



# CAMBRIDGE CREST

**41.33 ACRES LAND SITE**  
Multi-Use Options

Cambridge Business Park  
Kansas City, Missouri

# CAMBRIDGE CREST



**copaken brooks**  
COMMERCIAL REAL ESTATE

Do Better Deals.®

1100 Walnut, Suite 2000  
Kansas City, MO 64106  
[www.copaken-brooks.com](http://www.copaken-brooks.com)

**Molly Crawford Munninghoff**  
Senior Vice President, Brokerage

O. 816.701.5000  
D. 816.701.5013  
[mcrawford@copaken-brooks.com](mailto:mcrawford@copaken-brooks.com)

BUILD TO SUIT OFFICE - INDUSTRIAL - MIXED USE

# 270° PANORAMIC VIEWS OF DOWNTOWN KANSAS CITY



cambridge crest video





# GAMING 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

**122,000** Number of wage and salaried workers

**26.5 Million** Square footage of commercial office space

**15+ Million** Number of streetcar riders

**52** Percentage of the 33,000 people living Downtown between the ages of 28-43

**10 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  
CREST  
GARDENS

# 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







# 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 **130,000 vehicles** traveling along I-35 daily

## LEGEND

■ PROJECT SITE

# BUILD-TO-SUIT OFFICE

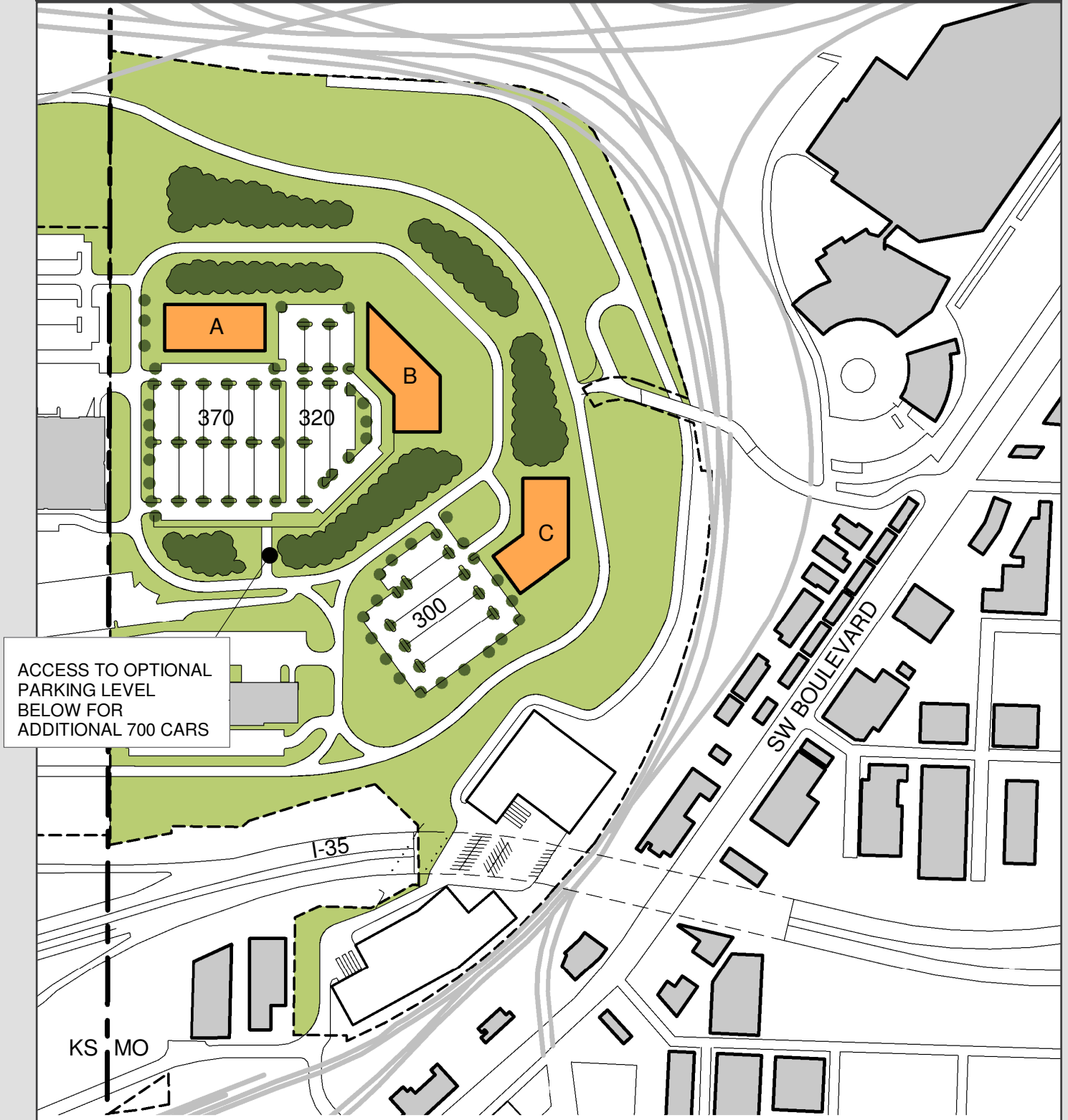
---

**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

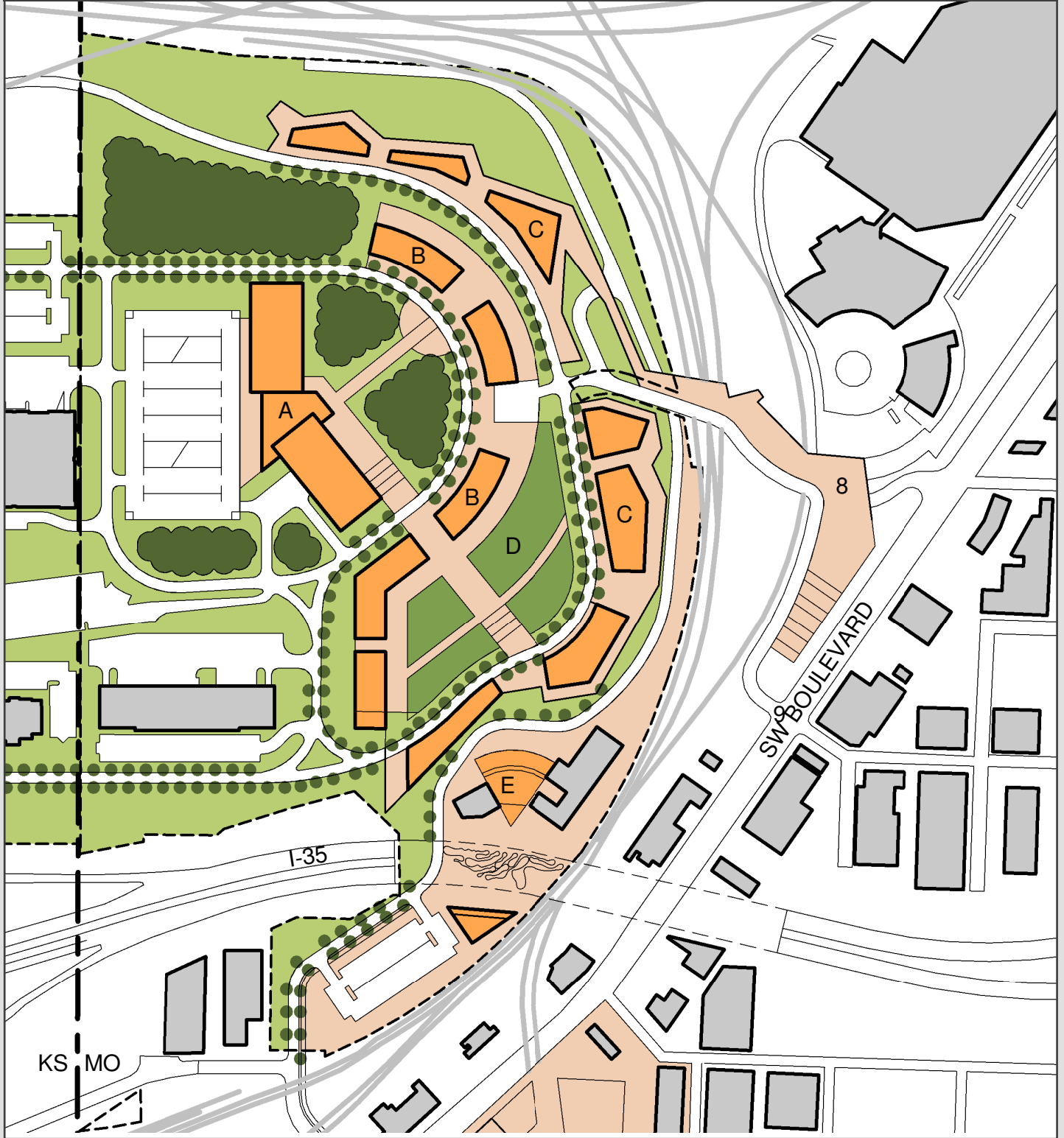
# MIXED-USE

**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

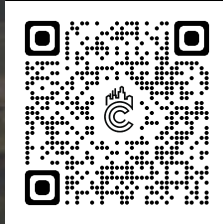
Corporate Headquarters (360,000 SF)  
Office & Retail  
Residential & Mixed-Use  
Green Space over Parking Structure  
Recreation Area



# CAMBRIDGE CREST

[www.cambridgebusinesspark.com](http://www.cambridgebusinesspark.com)

cambridge crest video



## For more information:

**Molly Crawford Munninghoff**  
Senior Vice President, Brokerage  
[mcrawford@copaken-brooks.com](mailto:mcrawford@copaken-brooks.com)  
816.701.5000