

IMPERIAL CROSSING

6.23 ACRES LAND SITE

Multi-Use Options

Cambridge Business Park
Kansas City, Missouri



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LIGHT INDUSTRIAL

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

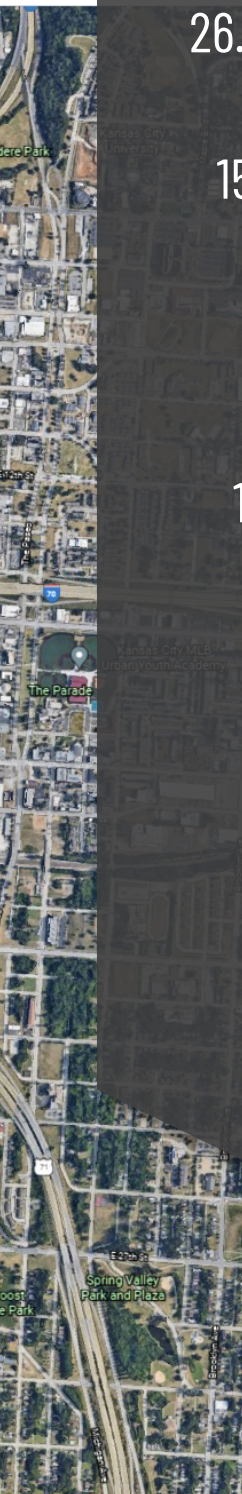


URBAN LIVING

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.



IMPERIAL CROSSING

- **6.23-Acre Site** with proposed development of build-to-suit office or light industrial park.
- The site is located in an **Opportunity Zone**, which provides an abundance of tax credits
- Adjacent to **Cambridge Business Park** which currently holds 47 high-profile office and industrial tenants
- Road infrastructure built on the property and current zoning provides multitude of uses under **Zoning M1-5**.
- 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
- Surrounded 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



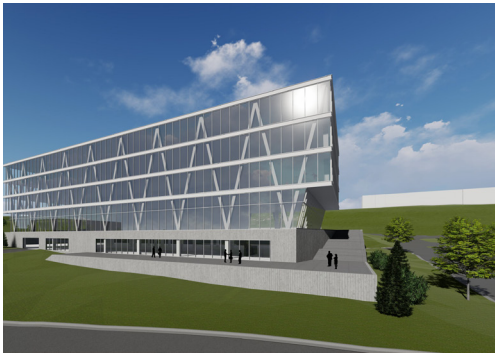
CONCEPTUAL PLAN

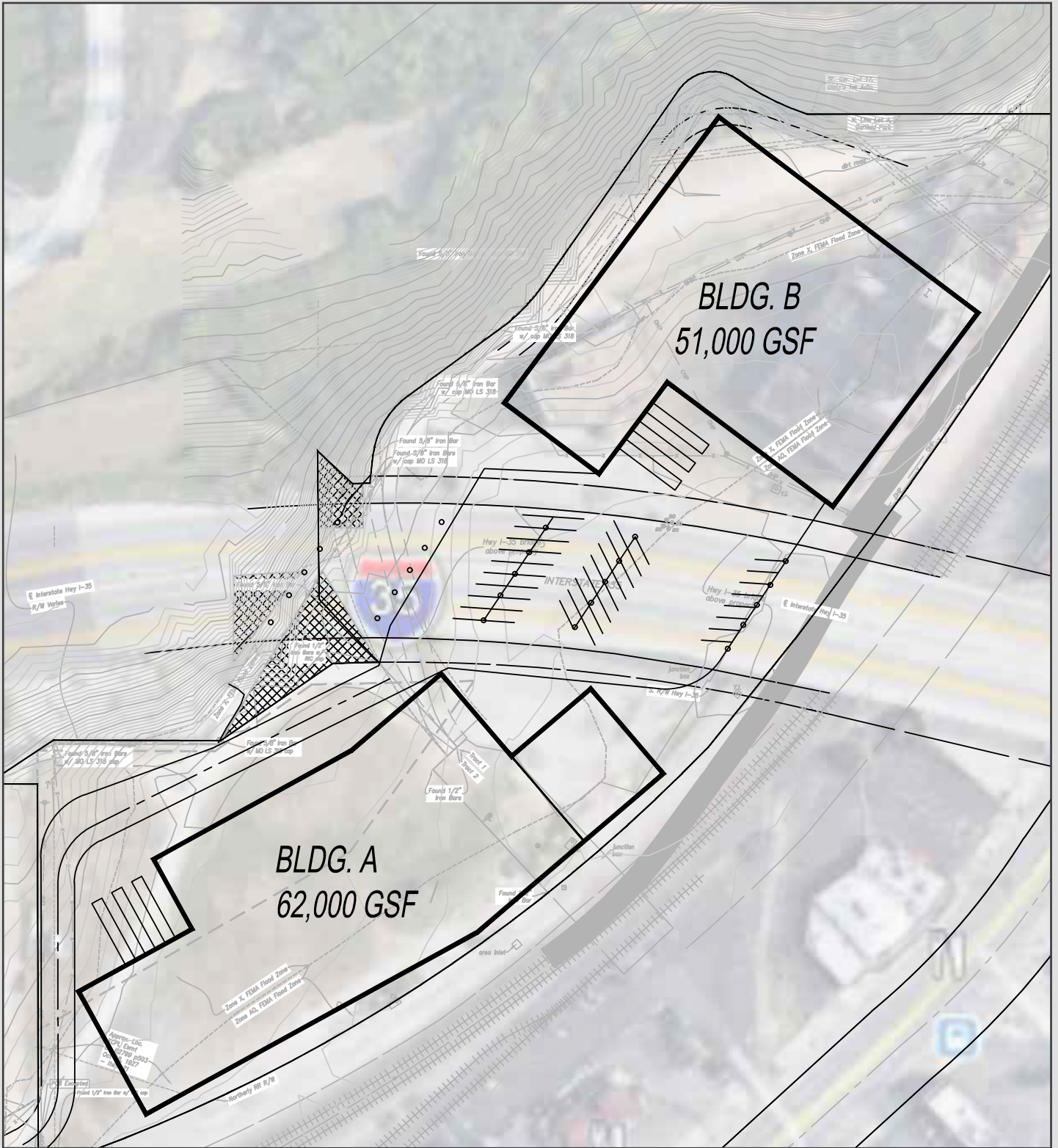


LIGHT INDUSTRIAL

Imperial Crossing is located 50 feet below the Greystone Mine parcels on Cambridge Crest. Proposed buildings allow for a revitalization of one of Downtown Kansas City's historic gem.

- 6.23 Acre Site
- 2 proposed buildings (Building A: 62,000 SF and Building B: 51,000 SF) connected with underpass parking and connectivity
- 30,000 SF floor plates accommodating small and large businesses
- Landscaped business-park setting with downtown views





BUILDING A

62,000 SF

BUILDING B

51,000 SF

IMPERIAL CROSSING

www.cambridgebusinesspark.com

For more information:

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