. Their best in class, inclusive services are provided through a network of 75 local Easterseals in communities nationwide.

Easterseals Midwest services are custom designed in and for the communities they serve, supporting more than 6,500 children and adults with disabilities across Illinois, Kansas, and Missouri, helping to build a world where all people have equal opportunity to realize their goals, dreams, and aspirations. Easterseals offers hundreds of home and community based services and supports— across four service areas: Autism, Early Childhood, Employment, and Community Living.

TENANT OVERVIEW: KU HEALTH SYSTEM

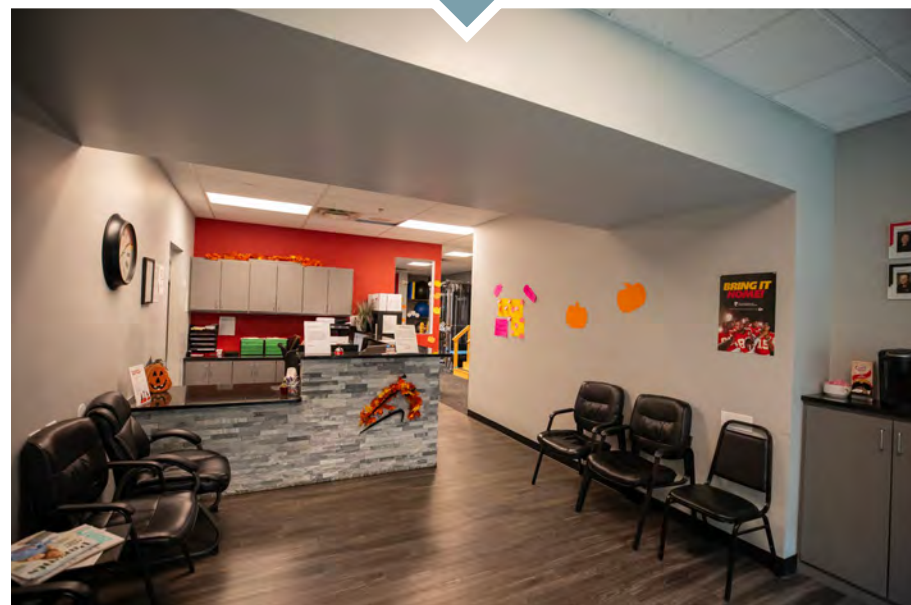


Suite	103
SF	2,879
Website	kansashealthsystem.com



At this specialty care location in Gladstone, KU offers a convenient option for those seeking endocrinology and women's health specialty care in the northland. KU's women's health care teams specialize in complex gynecological and reproductive healthcare, including the most advanced diagnostic and surgical procedures, high-risk pregnancies and obstetrical care. Their endocrinology specialists, including certified diabetes educators, provide holistic care for those living with diabetes and other endocrine diagnosis. KU's allergy and clinical immunology specialists provide services including allergen skin testing, allergy immunotherapy (shots) and testing for food and medication allergies.

TENANT OVERVIEW: PREFERRED PHYSICAL THERAPY



Suite	110
SF	2,586
Website	preferredptkc.com



Since 2004, Preferred Physical Therapy's award winning team of therapists have stayed on the cutting edge of care through ongoing education and certifications—making Preferred Physical Therapy your go-to for specialized, one-on-one care. Preferred Physical Therapy specializes in Aquatic Therapy, Pelvis Floor Rehabilitation, Chronic Pain, Manual Therapy, Sports Therapy, and Orthopedic Therapy

TENANT OVERVIEW: AGGARWAL ALLERGY & ASTHMA



Suite	140
SF	2,259
Website	allergykc.com

+ AGGARWAL ALLERGY AND ASTHMA PEDIATRIC & ADULT

Aggarwal Allergy Clinic was founded in 1986 by Jag Aggarwal MD, who was later joined by his wife Dr. Neelam Aggarwal MD, with the vision of creating an Allergy practice that treats every patient with dignity and first-rate care. Aggarwal Allergy Clinic has now expanded to three locations with a focus on nurses and office staff that are highly-trained and exceptionally friendly

TENANT OVERVIEW: QC KINETIX



Suite	190
SF	2,132
Website	qckinetix.com

QC Kinetix® NON-SURGICAL REGENERATION

With over 150 locations throughout the United States, QC Kinetix provides comprehensive regenerative medicine, including biologic therapies, laser therapy, nutritional support, and rejuvenating treatments. Their goal is to empower clients against their pain. QC Kinetix treats everyone from professional athletes and weekend warriors to aging adults who want to remain active. Their regenerative treatment options don't just mask your symptoms — they are designed to maximize the body's ability to recover from the inside out. At QC Kinetix, they intend to provide improved function and mobility to enhance quality of life.

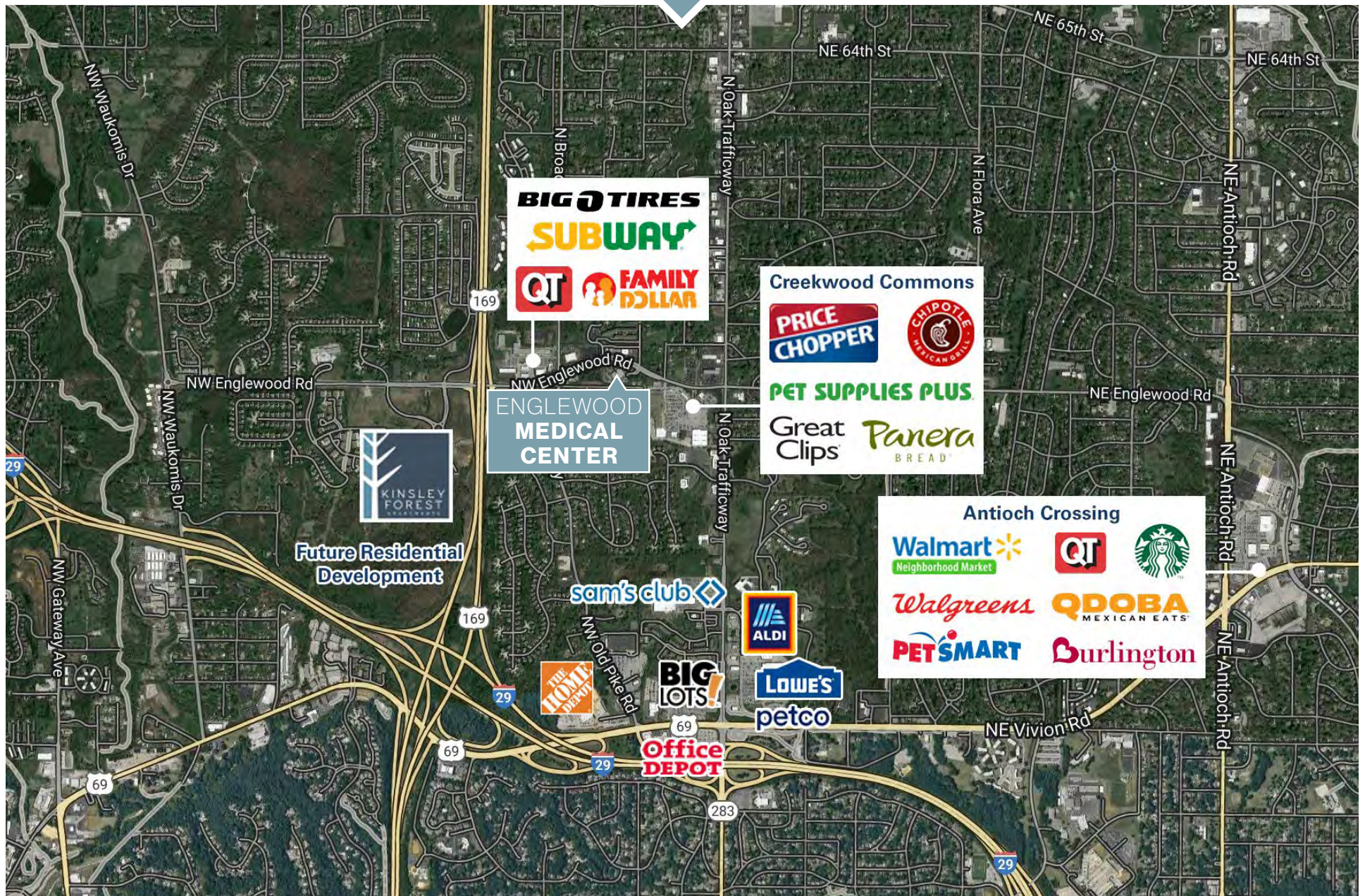
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1 Mile	10,777
3 Mile	78,819
5 Mile	165,598

1 Mile	4.918
3 Mile	34.501
5 Mile	72.269

1 Mile	\$93,162
3 Mile	\$97,443
5 Mile	\$100,334

PROPERTY LOCATION



03

**MARKET
OVERVIEW**



MARKET OVERVIEW

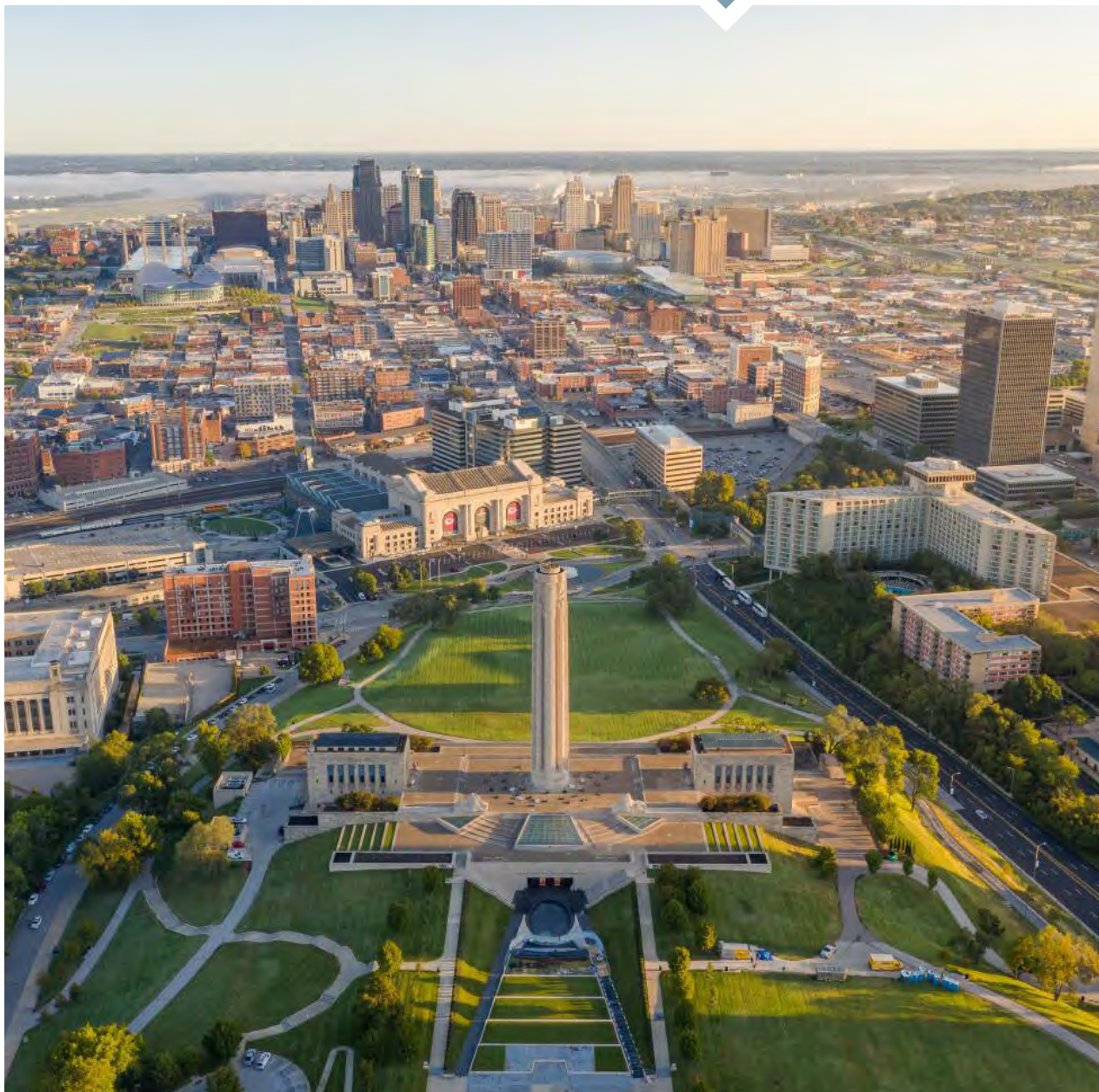
GLADSTONE OVERVIEW

Gladstone is a city in Clay County, Missouri with a population of 27,063. The city is a suburb of and completely surrounded by Kansas City, Missouri. Gladstone has the advantage of being located only 10 minutes from downtown Kansas City businesses and activities, including the Power & Light District, the River Market, and only 10 minutes from Kansas City International Airport (MCI). Gladstone is centrally located in the Northland with access to major highways making it easy to commute throughout the entire Kansas City metro area.

KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.7 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.



KANSAS CITY RANKINGS



#1 City to Work Remotely

Iceland Air, 2022



Best Airport in the United States

Travel Awaits, 2023



#3 Best-Paying City for Recent College Grads

Self, 2021



Best Cities to Live in America

Niche, 2021



Top 10 Best Places to Visit in 2024

Wall Street Journal



23 Best Places to Go in the U.S. in 2023

Traveler



Great American City for Creatives

Thrillist, 2022



Best in Travel 2024

Lonely Planet



#2 City to Watch for Rental Activity in 2024

Rent Café



52 Places to Go in 2024

The New York Times



KANSAS CITY: BIG WINS



\$1.5 BILLION NEW KANSAS CITY INTERNATIONAL AIRPORT TERMINAL

Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.

**BEST
AIRPORTS
IN THE U.S.**
TRAVEL &
LEISURE

GOOGLE \$1B DATA CENTER

Google will locate a new data center in Kansas City, investing \$1 billion and supporting up to 1,300 jobs. The data center, the company's first in Missouri, will accompany contributions from Google to the region's workforce and energy infrastructure. "We have reached an important inflection point for tech innovation like AI, and data centers are the backbone of this progress," said Monique Picou, Global Vice President of Cloud Supply Chain and Operations at Google. "Our announcement today is a testament to the resources, talent and welcoming spirit of the Kansas City community. Together, Kansas City and Google will help power America's digital future and we are excited to contribute to the bright future of the region."



KANSAS CITY: BIG WINS

*Largest economic development
project in the history of Kansas*

Panasonic



PANASONIC \$4B EV BATTERY PLANT

In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. More than **4,000 people** will be employed at the Panasonic plant and the project is estimated to deliver **\$2.5 billion in annual economic benefit** to the Kansas City region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.

META DATA CENTER GOLDEN PLAINS TECHNOLOGY PARK

Facebook's parent company Meta Platforms, Inc., is investing more than \$800 million in building a nearly 1-million square foot hyperscale data center on 375 acres at Golden Plains Technology Park in northern Kansas City. The company announced its Kansas City location will become one of the world's most sustainable data centers, adding renewable energy to the region's local grid and achieving net-zero carbon emissions. Meta has acquired an additional 508 acres at the park, leaving potential for further investment.

KANSAS CITY: BIG WINS



KC CURRENT STADIUM

In 2024, the Kansas City Current opened the CPKC stadium. The \$117M stadium seats 11,500 and is the first professional women's sport stadium in the world. CPKC Stadium at Berkley Riverfront Park will be the anchor of the ongoing riverfront development project undertaken by Port KC. In this stadium, KC Current not only signals its commitment to its athletes and fans, but its commitment to Kansas City.

The KC Current, along with Palmer Square Real Estate Management and Marquee Development, recently broke ground on a \$200 million expansion along the riverfront. The development will include 429 multi-family homes, 48,000 square feet of retail and more than two acres of riverfront gathering space, including a town square and riverfront promenade.

2026 WORLD CUP HOST CITY

Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs.

\$652
MILLION
ESTIMATED
ECONOMIC
IMPACT

Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.572 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$652 million in incremental economic activity as a result of World Cup matches according to a study.

KANSAS CITY: ECONOMY

The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.

MAJOR EMPLOYERS

ORACLE

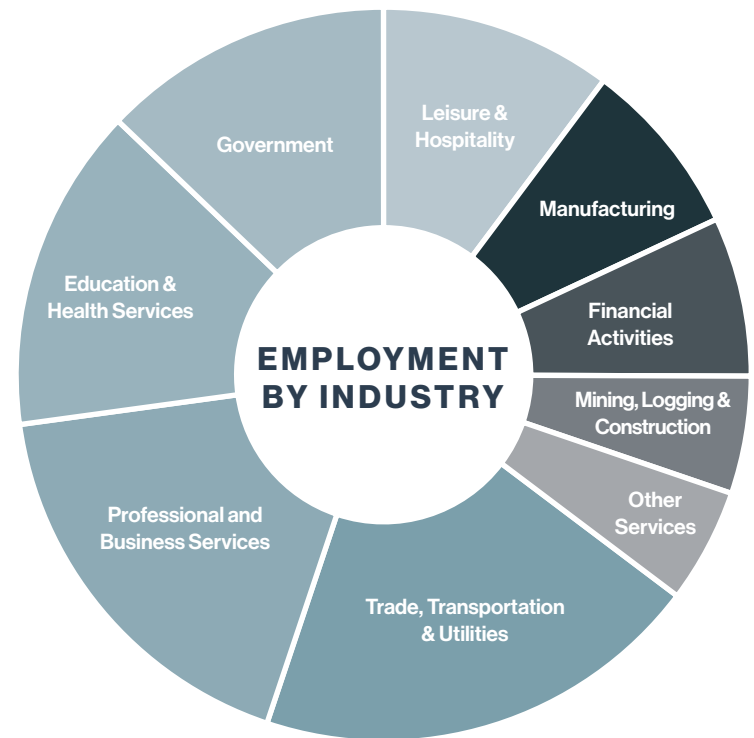
GARMIN™

Hallmark

AMC
THEATRES®

American Century
Investments®

H&R
BLOCK



MARKET DEMOGRAPHICS



2.7M

KANSAS CITY MSA
POPULATION



\$328,700

MEDIAN HOME
SALE PRICE



\$75,280

MEDIAN HOUSEHOLD INCOME
(10% ABOVE NATIONAL MEDIAN)



37.6

MEDIAN AGE
(U.S. 38)

KANSAS CITY: ECONOMY



\$104.7 Million

Impact on Payroll due to the Additions



16 COMPANIES

Attracted to the Greater Kansas City
Area in 2024



\$1.8 Billion

Capital Invested in 2024



1,498

New Jobs in 2024

ATTRACTING BUSINESS TO KANSAS CITY

In 2024 Kansas City attracted 16 new companies to the region, driving \$1.8 billion in capital investment, 1,498 new jobs, \$104.7 million in wages and 2.3 million square feet of new space.

COST OF LIVING COMPARISON

CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
Kansas City, MO	91.1
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

Source: The Council for Community and Economic Research, Annual Average 2024

FISERV OPENS REGIONAL HUB IN OVERLAND PARK

Fiserv, a global financial technology company, is establishing a new regional hub in Overland Park, Kansas, near Kansas City. The hub is expected to create 2,000 jobs and have a projected \$6.5 billion economic impact over the next decade.

fiserv.



KANSAS CITY: ENTERTAINMENT & TOURISM



28.4M

ANNUAL
VISITORS

\$6.7B

ANNUAL TOURISM
ECONOMIC IMPACT

12.1M

ANNUAL KCI
AIRPORT PASSENGERS

Source: Visit KC

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.

CONFIDENTIALITY & CONDITIONS:

This Offering Memorandum was prepared by Newmark Zimmer (“NZ”) and has been reviewed by Zimmer Investors 199, L.C. (“Owner”). It contains selected information pertaining to 101 NW Englewood Road, Gladstone, Clay County, Missouri 64118 (“Property”) and does not purport to be all-inclusive or to contain all of the information which a prospective Purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective Purchasers through NZ.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal, without notice, and does not constitute a recommendation, endorsement or advice as to the value of the Property by the Owner or NZ. Information furnished regarding Property stems from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Each prospective Purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and NZ expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any Purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NZ is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of NZ and may be used only by parties approved by NZ. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to NZ immediately upon request of NZ or Owner, and (ii) that this Offering Memorandum may not be copied or otherwise reproduced or disclosed to anyone without the prior written authorization from NZ or Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to NZ. The property is being sold “as is, where is” and subject to all faults. Buyer acknowledges that it is not relying on any representation or warranty of NZ, Owner or any agent or representative of Owner.

OFFERING PROCEDURE

Owner and NZ will assess the qualifications of any party submitting a non-binding letter of intent in accordance with Seller’s objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to price, timing of closing, and the perceived ability of the purchaser to complete the transaction.

BIDDING PROCESS

The Owner reserves the right to reject any or all offers to purchase and reserves the right to terminate discussions with any prospective purchasers at any time without notice or cause.

DEADLINE

Notification will be sent calling for offers on a specific date. Offers should be submitted in the form of a nonbinding letter of intent and should specify the following:

- Offering Price
- Due Diligence Requirements
- Closing Period
- Earnest Money Deposit
- Contingencies
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt, if applicable)
- Any other information having direct bearing on the purchaser’s ability to close the proposed transaction.

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FOR MORE INFORMATION

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