



# 250 E 135th St

## Kansas City, MO

Flexible Workspace · Premium Storage ·  
Retail Environments

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# A New Class of Flex Space

FlexCaves™ redefines what a workspace can be; purpose-built for collectors, hands-on professionals, and modern retailers. From climate-controlled collector suites to turn-key shop offices and street-facing storefronts, every unit is engineered for performance and lifestyle.

- ❑ Strategically located minutes from Leawood, Overland Park, Loch Lloyd, and Kansas City's urban core.

# Built for the Way You Work

Secure, customizable, amenity-rich, and engineered for modern professionals.



## Secure by Design

State-of-the-art access control and 24/7 surveillance protect your assets.



## Fully Customizable

Configure your unit to match your exact workflow, inventory, or collection.



## Amenity-Rich

Premium finishes and shared amenities that elevate every visit.



## Built for Doers

Designed for collectors, retailers, contractors, and creative professionals.

# Property Amenities & Security Infrastructure

FlexCaves™ delivers institutional-grade security and thoughtfully designed common areas — setting a new standard for flex space.



## Gated Access

Secure, controlled entry and exit points for site management.



## SecurePassage™

Proprietary security platform ensuring seamless tenant access and protection.



## AI Perimeter Cameras

Advanced intelligent surveillance systems with automated threat detection.



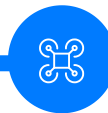
## LPR Technology

Automated license plate recognition for precise vehicle traffic monitoring.



## Facial Recognition

Biometric authentication for secure, restricted personnel access.



## Drone Patrols

Autonomous aerial monitoring deployed for comprehensive after-hours security.



## Drone Response

Rapid automated incident response for immediate on-site security intervention.



## Integrated Video

Continuous site-wide video recording with centralized incident management.



## Professional Lighting

High-visibility site illumination engineered for safety and operational efficiency.



## Wide Drive Aisles

Optimized aisle dimensions for heavy vehicle and industrial equipment maneuverability.



## Premium Common Areas

Refined communal spaces designed for professional comfort and tenant collaboration.

# Frontage Renderings

Street-level visibility and architectural presence designed to attract tenants and customers alike.



**Primary Street Frontage**



**Tenant Entry & Signage Zone**

# Aerial Renderings

A master-planned flex campus offering unmatched access, visibility, and site efficiency.



**Site Overview — Phase I**



**Campus Layout & Drive Aisle Configuration**

# Three Distinct Unit Configurations

Each FlexCave tier is purpose-designed to serve a specific tenant profile; select the configuration that aligns with your operation.

1

## ShopCaves™

Street-facing storefront units purpose-built for retail, showroom, and fulfillment use.

2

## ProCaves™

High-ceiling flex units built for contractors, tradespeople, and small business operators.

3

## PrimeCaves™

Climate-controlled, fully finished suites for collectors and lifestyle-driven professionals.

# SHOPCAVES

Storefront Units with  
Rear Storage



Retail Entrepreneur

# PROCAVES

Workspace for Utility &  
Lifestyle



Contractors & Solopreneurs

# PRIMECAVES

Flexible, Showcase  
Retreats



High Net worth Individuals & Professionals



ProCaves & PrimeCaves

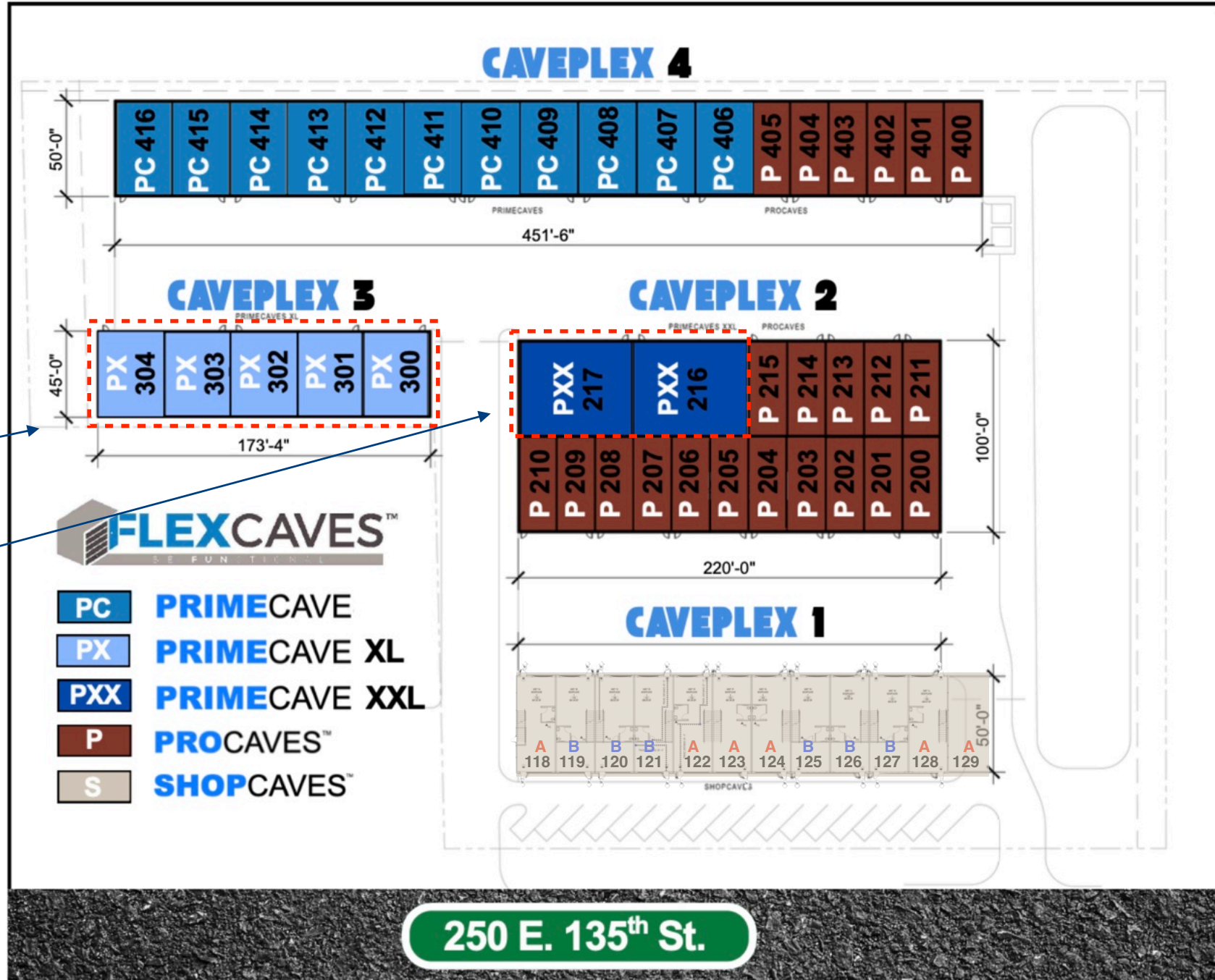
ShopCaves - Retail/Office

**Limited Purchase Availability:**

Only 7 Caves available for sale —

5 PrimeCave XLs  
(\$730,000)

2 PrimeCave XXLs  
(\$1,170,000)



UNIT TYPE 01

# ShopCaves™



Purpose-built for modern retail — combining street-facing storefront visibility with secure back-of-house storage to support sales, fulfillment, and day-to-day operations.

## Signage Visibility

High-visibility frontage with direct road exposure and customer-ready entry points.

## Retail & Showroom Ready

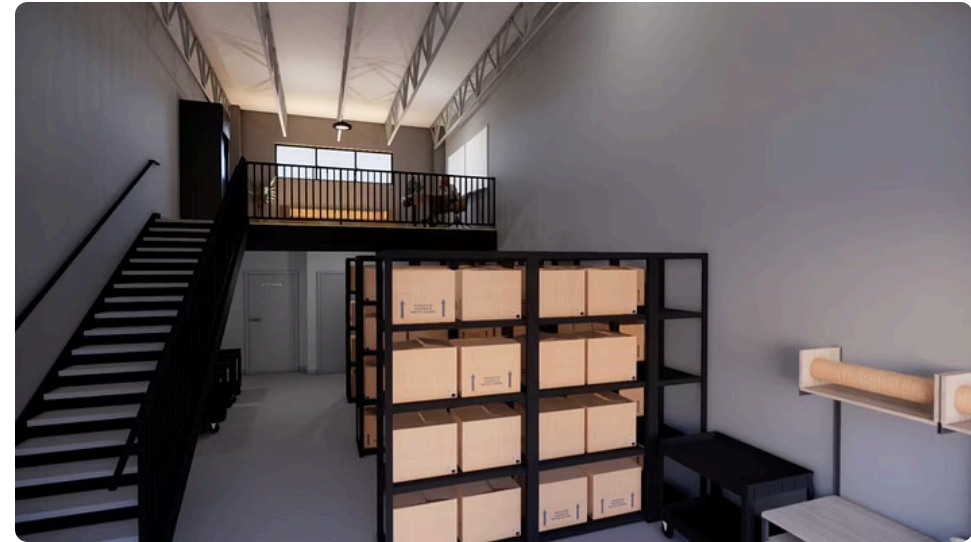
Move-in ready interiors designed to present your brand from day one.

## Fully Adaptable

Flexible floor plans that scale with your business as it grows.

UNIT TYPE 02

# ProCaves™



Versatile, high-ceiling flex units built for contractors, tradespeople, and small business operators who demand serious infrastructure.

## High Ceilings

Generous vertical clearance accommodates heavy equipment, racking, and oversized inventory.

## Flexible Layouts

Open-plan configurations adapt to any trade, service, or operational workflow.

## High-Tech Security

Individual unit access control with full audit trail for contractors and service teams.



UNIT TYPE 03

## PrimeCaves™

Premium, climate-controlled suites where prized collections and passion projects are stored and showcased in style.

### Climate-Controlled

Fully finished, temperature-regulated interiors protect sensitive collectibles year-round.

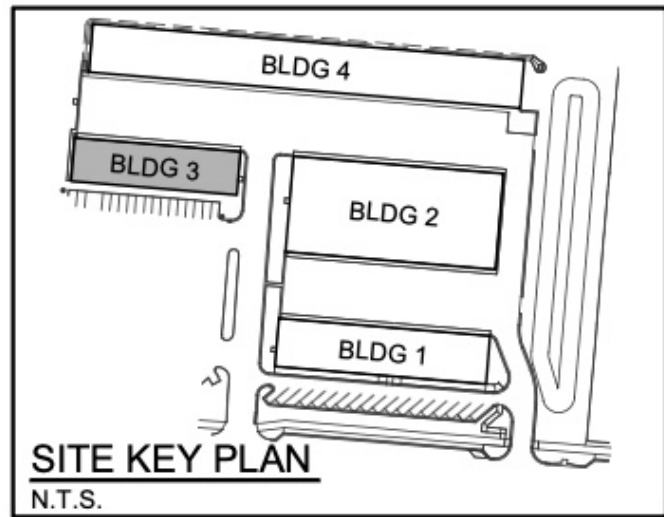
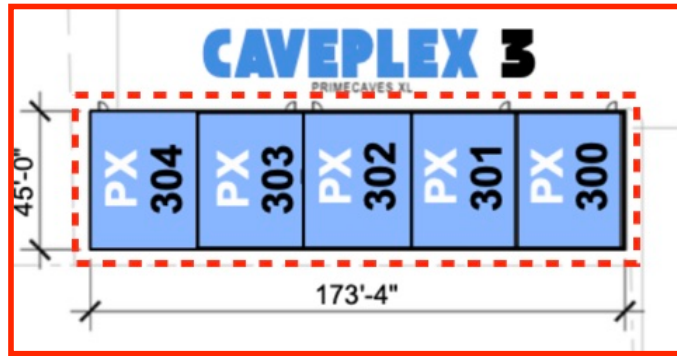
### Premium Finishes

Polished concrete floors, high-gloss walls, and oversized roll-up doors.

### Lifestyle Space

Tailored for collectors, automotive enthusiasts, and creative connoisseurs.

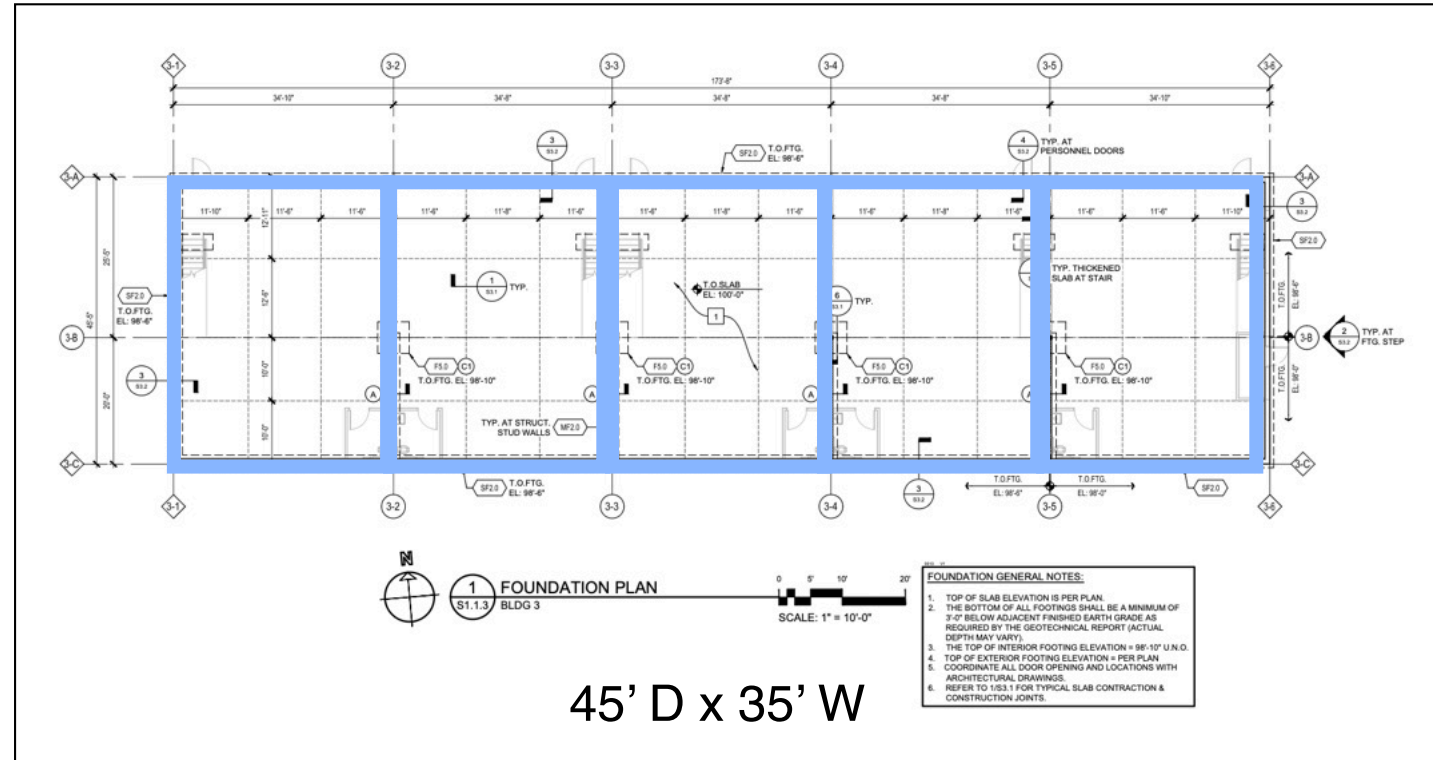
# PRIMECAVE XL



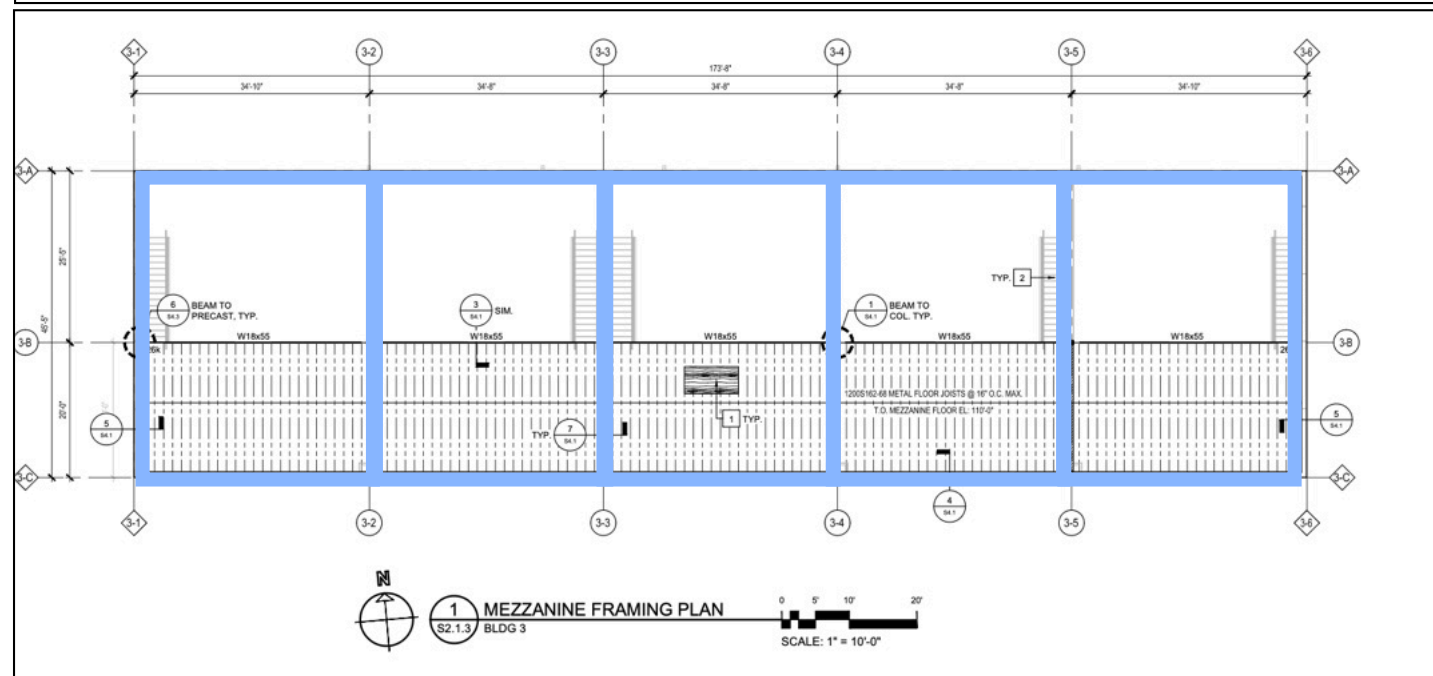
Total Sqft: 2,250

3 Yr. Lease \$5,365/mo. (NNN)

Purchase: **\$730,000**



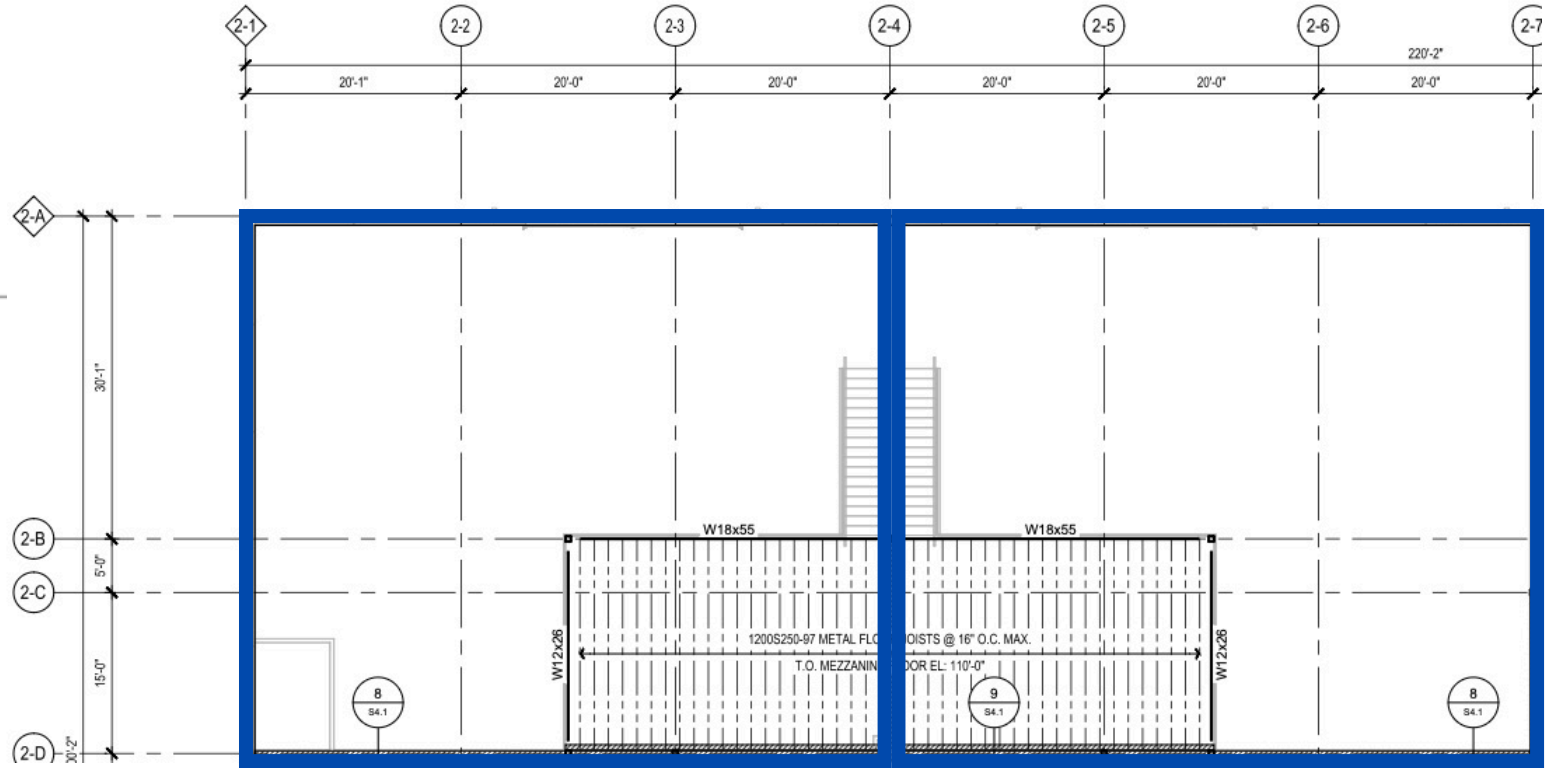
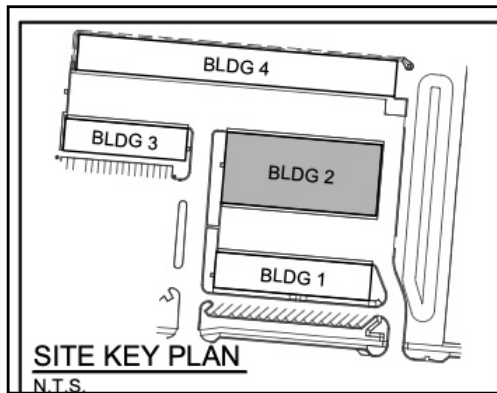
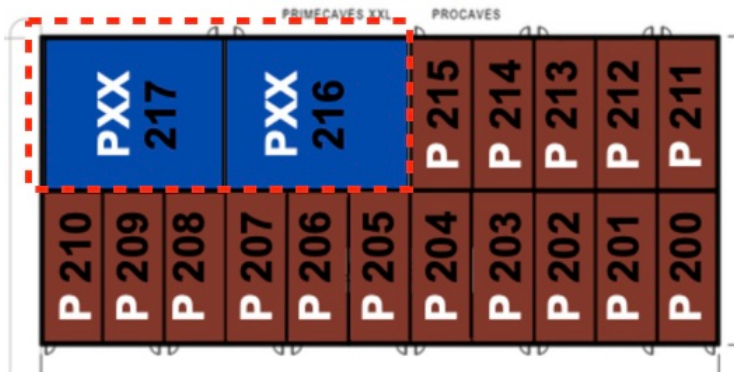
First Floor  
1,650 sqft



Mezzanine Level  
600 sqft

# PRIMECAVE XXL

## CAVEPLEX 2



First Floor  
3,000 sqft

Mezzanine Level  
600 sqft

50' D x 60' W

50' D x 60' W

Total Sqft: 3,600

3 Yr. Lease \$7,900/mo. (NNN)

Purchase: **\$1,170,000**

# Our “Cave” concept



	<b>PRIMECAVES™</b>	<b>PROCAVES™</b>	<b>SHOPCAVES™</b>
<b>SIZE</b>	2,100 – 3,600	1,300 SF	1,300 SF
<b># OF UNITS</b>	18	22	11
<b>MONTHLY RENT</b>	\$4,450– \$6,900	\$2,900–\$3,250	\$3,150–\$3,350
<b>USES</b>	Showrooms, private garages, luxury storage retreats	Workspaces with storage for trades, ecommerce & services	Retail units with integrated workspace and storage
<b>TARGET</b>	Affluent individuals, collectors, business owners	Contractors, service professionals, small business owners	Retailers, boutique operators, wellness & service brands
	<b>PRIMECAVES™</b>	<b>PROCAVES™</b>	<b>SHOPCAVES™</b>

RENT RANGE (NNN) \$23-\$28

RENT RANGE (NNN) \$28-\$30

RENT RANGE (NNN) \$29-\$30

# Schedule a Tour

Explore available units at 250 E 135th St, Martin City, MO 64145. Our team is ready to help you identify the right FlexCave™ for your operation.

## Call Us

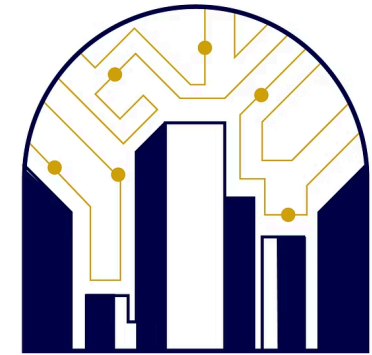
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## Email Us

Nathan@mwcreadvisors.com | Logan@mwcreadvisors.com

## Visit Us

250 E 135th St, Martin City, MO 64145 — Tours by appointment only.



**MIDWEST CRE ADVISORS**  
BLUEPRINTING MIDWEST GROWTH