



 **SCRIPPS**
SALE-LEASEBACK

4720 OAK STREET, KANSAS CITY, MO

Absolute Triple Net Sale-Leaseback Opportunity

100% Leased to The E.W. Scripps Company

10 Years of Term

CONTACT:

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KEY SELLING POINTS



SALE-LEASEBACK FOR 10 YEARS PROVIDING LONG-TERM, STABLE CASH FLOWS



MISSION-CRITICAL, SPECIALIZED OFFICE FACILITY 100% LEASED TO ONE OF THE NATION'S LARGEST LOCAL TV BROADCASTERS



PREMIER NEIGHBORING AMENITIES WITH PROXIMITY TO THE COUNTRY CLUB PLAZA AND THE UNIVERSITY OF MISSOURI-KANSAS CITY



STRATEGICALLY LOCATED IN ONE OF THE MOST ACCESSIBLE INFILL LOCATIONS IN THE KANSAS CITY METRO



VIBRANT AND DIVERSE LOCAL DEMOGRAPHICS



BUSINESS-FRIENDLY CLIMATE



PROPERTY OVERVIEW

ADDRESS 4720 Oak Street, Kansas City, MO 64108

SITE AREA 2.2 Acres (95,832 SF)

YEAR BUILT 1982

BUILDING SIZE 48,861 SF

OCCUPANCY 100%

FLOORS Two + basement

ZONING R-0.5 (High Apartments/Admin Office)

PARCEL NUMBER 30-530-01-07-00-0-00-000

PROPERTY DESCRIPTION

BUILDING HEIGHT 32'

WALLS & STRUCTURE Concrete block, Unprotected steel

FLOORS Concrete on grade, Poured concrete on metal deck

ROOF Metal deck with non-combustible covering

INSULATION Non-combustible

CONSTRUCTION NOTES The building is 3 floors with the bottom level partially below grade in front and at grade in the rear

PROTECTION Fire detectors, Fire Hydrants, Fire Sprinklers



SITE PLAN



PREMIER AMENITY BASE WITH PROXIMITY TO THE COUNTRY CLUB PLAZA AND UMKC

The Property is minutes from The Country Club Plaza, The University of Missouri-Kansas City, Kansas City's thriving entertainment district, best-in-class shopping centers, and a vibrant culinary scene.

The surrounding demographic is diverse and well-educated, with 51% of the population within a 3-mile radius having earned a bachelor's degree or higher. This offers a highly educated workforce, which is complemented by the Property's close proximity to the University of Missouri-Kansas City. This creates a dynamic and vibrant community that supports a wide range of services and amenities.

WITHIN A 5-MILE RADIUS

<p>265K+ Total Population</p>	<p>\$97.5K Average Household Income</p>	<p>35 Median Age</p>
<p>46% Bachelor's Degree or Higher</p>	<p>\$290K Median Home Value</p>	<p>123K+ Housing Units</p>

SOURCE: ESRI



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4720 Oak St serves as the TV station and office for The E.W. Scripps Company, operating as KSHB (NBC 41) and KMCI (38 The Spot). The facility boasts state-of-the-art broadcasting infrastructure, including dedicated studio spaces, control rooms, and comprehensive newsroom facilities. With two dedicated studio spaces and a helipad, the property offers an exceptional setting for efficient and high-quality media production.

Scripps has owned and operated the building for over four decades and presents a sale-leaseback opportunity for 10 years at market rates on a triple net basis with 2.5% annual increases, providing investors with stable and predictable cash flow for years to come.

LEASEHOLD INTEREST

TENANT	The E.W. Scripps Company ("Scripps")
LEASE STRUCTURE:	Absolute Triple Net (NNN)
LEASE EXPIRATION:	120 months from closing date
REMAINING TERM:	120 months
YEAR 1 NOI (PSF):	\$15.00 PSF
RENTAL ESCALATIONS:	2.5%
RENEWAL OPTIONS:	Two (2) Five-year options



THE E.W. SCRIPPS COMPANY

Since being founded in 1878, The E.W. Scripps Company ("Scripps") has become one of the nation's largest local and national news and entertainment companies. Scripps offers comprehensive media coverage to over 40 markets and reaches households across the U.S. with their Local Media Division and Scripps Networks Division. Scripps' Local Broadcast Group is comprised of more than 60 stations, including 42 Big Four network affiliates. The Scripps Networks segment is comprised of a powerful portfolio of news and entertainment networks that reach every U.S. TV household through over-the-air broadcast, cable and satellite and all the major connected TV platforms.



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