



RETAIL



OFFICE





MARKET INFORMATION

The Metro

Kansas City is known as “The Heart of America,” located within 250 miles of both the geographic and population centers of the United States. The Kansas City metropolitan statistical area (MSA) encompasses 18 counties and more than 50 communities. Its population of more than 2 million, which reflects a growth rate of 13.4% since 2000, is expected to surpass 2.1 million residents by 2019. Kansas City boasts a highly educated workforce and a favorable unemployment rate of 5.2%, both of which are key indicators of the vibrant Kansas City economy. Well-known for its spacious parkways and numerous parks, the Kansas City metro area has an excellent quality of life and a unique sense of community. Kansas City is also a regional hub of the United States federal government—an element that provides a stable base upon which the local economy is built. Additionally, Kansas City has a well-developed transportation and distribution network with 30% more interstate miles per capita than any other city in the world.

The City of Leawood

Leawood is home to many of the Kansas City area’s most upscale neighborhoods. With just over 33,000 residents in more than 12,000 households, the average home value is more than twice the metro average at \$488,695. Residents are well-educated and affluent, with more than 73% holding a Bachelor’s Degree and earning an average household income of more than \$158,000. The City is currently one of the fastest growing in the state of Kansas with an estimated 981 business establishments located in Leawood, which employ approximately 17,100 people.

Some of the best places to shop, dine and play in the Kansas City area are found in Leawood. The 119th Street and Nall intersection is the hottest retail corridor in the metro including notable local retail development Park Place Village. Restaurants include 801 Chophouse, 801 Fish, RA Sushi, Gordon Biersch, California Pizza Kitchen, Bristol Seafood, Hereford House, Houlihan’s, LongHorn Steakhouse. Leawood’s vibrant arts community adds to the quality of life for its residents and includes theater groups, musical ensembles, numerous outdoor concert series and children’s arts programming.

KC Metro Average Household Income | \$73,853

City of Leawood Average Household Income

\$158,448

KC Metro Average Home Value | \$210,089

City of Leawood Average Home Value

\$488,695

KC METRO
BACHELOR'S DEGREE OR ABOVE
33.3%

CITY OF LEAWOOD BACHELOR'S DEGREE OR ABOVE
SEVENTY THREE. THREE%



Map data ©2013 Google Imagery ©2013 DigitalGlobe, U.S. Geological Survey, USDA Farm





RETAIL BY KBS

Park Place is Johnson County's destination for local boutique shopping. Nestled in the wealthiest zip code in the Kansas City metropolitan area, the property is located in the heart of the area's exclusive retail and dining hub.

Surrounded by 372,000 square feet of office space and 177 units of fashionable apartments and town homes, the property offers access to both professionals and residents combining luxury living with urban energy. With an additional 175 units under development, Park Place enjoys a captive audience to complement its destination reputation. In addition to the current blend of tenants, current leasing activity is focused on the active pursuit of unique brands to enhance the existing tenant mix and provide amenities to this captive audience of professionals and residents.

City of Leawood | TOTAL SPECIFIED
CONSUMER EXPENDITURES
\$16,746,000

Park Place provides the one-of-a-kind shopping experience that cannot be found anywhere else in the Kansas City metro. It is primed to become the go-to destination for area residents seeking an alternative to big box, national chain shopping.

PARK PLACE

BY **KBS**



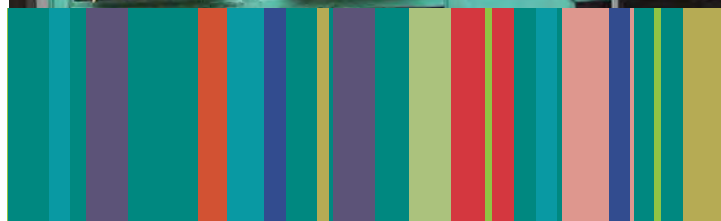
TENANT DIRECTORY

Suite #	Boutique
F06	Altar Bridal
I04	Alysa Rene Boutique
B30	EJ's Boutique
G25	Etiquette Boutique
B03	Fitness Culture
F03	Geno's Clothiers
G10	Title Nine
Health and Beauty	
G30	Bare Esthetics
B08	Hand & Land
B25	Le Reve
A09	Michael Shae Salon
I05	Orangetheory
G60	The Bar Method
A05	The Gents Place
Restaurant	
I04	801 Chophouse
J01	810 Fish
G05	BurgerFi
H01	California Pizza Kitchen
A08	Carma
D01	Gordon Biersch
B01	Ingredient
A03	Pickleman's
A01	Pig & Finch
I02	Ra Sushi
F02	The Grille at Park Place
Specialty	
G20	Dazzle Pawz
F05	Flowers by Emily
B15	Mackech
A02	Picasso Exotic Aquatics
G50	Pinot's Palette
G35	Romanelli Sun Galleria
G40	Tallulahbelle's
A06	The Learning Tree
Specialty Food	
B10	Cupcake A La Mode
F01	Paciugo
G45	Parisi Cafe'
G55	t. Loft
Available Space	
B20	Vacant / 2210 SF
B40	Vacant / 2506 SF
G15	Vacant / 1500 SF
F04	Vacant / 559 SF
Aloft Hotel	



Leawood, KS AVERAGE HOUSEHOLD EFFECTIVE BUYING INCOME

\$127,972







W
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BY
KBS

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HELP YOUR COMPANY
REACH ITS **FULL POTENTIAL**

70% of the US workforce is not reaching it's full potential & only 30% actually feel engaged at work. - Gallup
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LEVERAGE YOUR COMPANY'S
MOST IMPORTANT & FREQUENTLY
MOST EXPENSIVE ASSET - **its EMPLOYEES**

**Research shows a 10:1
average ratio between
employee salaries & office
occupancy cost** - CBRE
.....

.....
WIN the war for
TALENT

Park Place can help create
a work environment where your
firm can attract and retain
the best possible employees
.....





PARK PLACE

PROPERTY AERIAL VIEW





AUBREY BUILDING

AUBREY BUILDING

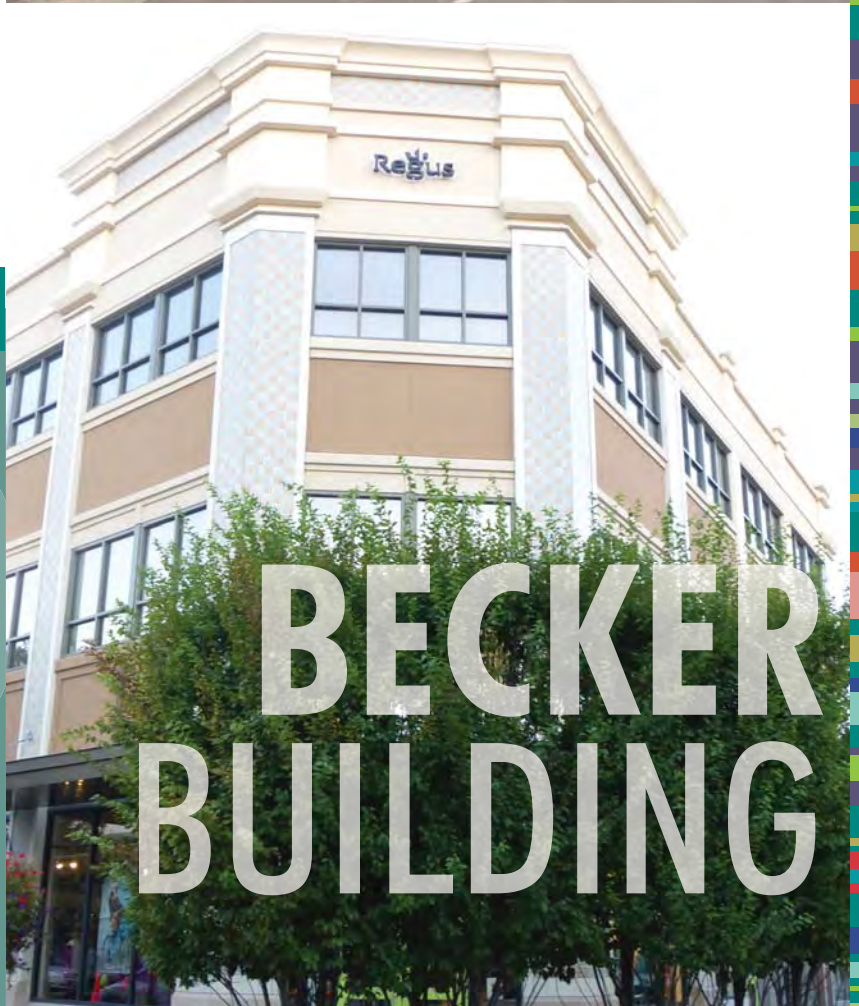
The Aubrey building offers two stories of office space above street-level restaurants and retail. The floor plates are 36,000 RSF +/- and the Aloft hotel is next door. The building offers direct access to covered and surface parking and fronts Nall Avenue.

BECKER BUILDING

The Becker building offers one story of office space totaling 20,500 RSF +/- above street-level retail. Covered and surface parking is available. The views include tree-lined Ash Street and Park Place Square.

PARK PLACE OFFICE TENANTS

have access to a hotel with conferencing facilities, over 40 retail locations and restaurants, on-site management and three fitness facilities at their doorstep.



BECKER BUILDING



shop
eat
work

PARK PLACE BY KBS

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