

Property & Building Overview

PROPERTY SPECIFICATIONS:

Location: Excellent location just off the exit and intersection of I-29 and I-435.

Property Size: Almost 23 acres.

Parking: Open asphalt parking that accommodates 1,350 cars (5:1,000).

Dock: Truck access to the building is via an interior access road. The 4-bay covered dock is located on the west side of the building.

Frontage: Approx. 650' of curvilinear frontage on Ambassador Drive.

Exposure: The property offers fantastic corporate identity opportunities with Interstate exposure.

BUILDING SPECIFICATIONS:

Description: 260,000 net rentable square feet of premier, Class A office space.

Year Built: 2001

Exterior: Precast concrete and glass panel walls. The windows are 1" glass thermopane set in anodized aluminum with thermo-break design.

Building Area: 6-stories plus mechanical penthouse, approx. 282,034 sq. ft. of gross building area.

Roof: Ballast membrane over rigid insulation over precast concrete slab and metal deck.

Elevators: Four passenger and one freight. The freight elevator has a back entrance which accesses a delivery corridor leading to the dock.

FLOOR SPECIFICATIONS:

Size: Each floor is approx. 43,560 sq. ft. (1 acre), with the entire building smart-wired with fiber-optic cable. All floors have an open and flexible floor plan to meet any tenant or user requirement. A state-of-the-art security system offers centralized monitoring and separate key card access for each as well as within each floor. Each floor has its own mail facilities, kitchen/break room and conference space.

1st Floor: The lobby area is designed as an atrium to the 2nd floor and is elegantly finished with a terrazzo floor, polished black granite and wood veneer paneling. A large cafeteria, with expansive kitchen facilities, is located on this floor and designed to provide meal service for the entire building. A conference center, also located on the 1st floor, is able to accommodate up to 300. The multiple entrances and movable walls, that can expand or contract, allow the center to accommodate varying group sizes as necessary. Finishing the floor is a vault room and a visitor center with ready-to-move-in retail space.

2nd Floor: Part of the floor was designed as the main computer room with independent cooling facilities. The remainder of the floor is executive office space. Approx. 4,000 sq. ft. of this floor is leased to Land O' Lakes Feed.

3rd Floor: Designed as an executive office suite floor complete with executive bathrooms. This floor also has a boardroom equipped with a 75' horseshoe conference table – easily able to accommodate thirty executives.

4th Floor: Designed as open, flexible space with some flexible, windowed private offices. The 4th floor has recently been leased to a major national company.

5th Floor: Designed as open, flexible space with some private windowed offices. The 5th floor is partially leased to U.S. Premium Beef and the National Beef Packing Company.

6th Floor: Designed mainly as open flexible space, this floor also includes a large test kitchen.

FLOOR SPECIFICATIONS (continued):

Walls: The walls are either textured painted or vinyl covered drywall over metal studs.

Floor Construction: Commercial Carpeting, ceramic or vinyl tile over poured concrete.

Lighting: 2' X 4" lay-in florescent and spot lighting.

Bathroom Facilities: Two sets of bathrooms on each floor. The 3rd floor, however, has three sets.

Ceiling: Painted drywall and 2' X 4' acoustical tile.

MECHANICALS:

Heating & Cooling: Two built-up penthouses with chillers supply cold air that is delivered to the zones through variable air volume boxes. Heating is accomplished through electric three-heat coils in fan-coiled units around the perimeter of the building.

Electrical System: Three-phase, four-wire service.

Hot Water: Electric hot water heaters and circulating pumps are distributed on various floors throughout the building.

Elevators: Four passenger and one freight. The freight elevator has a back entrance which accesses a delivery corridor leading to the dock.

Fire Safety: Smoke and heat detectors, pull stations, alarm horns and emergency lighting are located throughout the building. All devices are tied into the building's central fire alarm system. The building is 100% wet sprinklered.

Leasing Terms & Conditions

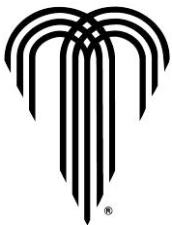
The Kansas City Aviation Department plans to subdivide the facility, as necessary, based upon tenant needs as well as to provide tenant finishes and maintain the facility.

The listed rental rate is \$15.00 per square foot per annum, with annual CPI adjustments. This rate includes utilities (electric and water), common area maintenance fees, and any applicable taxes. The cost for tenant finishes will be amortized over the initial term of the lease or 5 years, whichever is less. And, for a limited time, tenant finishes will be provided at zero percent (0%) interest rate.

The City will pay a real estate commission to all brokers to which a successful lease has been executed. Such commission rate will be negotiable, but be in a similar form as a cooperative agreement.

Please do not hesitate to call with your inquiries or to schedule a tour of the building.

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