



17 S JEWELL LIBERTY, MO

HISTORIC LIBERTY OFFICE BUILDING FOR SALE

NEWMARK
ZIMMER

FOR SALE

±6,299 SF

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GUIDED PROPERTY TOURS

Property inspections will be made only by appointment and arranged through Newmark Zimmer. Inquiries should be directed to:

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A large white water tower with the word "Liberty" written in a blue cursive font. The tower is set against a clear blue sky and a background of green trees and a residential area.

Liberty

EXECUTIVE SUMMARY



Newmark Zimmer is pleased to present the opportunity to acquire 17 S. Jewell Street, Liberty, Missouri 64068 (The Property), a unique office opportunity located adjacent to the William Jewell College campus and the historic core of Liberty, Missouri. The Property consists of a 6,299 SF two-and-a-half-story brick office building situated on approximately 0.87 acres with 32 on-site parking spaces. Originally constructed in 1943 and thoughtfully converted from a residential use, the property offers a distinctive blend of historic character and functional office space.

Positioned within one of Kansas City's most established and desirable suburban communities, the Property benefits from its proximity to downtown Liberty, William Jewell College, and quick regional access via Highway 152 and I-35. Zoned RNC, the asset presents a compelling opportunity for continued office occupancy, owner-user acquisition, or potential adaptive reuse. The building features multiple levels of usable space, elevator access, strong parking ratios, and quality brick construction, making it well-suited for professional office, institutional, counseling, educational, or specialty commercial users.

With its attractive campus-adjacent setting, mature neighborhood character, and central Liberty location, 17 S. Jewell Street offers investors and users the opportunity to acquire a well-maintained asset in a highly stable and supply-constrained market.

PROPERTY HIGHLIGHTS

Adjacent to William Jewell College and
Historical Downtown Liberty

Well-maintained 6,299 SF brick office building
with 32 on-site parking spaces

Ideal for owner-user, professional office,
or insitutional use

Life-safety features include a full-
building fire sprinkler system and
passenger elevator

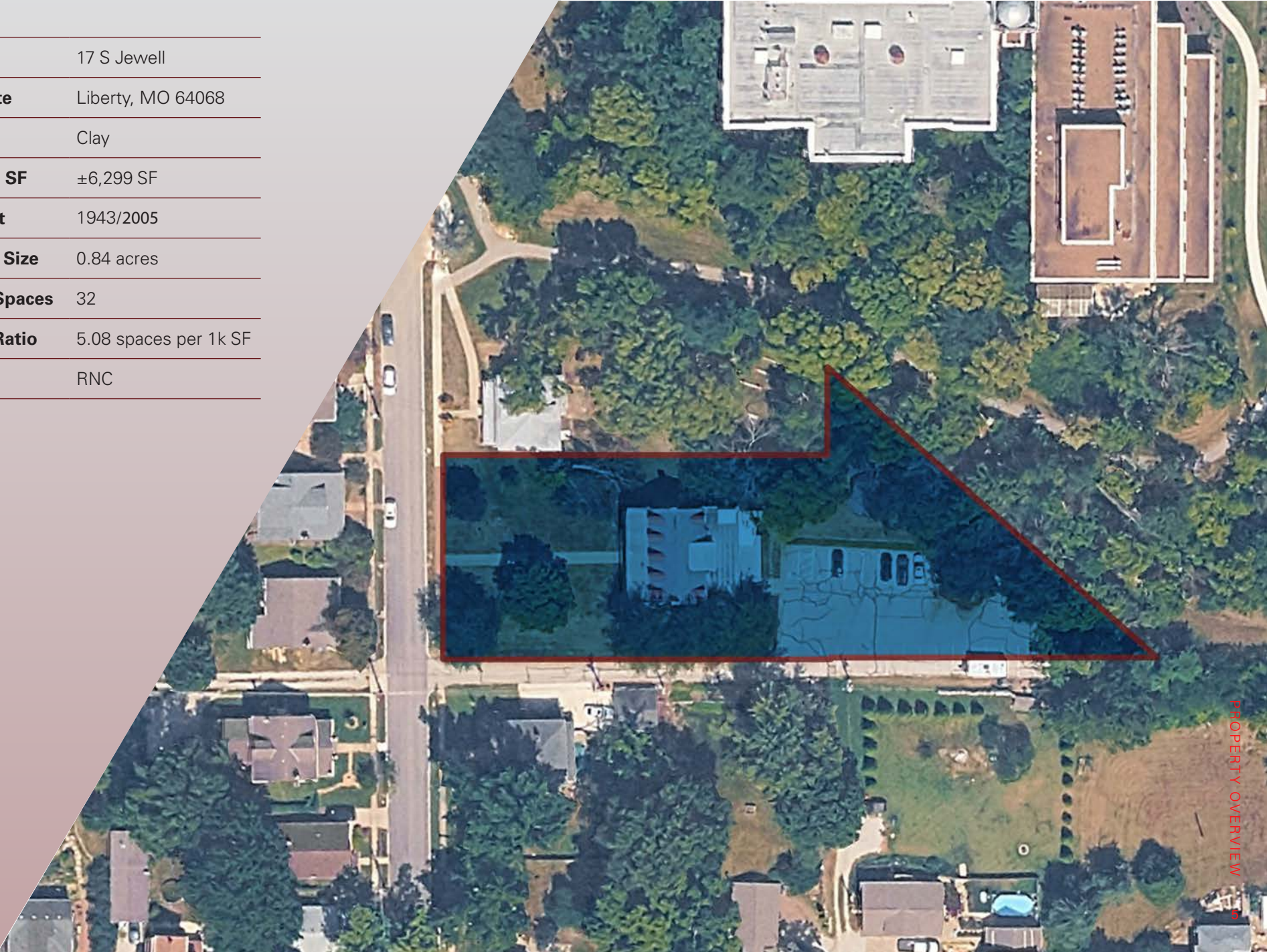
Located in one of Kansas City
Metro's fastest-growing
submarkets with a 3.4%
population growth since
2020

In established
Liberty office
and residential
corridor



PROPERTY SUMMARY

Address	17 S Jewell
City, State	Liberty, MO 64068
County	Clay
Rentable SF	±6,299 SF
Year Built	1943/2005
Total Lot Size	0.84 acres
Parking Spaces	32
Parking Ratio	5.08 spaces per 1k SF
Zoning	RNC

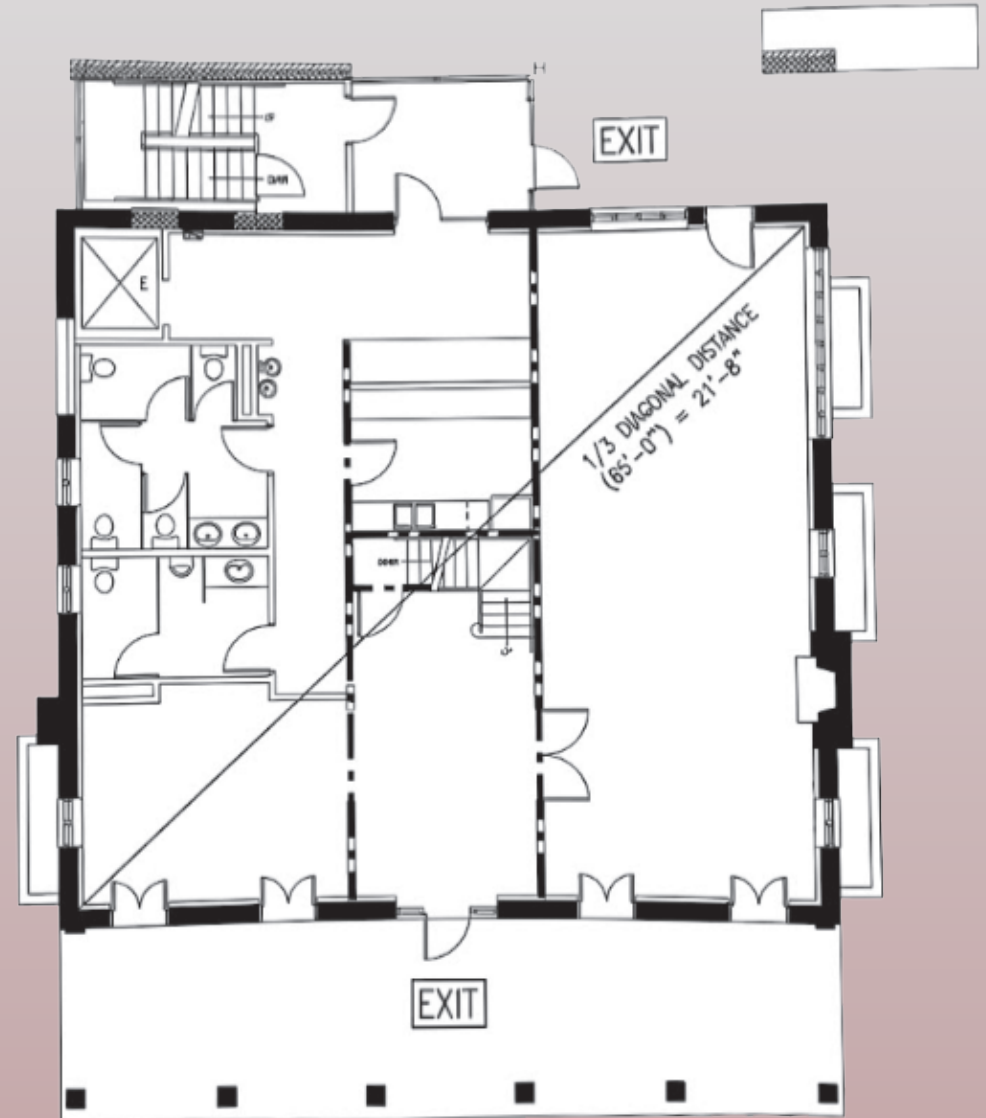


FLOOR PLANS

BASEMENT



FIRST FLOOR

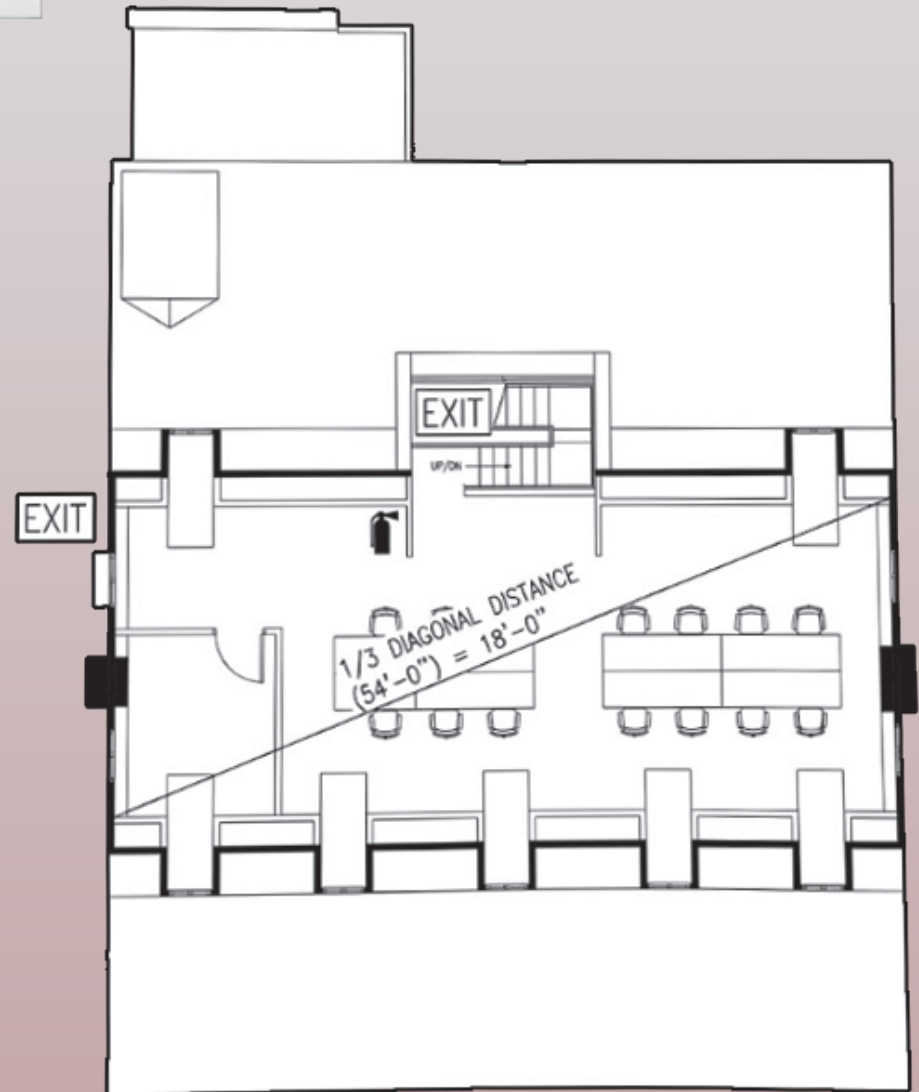


FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



PROPERTY PHOTOS



17 S JEWELL
LIBERTY, MO

PROPERTY PHOTOS



PROPERTY LOCATION



3 MINUTES
to 291 Highway



9 MINUTES
to I-35



24 MINUTES
to Downtown
Kansas City



26 MINUTES
to Kansas City
International
Airport



2025 TOTAL POPULATION		
	1 Mile	8,211
	3 Mile	34,156
	5 Mile	65,613

2025 TOTAL HOUSEHOLDS		
	1 Mile	3,047
	3 Mile	12,959
	5 Mile	24,244

2025 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$97,609
	3 Mile	\$123,490
	5 Mile	\$136,315

PROPERTY LOCATION



LIBERTY OVERVIEW



17 S JEWELL
LIBERTY, MO

Liberty is one of the Kansas City metro's most desirable and fastest-growing suburban communities, located approximately 15 miles northeast of Downtown Kansas City with a population of over 30,000 residents. The city offers strong demographics supported by an average household income of approximately \$89,000, median home values exceeding \$283,000, and a highly educated population with nearly 40% of residents holding a bachelor's degree or higher. Liberty's strategic location along Interstate 35 and Highway 152 provides convenient regional connectivity and continued residential and commercial growth opportunities throughout the Northland.

Known for its historic downtown charm, highly rated schools, and strong community atmosphere, Liberty continues to attract families, professionals, and businesses seeking a high quality of life within the Kansas City MSA. The city benefits from a diverse employment base anchored by major employers including Liberty Hospital, Hallmark Distribution, Amazon, and the Liberty School District, while offering residents access to extensive parks, recreation amenities, retail corridors, and ongoing economic development activity.

MARKET STATS

31k
Population

\$89k
Median Household Income

\$283
Median House Value

37.9
Median Age (U.S. 39.2)

95.9%
High School Educated

39.6%
Bachelor's Degree

RECOGNITION

MONEY Magazine | Liberty has been recognized as one of the "Best Places to Live" in America by Money Magazine, highlighting the community's strong schools, economic opportunity, safe neighborhoods, and high quality of life. Liberty was also previously ranked among the top small cities in the nation by CNNMoney.

Family Circle Magazine | Liberty was named one of the "Best Places to Raise a Family" due to its highly rated school system, family-oriented atmosphere, historic downtown, and strong sense of community. The city continues to be recognized throughout the Kansas City metro as one of the Northland's premier suburban communities.

MAJOR EMPLOYERS



KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.7 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere. Strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.7 million is up 20% since 2000, and is projected to add approximately 80,000 additional residents by 2027. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

#1 City to Work Remotely (2022) | Iceland Air

#2 City to Watch for Rental Activity in 2024 | Rent Café

Top 25 Travel Destination in the World | BBC, January 2025

Top 20 City for Recent Grads | Coworking Café, June 2025

3rd Most Livable Metro in the U.S. | RentCafé, January 2026

Top 10 Best Place to Visit in 2024 | Wall Street Journal

Top Midwest City for Startups | Midwest+Startups, August 2024

#2 Midwestern Metro for Millennials | CommercialCafé, June 2025

Top 10 U.S. Airport | Travel + Leisure, July 2025

Best in Travel 2024 | Lonely Planet



BIG WINS - DATA CENTERS

KANSAS CITY'S EMERGING DATA CENTER MARKET

Kansas City has rapidly emerged as one of the Midwest's premier destinations for hyperscale data center development, driven by the explosive growth of artificial intelligence, cloud computing, and digital infrastructure demand. The region is home to more than 102,000 technology jobs, 3,900+ technology firms, and over 5.5 million miles of deployed fiber infrastructure, creating a highly attractive environment for major technology investments.

Kansas City's strong workforce, central geographic location, available land, and scalable utility infrastructure continue to attract global technology leaders and data center operators seeking long-term growth opportunities. Recent investments totaling billions of dollars further reinforce the region's position as a critical hub within the nation's expanding digital economy.



\$1 Billion
Investment in
Google Data Center

\$800+ Million
Investment in
Meta Data Center

\$143 Million
Investment in
Edged Kansas City

\$10 Billion
Project Mica in Planned
Data Campus

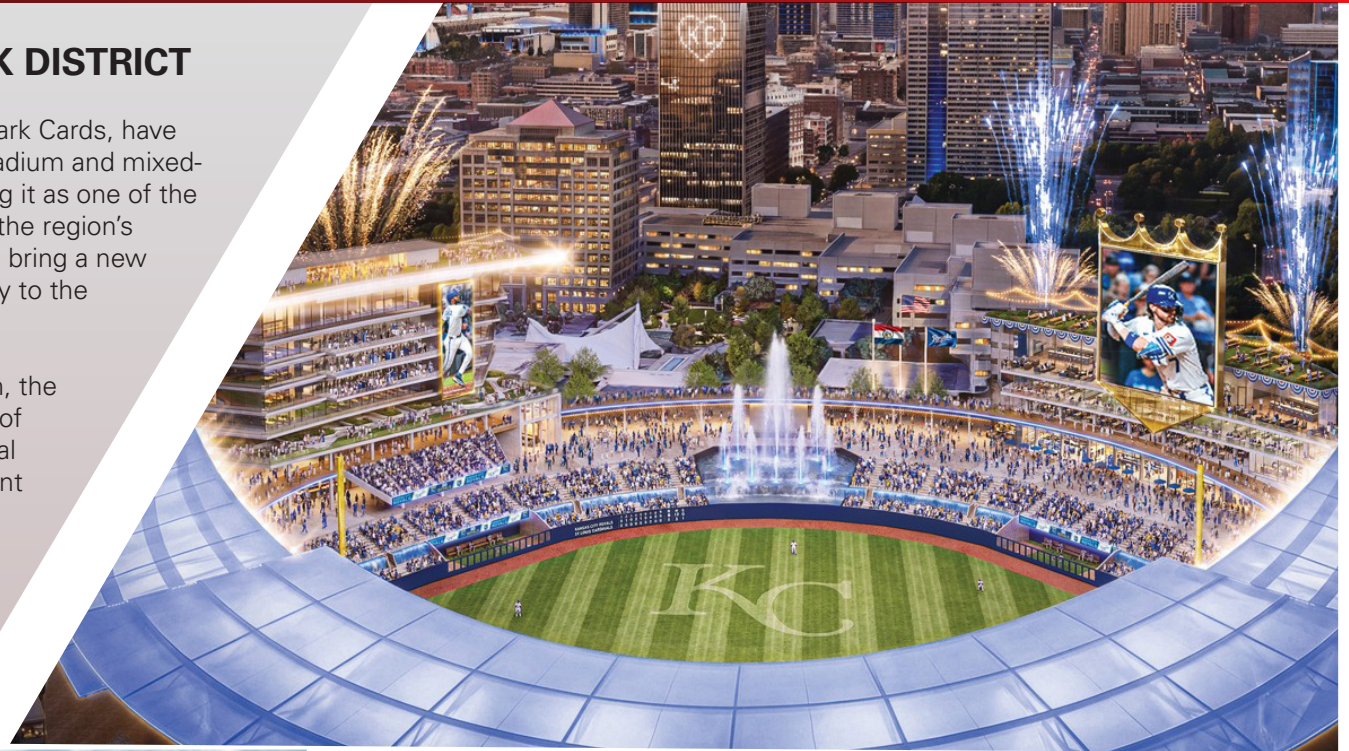
Up to \$100 Billion
Project Kestrel in Planned
Hyperscale Campus

BIG WINS - SPORTS

KANSAS CITY ROYALS BALLPARK DISTRICT

The Kansas City Royals, in partnership with Hallmark Cards, have announced plans for a transformative \$3 billion stadium and mixed-use district in Kansas City's Crown Center, marking it as one of the most significant urban redevelopment projects in the region's history. Spanning ~85 acres, the development will bring a new level of density, connectivity, and year-round energy to the urban core.

Anchored by a \$1.9 billion, state-of-the-art stadium, the broader master plan will introduce a dynamic mix of restaurants, retail, hospitality, office, and residential uses, creating a walkable, high-density environment designed to generate consistent activity well beyond game days and establish Crown Center as a true destination. With a targeted 2027 groundbreaking, the new Royals stadium and ballpark district represents a generational investment in Kansas City and the continued evolution of its urban core.



KANSAS CITY CHIEFS STADIUM

The Kansas City Chiefs have announced a transformative move to Kansas City, Kansas, centered around a \$3 billion, 65,000-seat domed stadium in Wyandotte County set to open for the start of the 2031 NFL season. The project is expected to create ~20,000 construction jobs and generate more than \$4.4 billion in economic impact for Kansas during the construction phase alone, with 4,000+ permanent jobs anticipated at the stadium and surrounding entertainment district. Designed as a year-round venue, the development represents one of the most significant economic investments in state history.

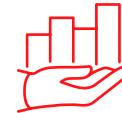
The broader plan includes a new Chiefs headquarters and training facility in the City of Olathe in Johnson County. Both the stadium and headquarters sites are planned as mixed-use developments that may include sports and entertainment venues, dining, shopping, office space, hotels, and residential properties, creating sustained economic activity and long-term regional growth beyond game days.

KANSAS CITY ENTERTAINMENT AND TOURISM

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.



28.4M
Annual
Visitors



\$6.7B
Annual Tourism
Economic Impact



12.5M
Annual MCI
Airport Passengers

Source: Visit KC



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