OFFERING OF THE
WEST BOTTOMS PORTFOLIO
KANSAS CITY, MISSOURI

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Cushman & Wakefield has been engaged to sell an assemblage of approximately 360,000 square feet of historic warehouse buildings in Kansas City's up-and-coming West Bottoms. This offering—consisting of three of the most architecturally significant buildings in the area—is a once-in-a-lifetime offering of historic landmarks in the West Bottoms. The size of this offering, and the locational concentration of the buildings, provides the critical mass and scale necessary to create a unique and controllable urban redevelopment district.

These buildings are located on the south side of the iconic 12th Street viaduct, which directly connects the West Bottoms to Kansas City's Central Business District. The lower level of this double-decker bridge has outstanding potential for festivals, art fairs and other community events. And 12th Street serves as the primary gateway to the West Bottoms.

Additionally, this location has outstanding access from I-35 and I-670. Most significantly, the properties are located immediately south of Somera Road's transformational new $525 million mixed-use redevelopment (now under construction), which will ultimately include over 1,100 apartments, 40 hotel rooms, 100,000 SF of retail, and 168,00 SF of office space.

As downtown Kansas City's resurgence kicks into overdrive and development parcels become increasingly difficult to find, the West Bottoms is emerging as downtown Kansas City's next great development opportunity.

- Downtown Kansas City's population has tripled over the last 15 years and is projected to reach 35,000 by 2025
- Millennials make up 43% of downtown's residential population. Of these, 50.2% have a Bachelor's Degree or higher, compared to the metropolitan average of 36%
- Downtown's daytime population is over 180,000 people
- Central location: Downtown is within a 30-minute drive of:
  - » 2.3 million total population
  - » 1.1 million labor force
  - » 25 colleges and universities

Kansas City began in the West Bottoms. Originally settled by French fur traders, the area exploded after the Civil War when cowboys celebrated in local saloons after completing cattle drives from Texas. With the growth of the railroads, the West Bottoms became home to the largest stockyard operation in the country. Meat-packing and manufacturing businesses flourished, building a host of massive brick and timber structures that are ripe for redevelopment today.

With urban sprawl and the trend toward horizontal development, the warehouses of the West Bottoms became functionally obsolete and over time most were vacated by large industrial users. We are now witnessing large-scale adaptive reuses of these beautiful old buildings as well as new ground-up construction nearby. This offering, however, represents a rare opportunity for a developer to capitalize on the exciting new dynamics of the surging West Bottoms.

In addition to the buildings' historic charm, they could be eligible for state and federal historic tax credits and other local development incentives.

West Bottoms—back to where it all began

FOR SALE
$525M SOMERA ROAD REDEVELOPMENT PROJECT
STUDEBAKER / STOWE HARDWARE BUILDING
1300 W. 13TH STREET
JOHN DEERE WAREHOUSE (SOUTH HALF)
1420 W. 13TH STREET
CENTRAL BAG BUILDING
1323 W. 13TH STREET
12TH STREET
MULBERRY STREET
SANTA FE STREET
670

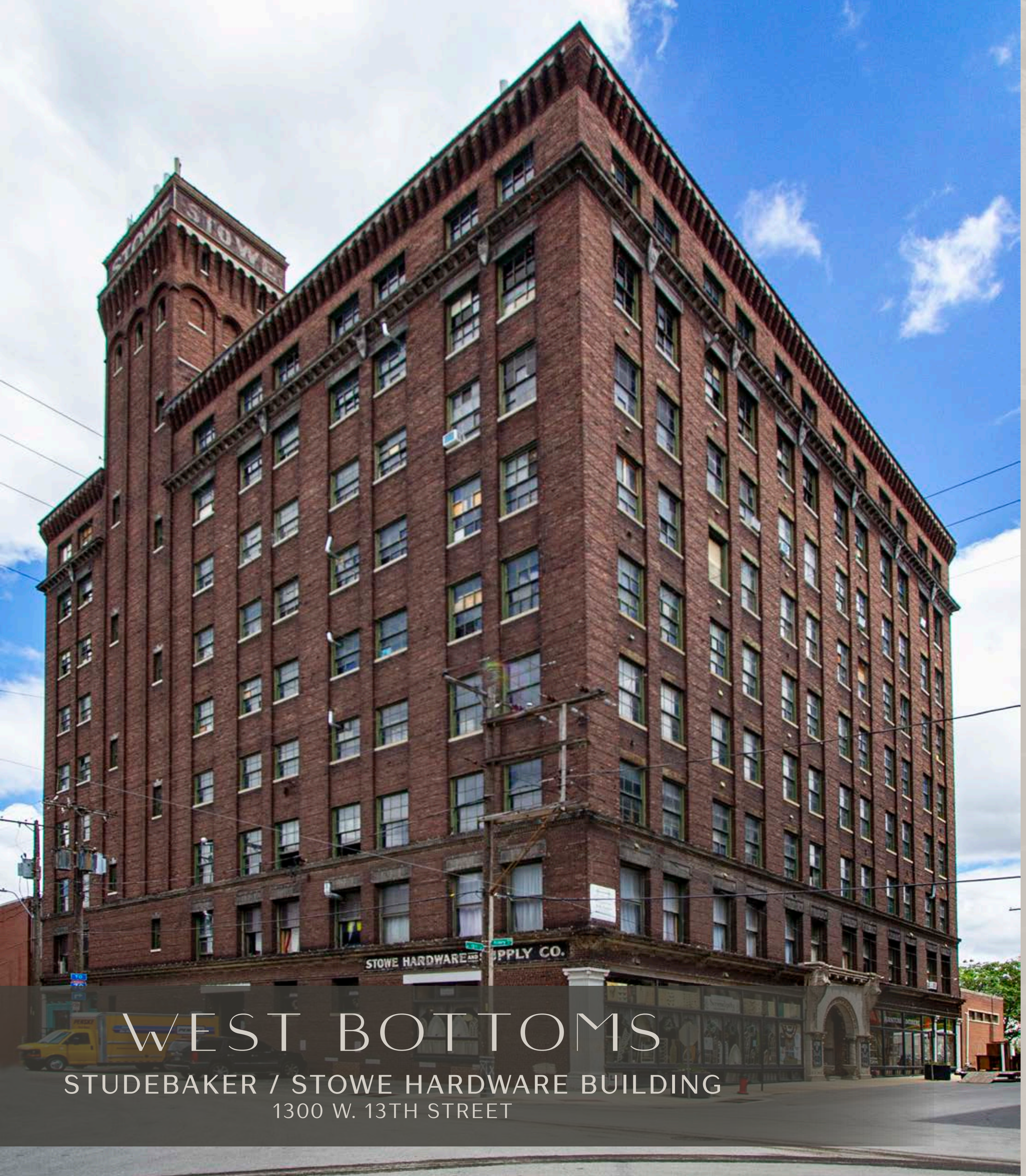
THREE
HISTORIC BUILDINGS CONSTRUCTED BETWEEN 1898 AND 1903

360,000
SQUARE FEET OF TOTAL BUILDING AREA

OUTSTANDING
OPPORTUNITY FOR MIXED-USE REDEVELOPMENT

$800M
IN NEW DEVELOPMENT ACTIVITY NEARBY IN WEST BOTTOMS

INCENTIVES
STATE AND FEDERAL HISTORIC TAX CREDITS & OTHER INCENTIVES AVAILABLE



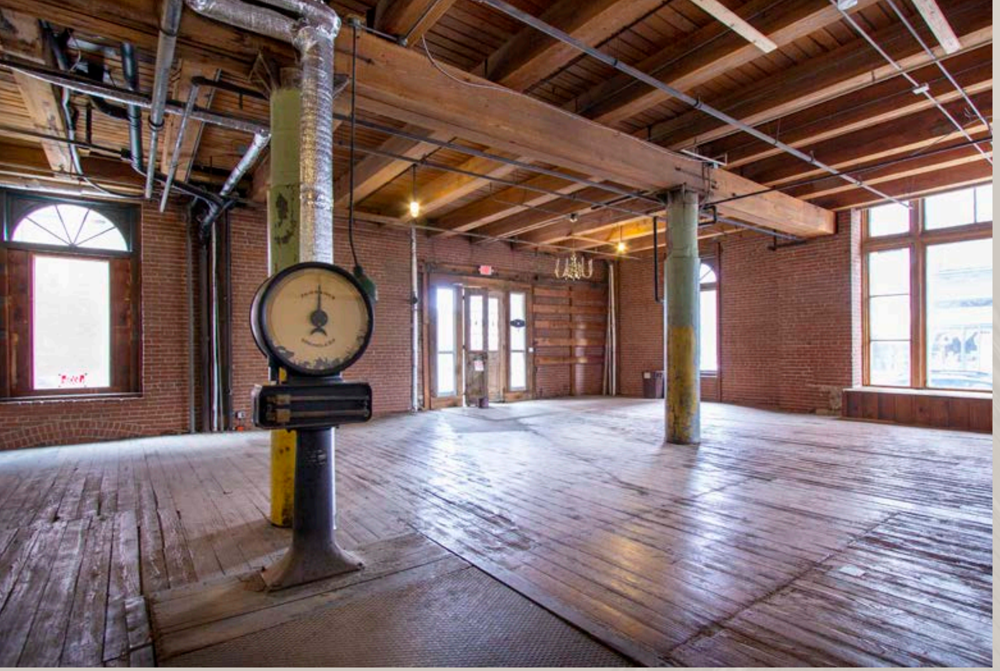
WEST BOTTOMS
STUDEBAKER / STOWE HARDWARE BUILDING
1300 W. 13TH STREET

STUDEBAKER / STOWE HARDWARE BUILDING
1300 W. 13TH STREET

Built in 1903 for Studebaker Brothers Manufacturing, a leading manufacturer of wagons, buggies and carriages prior to entering the automobile industry, then occupied by Stowe Hardware and Supply in 1918. Designed by Root and Siemens Architects, the building is architecturally significant with unusual stylized moldings flanking the arched entryway. The eighth floor cornice is supported by brackets which display “S” for Studebaker (and later Stowe). The rooftop reportedly had a test track when occupied by Studebaker.

The 9-story building features beautiful sand-blasted timber and brick interior with outstanding windows and some of the best views in the West Bottoms. This landmark structure is the tallest building in the West Bottoms and has excellent potential for a rooftop amenity.

YEAR BUILT	TOTAL BUILDING AREA	FLOOR PLATES	BASEMENT	ELEVATORS
1903	Approx. 167,000 SF	Approx. 14,742 SF	14,742 SF	Two (2) large freight One (1) passenger



CENTRAL BAG BUILDING
1323 W. 13TH STREET

Originally built in 1898 for the Parlin and Orendorff Company, a manufacturer of plows and other agricultural equipment, this 6-story masonry building was occupied for many years by the Central Bag Company. In recent years the ground level space has operated as a retail store.

The interior of the building has been sand-blasted, revealing its beautiful brick and timber structure. Key architectural elements include a centrally recessed entrance, large bay windows on the 2nd floor and excellent fenestration on all floors, as well as a beautiful cornice above the 6th floor. The original 2nd floor offices are loaded with beautiful woodwork and other decorative features.

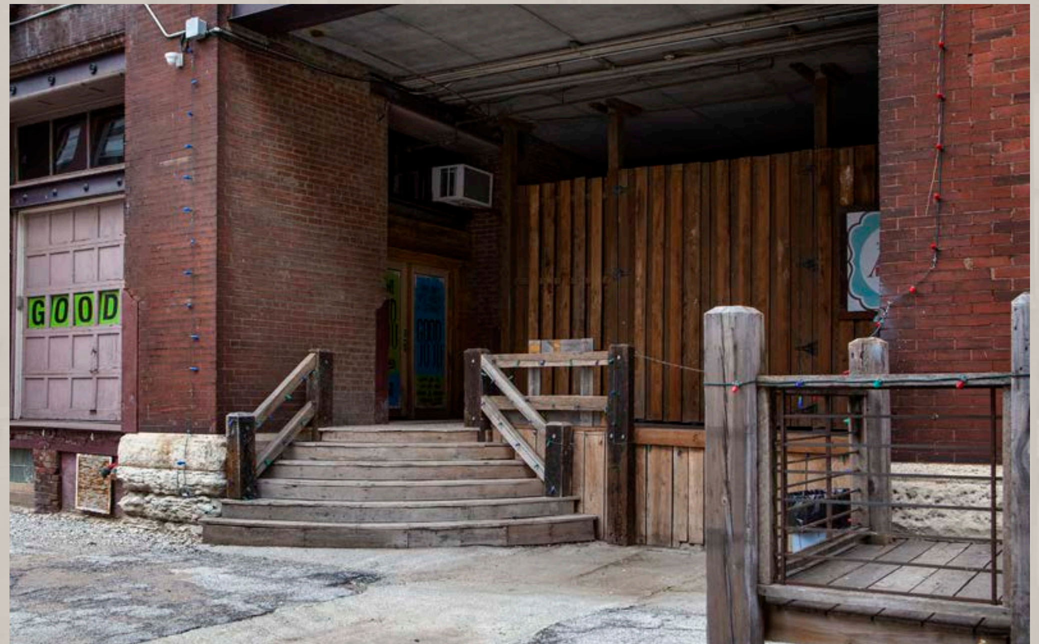
YEAR BUILT	TOTAL BUILDING AREA	FLOOR PLATES	BASEMENT	LAND AREA	ELEVATORS
1898	Approx. 107,000 SF	Approx. 15,313 SF	14,375 SF	15,313 SF (0.352 acres)	Two (2) large freight elevators

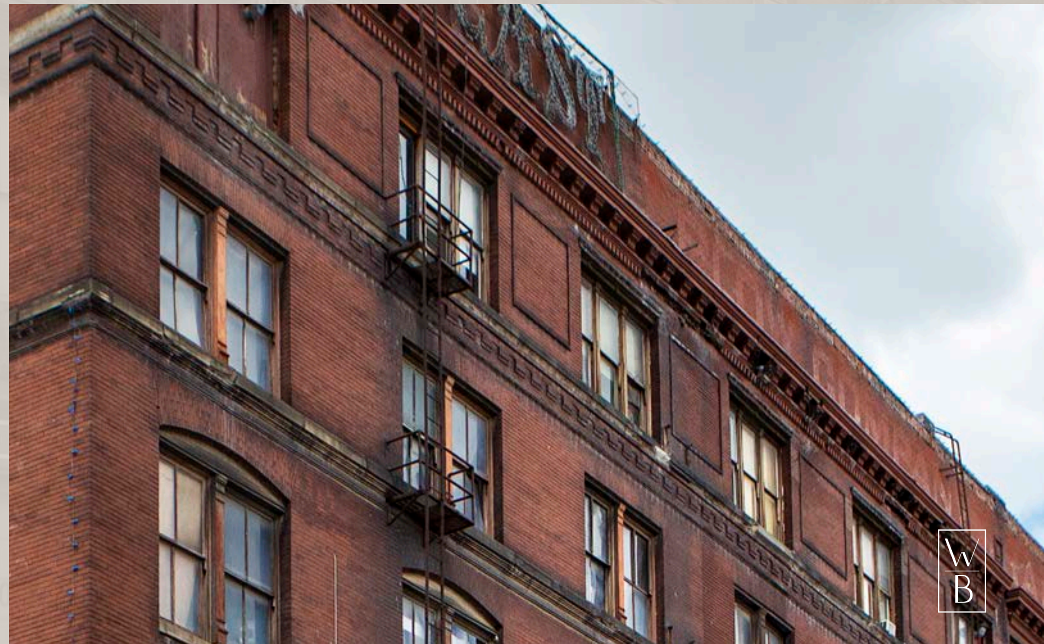
JOHN DEERE WAREHOUSE
(SOUTH HALF) 1420 W. 13TH TERRACE

The John Deere Company built this 6-story warehouse structure in 1898 as an addition to their adjacent building at 1401 W. 13th Street (currently "The Beast" haunted house) which was built in 1890. The building was designed by Root & Siemens Architects and was used for warehousing, offices and sales for their full line of agricultural equipment and implements.

This high-profile building has excellent exposure and visibility from I-670. Its large windows and decorative brick exterior offer great views to the east, west and south. The entire first floor consists of several loading docks, offering outstanding potential for creative office, restaurant/entertainment, or continued use as retail space.

YEAR BUILT	TOTAL BUILDING AREA	FLOOR PLATES	BASEMENT	LAND AREA	ELEVATORS
1898	Approx. 90,000 SF	Approx. 12,688 SF	12,688 SF	21,042 SF (0.48 Acres)	One (1) large freight elevator





Source: Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

OUR RICH HISTORY

The West Bottoms was originally referred to as the "French Bottoms"

It was the site of trade between French trappers and Kansas Indians. The area was established by the trappers as an area of commerce. The West Bottoms became the receiving point for goods offloaded from steamships traveling upstream on the Missouri river due in part to the western immigration and trade with Mexico over the Santa Fe Trail. The importance of the area increased with the advent of the railroad. The stockyards (established in 1871) then chose to develop there because of the livestock that came in from the Southwest over the rails. A whole city grew around the stockyards. The Union Depot was built on Union Street where hotels, bars and restaurants flourished. Over 90 percent of the value in Kansas City lay in the West Bottoms. A devastating flood in 1903 ended the investment in housing, schools and churches. However, the agricultural, meat packing, freight and industrial investments continued to grow. By then the rule of thumb was clearly established that the economic vitality of the city was determined by the economic progress of the West Bottoms.

In 1974, the City and the American Royal acquired a large portion of the stockyards and constructed Kemper Arena to accommodate sporting events and the American Royal agricultural show, which brought thousands of visitors to the area for decades. Kemper Arena was the site of the 1976 Republican National Convention where Gerald Ford was nominated for President. In 1988, the Kansas Jayhawks won the NCAA basketball championship there. In the 1990s, the American Royal Barbecue Contest – the largest of its kind in the world – began in the area around Kemper Arena.

All photos courtesy of the Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

WEST BOTTOM'S HISTORIC STOCKYARDS

Source: Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

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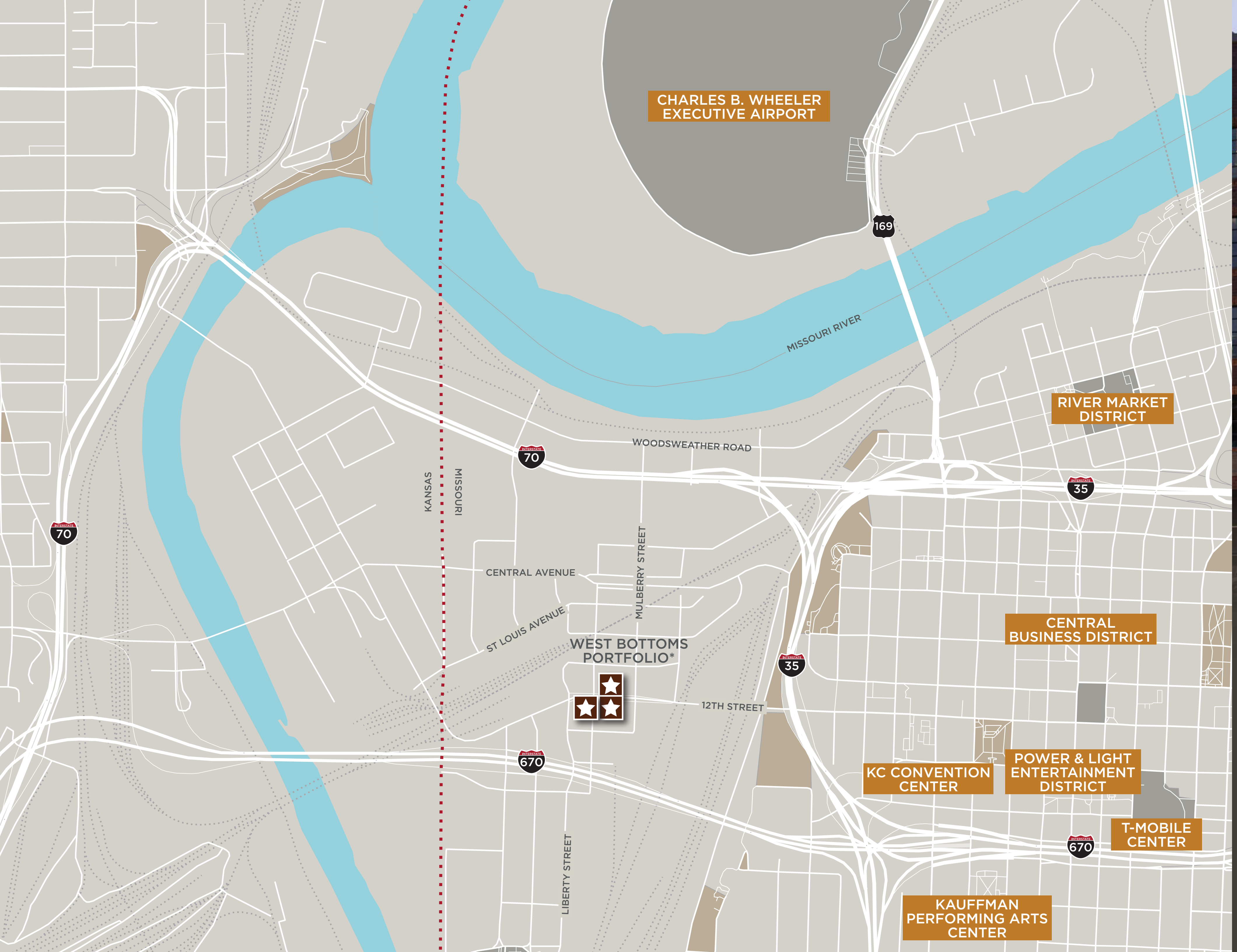


Somera Road Project Rendering

WEST BOTTOMS TODAY

The West Bottoms' turn of the century building stock and architecture create an extraordinary setting as downtown Kansas City's most dynamic neighborhood. A vibrant arts and entertainment scene has evolved in the West Bottoms over the last two decades. Beginning with Full Moon Productions award-winning haunted houses and unique event spaces, and followed by the First Friday antique market, artists, and award-winning restaurants, the West Bottoms continues to appeal to a wider audience every year.

West Bottoms Whiskey Co.

WEST BOTTOMS TODAY

In the last few years, there has been an influx of new residents moving to the West Bottoms as multifamily developers have added over 900-apartment units to the neighborhood. Some of Kansas City's finest restaurants including Voltaire, and an updated Golden Ox have made the West Bottoms a KC dining destination. Kansas City's trendiest nightlife and live-music venues such as In The Lowest Ferns, The Ship (recently expanded), and Barraca have transformed the West Bottoms into the hottest neighborhood in the city. Local institutions such as Blip Coffee draw visitors in the morning while Amigoni Winery, West Bottoms Whiskey Co., and Stockyards Brewing Co. attract the crowds for happy hour. In 2023 the West Bottoms' Chef J BBQ was ranked as Kansas City's #1 BBQ restaurant by Kansas City Magazine. The recently redeveloped Hy-Vee Arena ($39M project) has become a youth sports and recreational league mecca. Set to open in early 2026, the $12M Rock Island Bridge redevelopment project (as featured in Travel + Leisure Magazine) will offer a one-of-a-kind dining and entertainment destination.

The booming culinary and entertainment scene and the $100s of millions of projects underway are creating an exceptional downtown neighborhood. The portfolio's location at the prominent intersection of 13th & Hickory is the densest block in the West Bottoms and has spectacular potential for additional redevelopment. These three iconic buildings are the crown jewels of the West Bottoms and offer an unrivaled opportunity to acquire the finest remaining assets in a rapidly rising neighborhood.

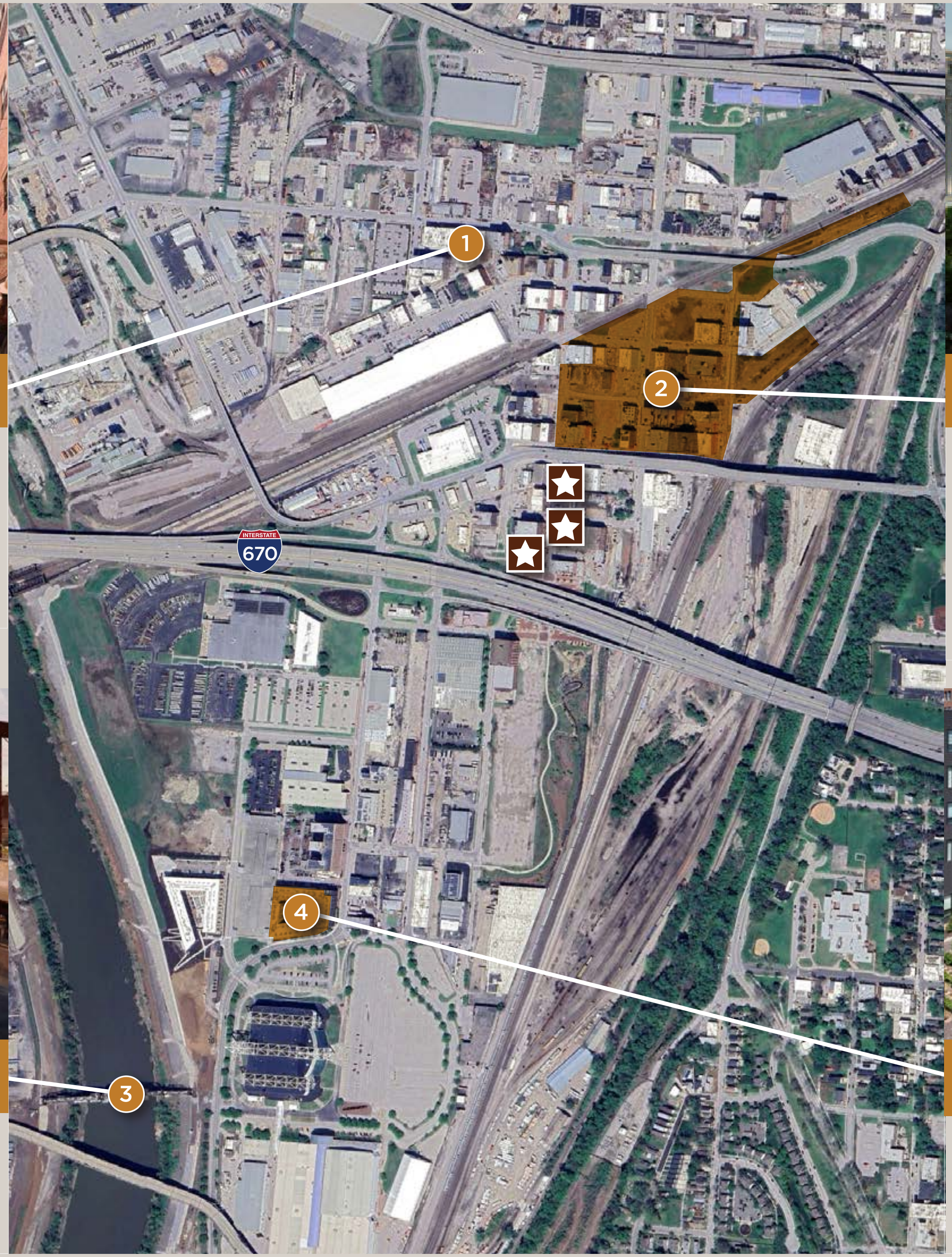

The Campground, 1531 Gennessee Street

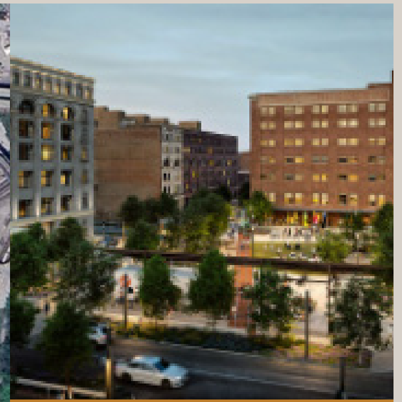
WEST BOTTOMS: A TRANSFORMING NEIGHBORHOOD

WEST BOTTOM FLATS

$123M 439-unit apartment redevelopment project plus retail.

911 Wyoming St and properties stretching from 912 Liberty St-1527 W 9th St & 1529 W 9th St.





SOMERA ROAD

$525 million+ project to bring more than 1,100 apartments, 40 hotel rooms, 100,000 square feet of retail, 168,000 square feet of office space to about 17 acres, and about a dozen buildings (Project is Under Construction).

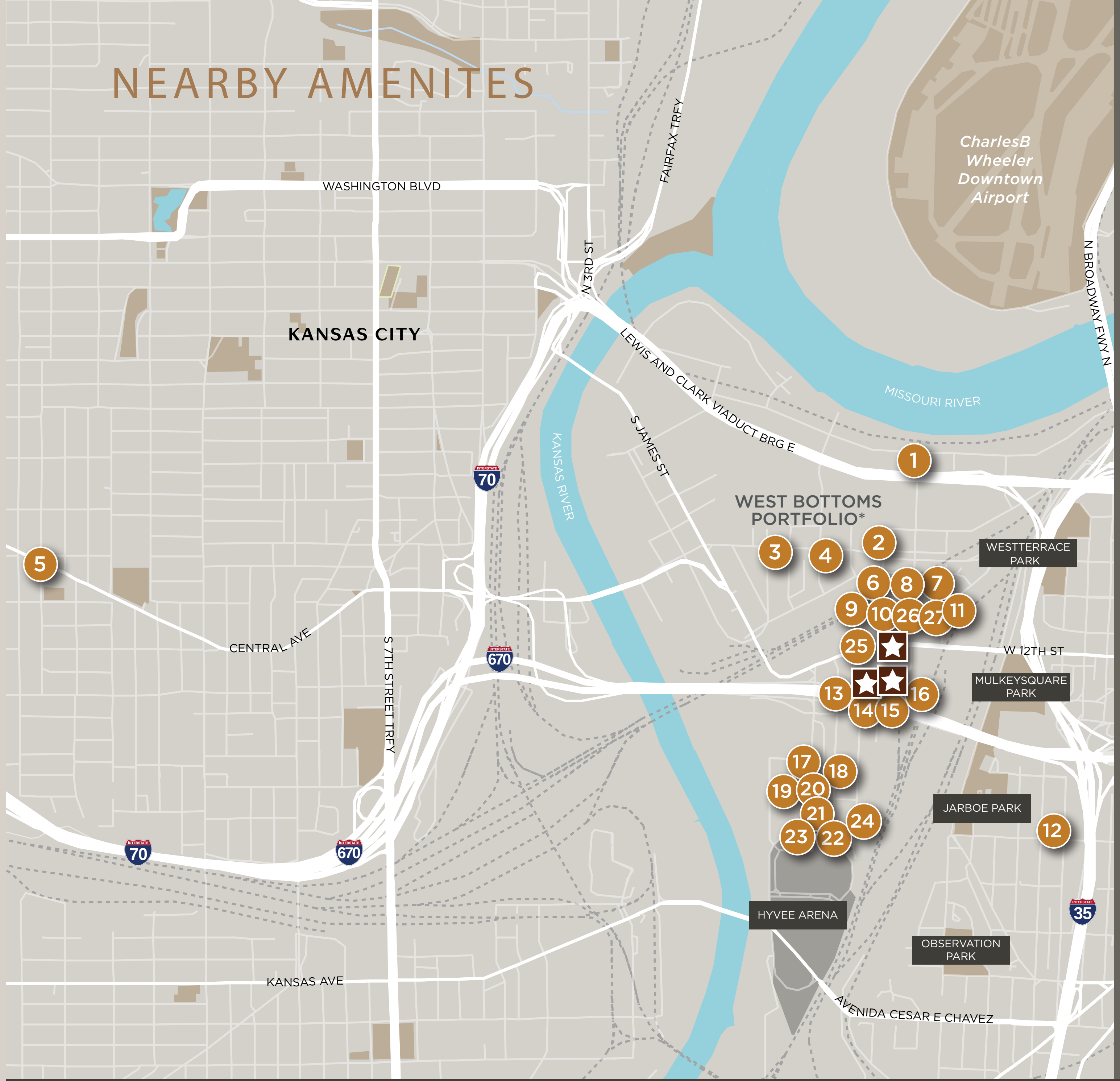
ROCK ISLAND BRIDGE

$12M redevelopment entertainment district (opening early 2026).

THE YARDS I & II APARTMENTS

$100M 456-unit apartment project (Phase 2 recently completed).

NEARBY AMENITIES



1. Blip Roasters
2. Wellness Warehouse KC
3. Laila Lounge
4. Larks Shuffleboard
5. Santa Fe Painting
6. Charmed House Interiors
7. The Ship
8. Authentic Boxing
9. Fountain City Winery
10. In the Lowest Ferns
11. West Bottoms Bicycles
12. Fetch Vintage Clothing Store
13. Tomatillo Mexican Grill
14. Chef J BBQ
15. Java Garage LLC
16. West Bottoms Whiskey Co.
17. Amigoni Urban Winery
18. The Campground
19. Golden Ox
20. Pole Worx Fitness
21. Lucky Boys
22. Voltaire
23. Fortunati Pizza
24. Freight House Fitness
25. The Beast Haunted House
26. The Edge of Hell Haunted House
27. The Macabre Cinema Haunted House

DEVEOPMENT INCENTIVES AVAILABLE FOR THE WEST BOTTOMS PORTFOLIO

The West Bottoms is well positioned to leverage a variety of federal, state, and local incentive programs to offset renovation and redevelopment costs. Buyers should consider pursuing the following tools:

HISTORIC PRESERVATION TAX CREDITS

- Federal Program: Provides a 20% income tax credit on qualified rehabilitation expenditures for certified historic structures.
- Missouri State Program: Offers a 25% state income tax credit on eligible rehabilitation costs.
- Application: The West Bottoms' age and prominence make it a strong candidate.
  - Together, federal and state credits can cover up to 45% of qualifying renovation expenses. Credits may be syndicated or sold to generate immediate equity.

PORT KC INCENTIVES

- Property Tax Exemption: Port KC can provide long-term abatements (commonly 20–25 years) with flexible step-down structures, often at higher percentages than other agencies.
- Sales Tax Exemption: Full exemption on construction materials.
- Benefit: In recent years, Port KC has become Kansas City's most active and developer-friendly incentives agency, backing residential, mixed-use, and adaptive reuse projects.
  - For The West Bottoms, Port KC's ability to layer generous abatements with a streamlined approval process makes it a leading option.
  - More detail on Port KC page (next page)

PLANNED INDUSTRIAL EXPANSION AUTHORITY (PIEA)

- Property Tax Abatement: Up to 25 years of abatement.
- Sales Tax Exemption: Exemption on construction materials.
- Benefit: Substantially reduces both upfront construction costs and long-term operating expenses.

TAX INCREMENT FINANCING (TIF)

- How It Works: TIF captures the incremental increase in real estate taxes (and in some cases sales taxes) generated by the redevelopment and redirects those revenues to reimburse eligible project costs.

TRANSPORTATION INCENTIVES

- Strategic Location: The West Bottoms sits along 31st Street, a major Kansas City transportation corridor, creating eligibility for infrastructure-related incentives or grants.
- Potential Sources: Federal and state transportation programs, Complete Streets funding, and Kansas City's Public Improvements Advisory Committee (PIAC).

PORT KC INCENTIVES

In addition to pursuing state and national Historic Tax Credits, a developer working with Port KC can receive powerful development incentives for The West Bottoms Portfolio.

In recent years, Port KC has emerged as Kansas City's most active incentives agency, consistently offering some of the most competitive tax abatement packages in the region. With the ability to approve long term abatements (often 20 to 25 years) with flexible stair-stepped structures and sales tax exemptions on construction materials, Port KC has become a popular partner for developers seeking meaningful cost relief and financial certainty. Its streamlined process, developer-friendly approach, and track record of backing transformative projects across the city have positioned Port KC as the leading driver of incentivized development in Kansas City.

LEWER PLAZA APARTMENTS (AWARDED 2025)

Developer: EPC Real Estate
Incentives Provided by Port KC

Property Tax Exemption: 20 years total
85% exemption for the first 10 years
80% exemption for the next 5 years
75% exemption for the final 5 years

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately $14.3 million over the 20-year term

STREETCAR LOFTS APARTMENTS (AWARDED 2024)

Developer: Sunflower Development
Incentives Provided by Port KC

Property Tax Exemption: 25 years total
85% exemption for the first 5 years
Gradual step-down to 50% between years 16–20

0% exemption for the final 5 years (ending the incentive, with predictable tax schedule)

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately $9.4 million over the 25-year term

ALLADIN HOTEL APARTMENTS (AWARDED 2024)

Developer:Molzer Development
Incentives Provided by Port KC

Property Tax Exemption: 25 years total
100% exemption for the first 10 years
75% exemption for the remaining 15 years
0% exemption for the final 5 years (ending the incentive, with predictable tax schedule)

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately $6.6 million over the 25-year term

THE REFINERY (AWARDED 2025)

Developer: Copaken Brooks
Incentives Provided by Port KC

Property Tax Exemption: 18 years total
90% exemption for the first 5 years
75% exemption for years 6–10
50% exemption for years 11–15
25% exemption for the final 3 years

Sales Tax Exemption: Full exemption on construction materials

Total Property Tax Exemption Valuation

Approximately $4.85 million over the 18-year term

WHY KANSAS CITY?

#3 Fastest growing large Metro In the Midwest
(US Census Bureau, 2025)

#8 Hottest real estate market
(Zillow, 2025)

#12 Hottest job market in the United States
(WSJ, 2024)

#1 Kansas City emerging data center market in the world
(Cushman & Wakefield, 2024)

- 18% population growth rate for the Kansas City metro area since 2010, vs 3.1% for the Midwest
- World Cup 2026 Host City
- Massive Metro Industrial & Tech Megaprojects
  - » Panasonic Energy's new $4 billion automotive/EV battery manufacturing facility (opened 2025)
  - » Google's $100B "Project Kestrel" Hyper-Scale Project
  - » Meta's $800M hyperscale data center project.
  - o These monumental projects crown the Kansas City metro as an important tech hub and as the premier global nexus for digital infrastructure and AI processing capacity.
  - o This ironclad corporate ecosystem guarantees long-term economic stability and growth.

KC NATIONAL ACCOLADES

KC is a Top Livable Metro in the U.S.
Kansas City ranked third among the nation's most livable metro areas, where affordability, short commutes and opportunity come together for "go-getters who crave fresh flavors, smart opportunities, thrilling sports and more time to enjoy it all." - RentCafe, January 2026.

KC Among Nation's Hottest Housing Markets
Kansas City ranks among the top U.S. metro areas in Realtor.com's January 2026 Hottest Housing Markets list, signaling strong demand, competitive pricing and continued momentum heading into the new year. - Realtor.com, February 2026.

Kansas City Ranks as a Top 10 City for Gen Z
Thanks to strong marks in job opportunities for recent graduates, parks per capita, affordability and low internet costs, Kansas City ranks among the nation's top 10 cities — and No. 4 in the Midwest—for people ages 20 to 24. - CommercialCafe, October 2025.

6 KC Chefs & Bartenders Named as 2025 James Beard Semifinalists - James Beard Awards, 2025

Kansas City is a Top 25 Travel Destination in the World - BBC, 2025

DOWNTOWN DEVELOPMENT

DOWNTOWN IS ON THE RISE

$10.8B Over $10.8 billion has been invested in downtown since 2000

$2.6B Currently in active development, with $8 billion more planned over the next five years

122,000+ Downtown employees

Downtown KC ranks #10 Nationally for Urban Vitality & Foot Traffic

- The Ranking: A comprehensive national downtown metrics study (Gensler City Pulse, May 2026) ranked Downtown Kansas City 10th in the US for visitor frequency and length of stay.
- The Data: The report explicitly flagged Downtown KC for its exceptional authenticity, walkability, and high consumer memorability scores.
- Downtown KC is a buzzing, high-activity, top-10 national market that successfully captures consumer time, attracts residents, and retail dollars day and night.

KANSAS CITY URBAN REVITALIZATION

OVERVIEW OF OUR VIBRANT URBAN CORE

The Kansas City metro area moves towards 2026 with a powerful wave of momentum driving more people, more jobs, and more activity towards the urban core. After reaching a nadir of residential population of around 10,000 in 2000 as a result of decades of suburban flight, the central business district has roared back to life in a remarkable comeback. Over the last two decades, downtown has drawn over $9 billion in new development investments. By 2025, the downtown residential population will reach 35,000 and is expected to surpass 40,000 residents by the end of the decade.

What started out as a combination of major investment in and around the Power & Light District -- along with steady, organic revival in the Crossroads Arts District -- has turned into a full-fledged renaissance. Kansas City has enthusiastically embraced the “reurbanization of America”, as people increasingly prefer walkable and culturally diverse environments.

The new downtown streetcar line, which opened in 2016, has been an overwhelming success. Streetcar ridership is nearly three times the projected amount, leading to huge gains in retail sales, property values and density along the route. Since the Streetcar was announced, roughly $2 billion of transit-oriented development has taken place along the 2.2-mile route. Major extensions to the streetcar system—to the Missouri River on the north and to the Plaza and UMKC on the south—will be fully operational by spring 2026.

Downtown has reclaimed its place as the hub of activity in Kansas City, particularly for the younger generation. It is the gathering place of choice for celebrating sporting events, concerts, art festivals and other cultural activities.

With a population of 2.3 million, the Kansas City MSA remains one of the highest educated areas in the country, with 35.7% of the population age 25 and older holding a bachelor’s degree or higher compared to a national average of 30.9%. According to the Council for Community and Economic Research, the Cost Of Living Index for Kansas City is 94.5, while for Housing the Cost Of Living Index is only 80.8.

In two short decades, downtown has emerged as the most dynamic residential submarket in Kansas City. The urban repopulation is now leading to a remarkable recovery in the downtown office market, along with a boom in hotel development, bars, restaurants and entertainment. Kansas City’s appetite for walkable, high-density mixed-use development is strong and getting stronger.

WEST BOTTOMS PORTFOLIO

KANSAS CITY, MISSOURI

GIB KERR, CCIM
Managing Director
+1 816 412 0212
gib.kerr@cushwake.com

LEONARD POPPLEWELL
Director
+1 913 709 3623
leonard.popplewell@cushwake.com

CUSHMAN & WAKEFIELD

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