



CAMBRIDGE CREST

41.33 ACRES LAND SITE
Multi-Use Options

Cambridge Business Park
Kansas City, Missouri

CAMBRIDGE CREST



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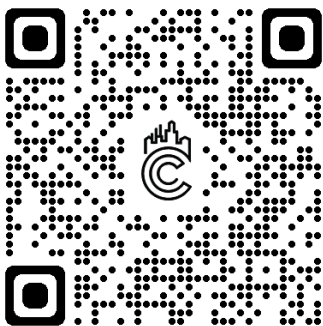
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BUILD TO SUIT OFFICE - INDUSTRIAL - MIXED USE

270° PANORAMIC VIEWS OF DOWNTOWN KANSAS CITY



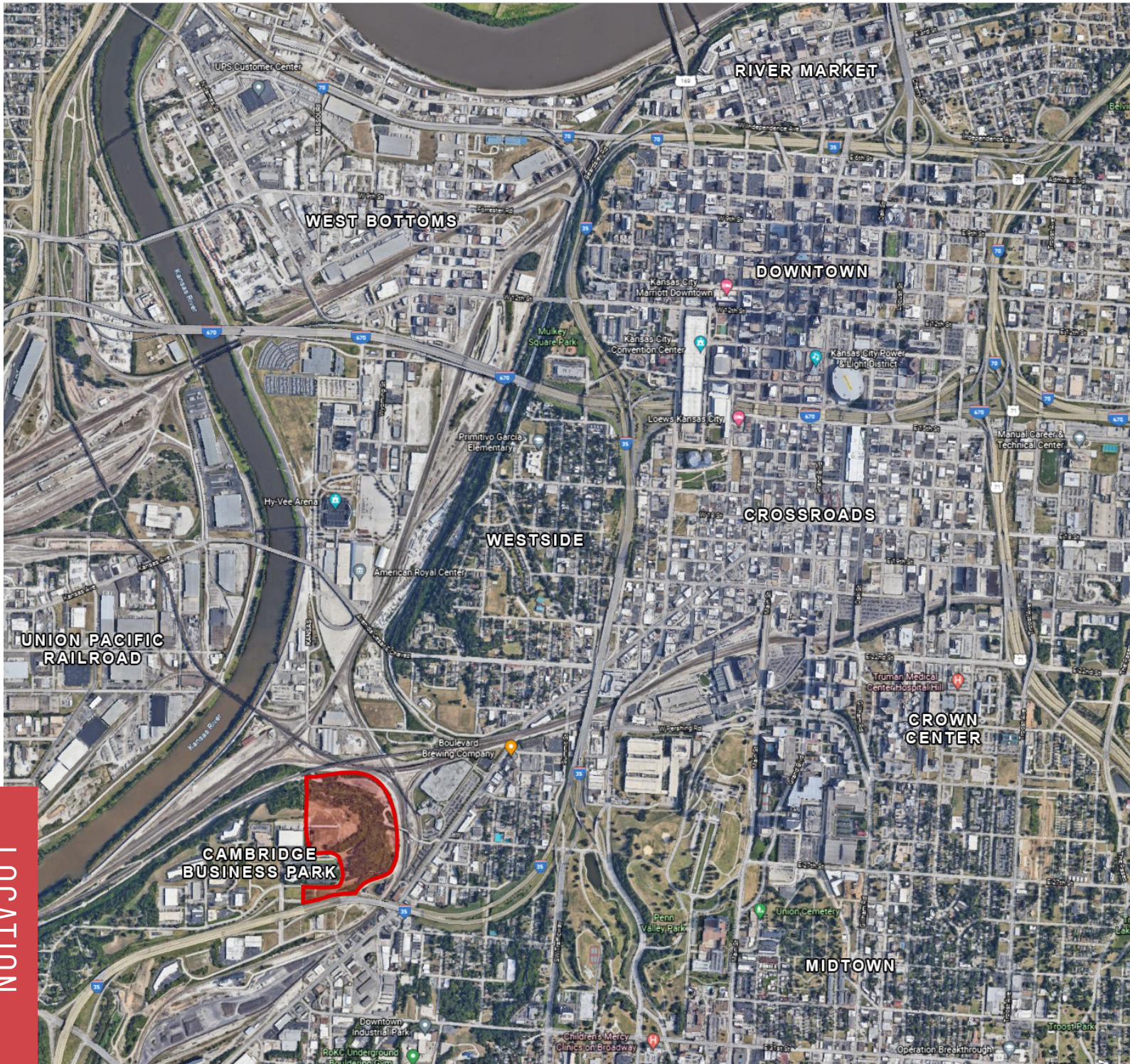
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GAMMA BRIDGE CREST

CENTRAL TO THE HEART OF THE METRO



LOCATION

DOWNTOWN KANSAS CITY

BY THE NUMBERS

34 Percentage of Kansas City jobs concentrated in downtown

110,615 Number of wage and salaried workers

26.5 Million Square footage of commercial office space

8+ Million Number of streetcar riders

50 Percentage of the 31,000 people living Downtown between the ages of 20-34

9 Billion Dollars invested in completed developments (or those under construction) in downtown

281 Eat and drink locations from international flavor to unrivaled craft beer breweries

3400 Hotel rooms offered in over 20 hotels

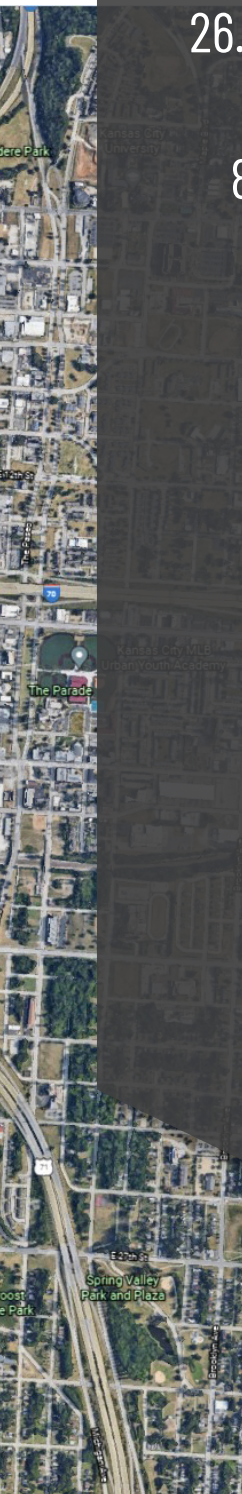
43 Residential complexes including apartments and lofts offered in the Downtown District

URBAN LIVING

Thousands of new, character-rich lofts line the re-energized streets of downtown. The variety of living options along with a downtown grocery, retail, and dining offerings make working and living downtown an attainable reality for those seeking the urban lifestyle. Cambridge Crest sits just 2 miles southwest of Downtown and a mile southwest of the Crossroads Arts District.

ENTERTAINMENT

The Cambridge Site is just minutes away from the Power and Light District, downtown's premier entertainment district as well as the T-Mobile Center, recognized in the Top 5 of America's busiest arenas and a Top 15 worldwide venue. Downtown Kansas City is the prime location for dining, live music and nightlife.



CAMBRIDGE

CAMBRIDGE CREST



- This rare land site is extremely well positioned in a very **strong economic market** in Downtown Kansas City which lends itself to an advance workforce.
- **41.33-Acre Site** with proposed development of build-to-suit office, industrial park, or mixed-use concept
- The site is located in an **Opportunity Zone**, which provides an abundance of tax credits.
- Within **Cambridge Business Park** which currently holds 47 high-profile office and industrial tenants
- Perfectly situated providing the site with **270 degree panoramic views** of Downtown Kansas City
- Road infrastructure built on the property and current zoning provides multitude of uses under **Zoning M1-5**.



CONCEPTUAL PLAN





BUSINESS CENTER 3

BUSINESS CENTER 2

10 CAMBRIDGE

BUSINESS CENTER 5

BUSINESS CENTER 1

BUSINESS CENTER 4

WEST 26 TERRACE

BUSSTATE DRIVE

ASHIE AVENUE

BOOTH STREET

GREYSTONE AVENUE

FRANKLIN ST

CAMBRIDGE DRIVE

W 29th STREET

CLAYTON AVENUE

SOUTHWEST BOULEVARD

ADAMS STREET

ON THE APEX OF KANSAS CITY



- **Centrally located** by an abundance of premier retail and entertainment destinations, vibrant restaurant districts, hotels, golf courses, expanding walking and biking trail networks, and an unparalleled transportation network.
- Offers convenient and **direct access to I-35 and I-70**, the area's two main thoroughfares
- **Prominent Signage** Available along I-35
- Average daily traffic volumes show **90,000 vehicles** traveling along I-35 daily

LEGEND

■ PROJECT SITE

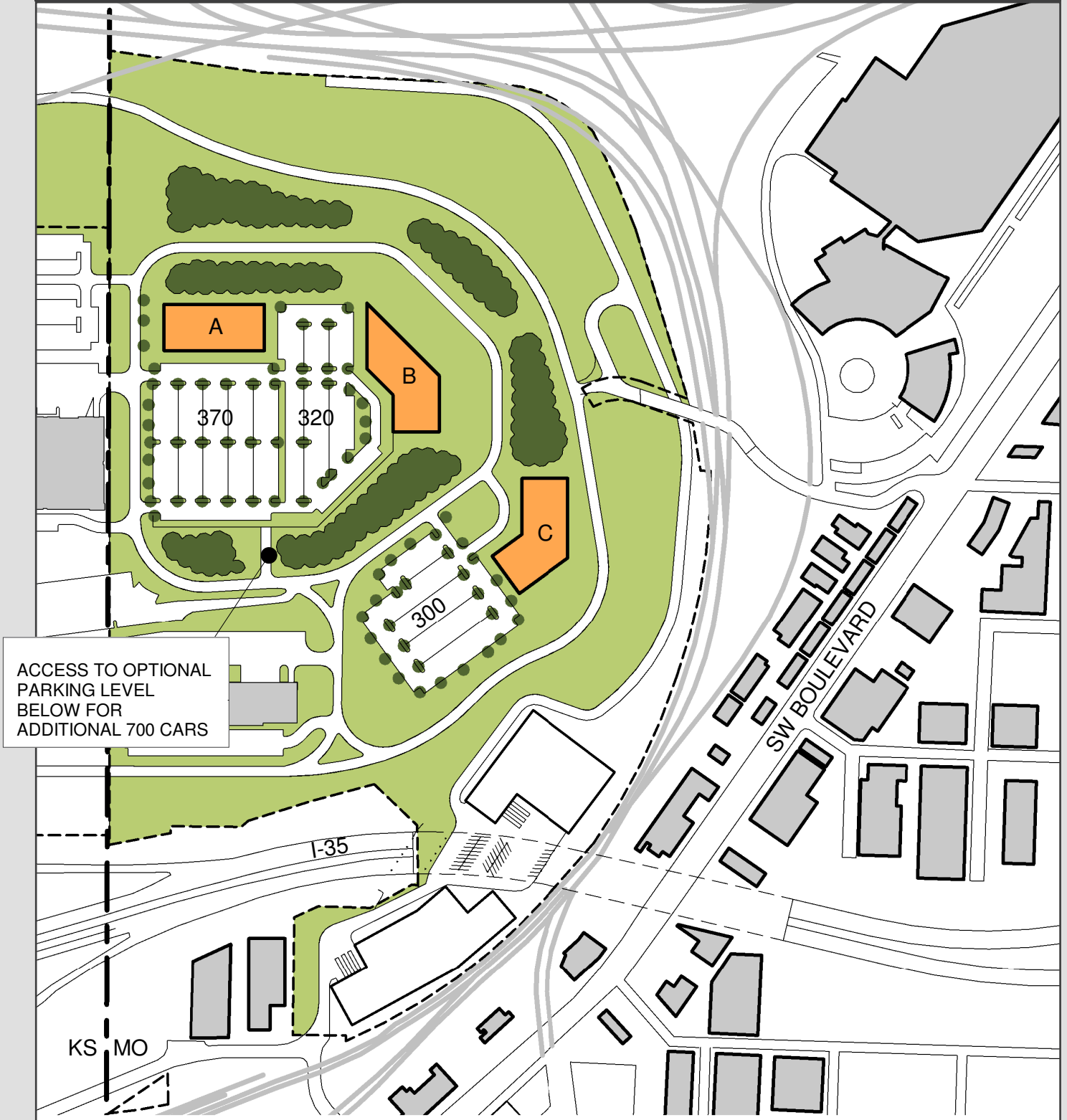
BUILD-TO-SUIT OFFICE

Cambridge Crest provides an ideal extension of the existing office business park. Cambridge Business Park currently exists of 13 buildings, 464,521 square feet of light industrial and office space with approximately 47 long-standing tenants.

- Three (3) proposed Class A office buildings
- 30,000 SF floor plates accommodating small and large businesses
- High parking ratios
- Options for structured/secured parking garages
- Landscaped business-park setting with downtown views



OPTION 1 - BUILD-TO-SUIT OFFICE



ACCESS TO OPTIONAL
PARKING LEVEL
BELOW FOR
ADDITIONAL 700 CARS

BUILDING A

- 3 Story Office
- 75,000 SF
- 370 Surface Parking

BUILDING B

- 3 Story Office
- 90,000 SF
- 320 Surface Parking

BUILDING C

- 3 Story Office
- 90,000 SF
- 300 Surface Parking

INDUSTRIAL

Cambridge Crest is centrally located to the metro's wide network of local and regional distribution centers. The location provides the ideal location from a metro-wide service contractors to large distributor or last-mile logistics delivery providers.

- Three (3) proposed office-warehouse, flex, showroom buildings ranging from 48,000 SF to 97,000 SF
- High parking ratios
- Landscaped business-park setting with downtown views



OPTION 2 - INDUSTRIAL



BUILDING A	62,000 SF
BUILDING B	51,000 SF
BUILDING C	51,000 SF
BUILDING D	48,000 SF
BUILDING E	97,000 SF

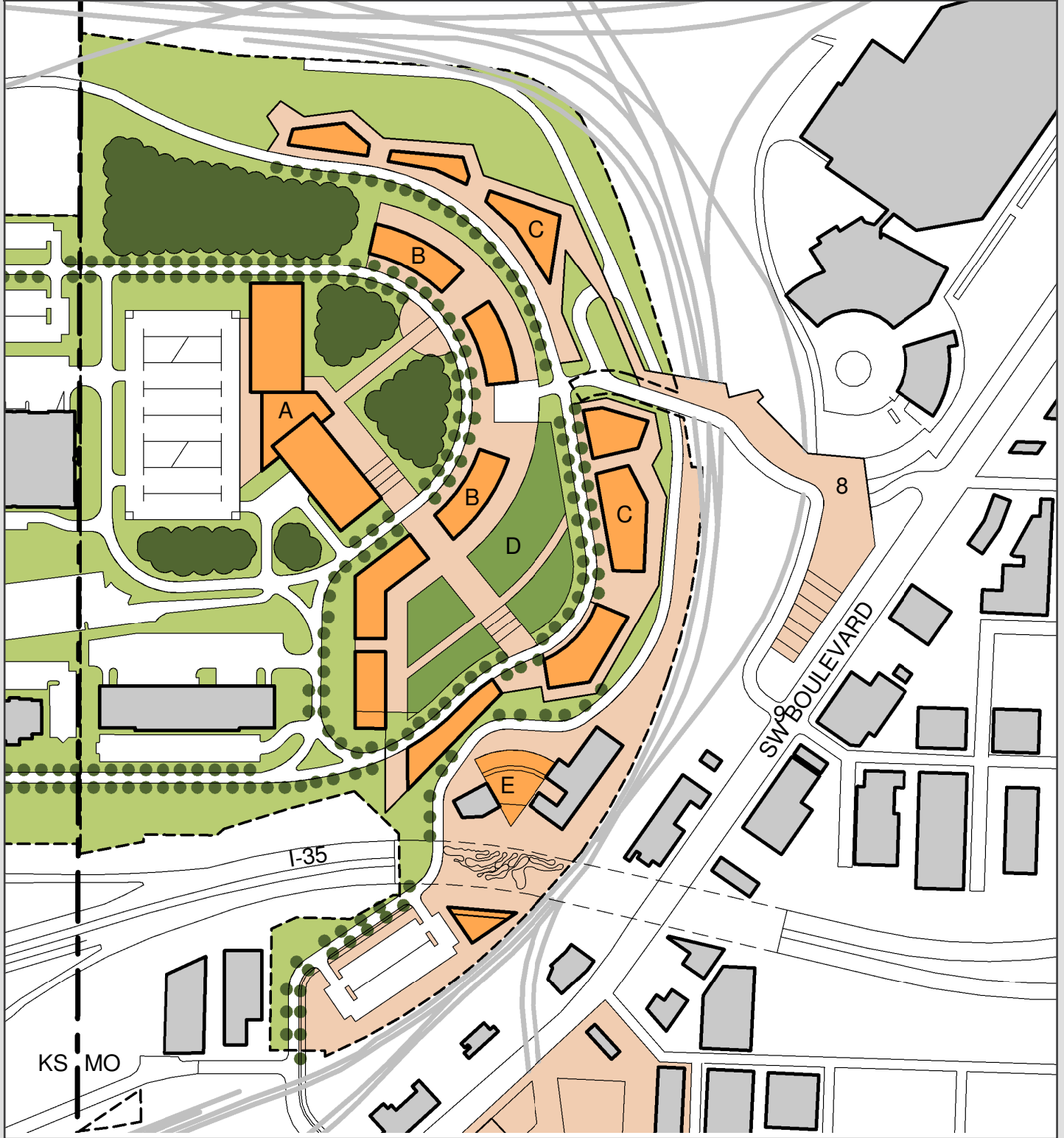
MIXED-USE

The Kansas City Crossroads, Downtown, Country Club Plaza are closely located that developments that continue to grow through the lifestyle trends and powerful migration back to the urban center. Creative mixed-use development would provide new retail, office, and residential possibilities as those trends continue.

- The ability to develop a 10+ building mixed-use community providing downtown views and easy connectivity.
- Perfect location for a community promoting livability, walk-ability, and diversity of use.
- Commercial office, retail, multi-family, and vertical mixed-use buildings, connected by trails and landscaping.



OPTION 3 - MIXED-USE



BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E

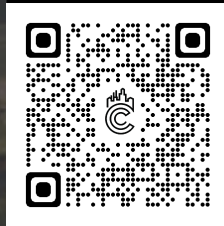
Corporate Headquarters (360,000 SF)
Office & Retail
Residential & Mixed-Use
Green Space over Parking Structure
Recreation Area



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