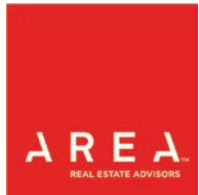




CHILDREN'S CENTER CAMPUS 3101 MAIN STREET | KANSAS CITY, MO

±55,000 SF Specialized Facility | 2.72 AC Campus
Transit-Oriented Adaptive Reuse Opportunity
Medical, Office, Education, Retail, or Multifamily



“The sale is not a conclusion. It is a catalyst for the future and an expanded vision of our mission.”

A MISSION-DRIVEN SALE

The Children’s Center Campus (CCC) at 3101 Main Street is offered for sale as a direct expression of its founding mission. Established in 1996 as a shared facility to support collaborative pediatric services across Kansas City, the CCC has spent nearly three decades enabling its two tenant organizations, Children’s Center for the Visually Impaired (CCVI) and Ability KC, to grow, innovate, and deepen their community impact.

Today, both organizations are independently advancing transformative next chapters. Ability KC is planning a new centrally located center of excellence in rehabilitation medicine, research & innovation for individuals of all ages, supporting individuals from early childhood education to workforce development and training. The new site will support regional access to leading therapies, expert guidance, and education opportunities. CCVI is expanding to a community integrated service model and launching new initiatives to meet children where they learn and grow. Through strong partnership and exceptional service quality, CCVI’s programming prioritizes identification, innovation, and regional expertise for children from birth through age 21. Each agency is positioned to serve more children, more effectively, in new ways.

The CCC Board of Directors, composed equally of CCVI and Ability KC representatives, has elected to market the campus for sale and distribute the proceeds directly to both organizations, ensuring that the generosity of three decades of donor investment is reinvested into the programs and services that carry this mission forward. The sale is not a conclusion. It is a catalyst for the future and an expanded vision of the mission.



EXECUTIVE SUMMARY



PREMIER MIDTOWN INVESTMENT & REDEVELOPMENT OPPORTUNITY

The Children's Center Campus at 3101 Main Street presents a rare opportunity to acquire a ±55,000 SF, purpose-built specialized facility on a 2.717-acre corner parcel. The site is positioned precisely at the midpoint between Downtown Kansas City and the Country Club Plaza, the two most consequential centers of business, retail, and cultural influence in the metro. 3101 Main sits equidistant from the urban core and the Plaza, connected to both by the Main Street Streetcar now running continuously from the Riverfront to 51st Street. This Midtown position places the campus within immediate proximity to the newly announced Royals Baseball Stadium Village, Crown Center, Costco, and Home Depot, and at the epicenter of accelerating multifamily residential development catalyzed by streetcar connectivity and the \$3.5M 31st Street Streetscape Project completed April 2026.

The campus itself offers compelling adaptive reuse potential across education, healthcare, office, and retail configurations, with purpose-built infrastructure-specialized classrooms, clinical therapy suites, a therapy pool, and double gymnasiums- that would cost multiples of the land value to replicate. The property further distinguishes itself with 20 below-grade secured parking spaces, a genuinely rare amenity along this corridor and a meaningful competitive advantage for any future operator or redevelopment program.

PROPERTY HIGHLIGHTS

Building Size: ±55,000 SF

Land Size: 2.717 acres

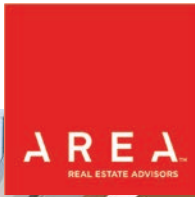
Year Built: 1998

Zoning: UR and R-0.5

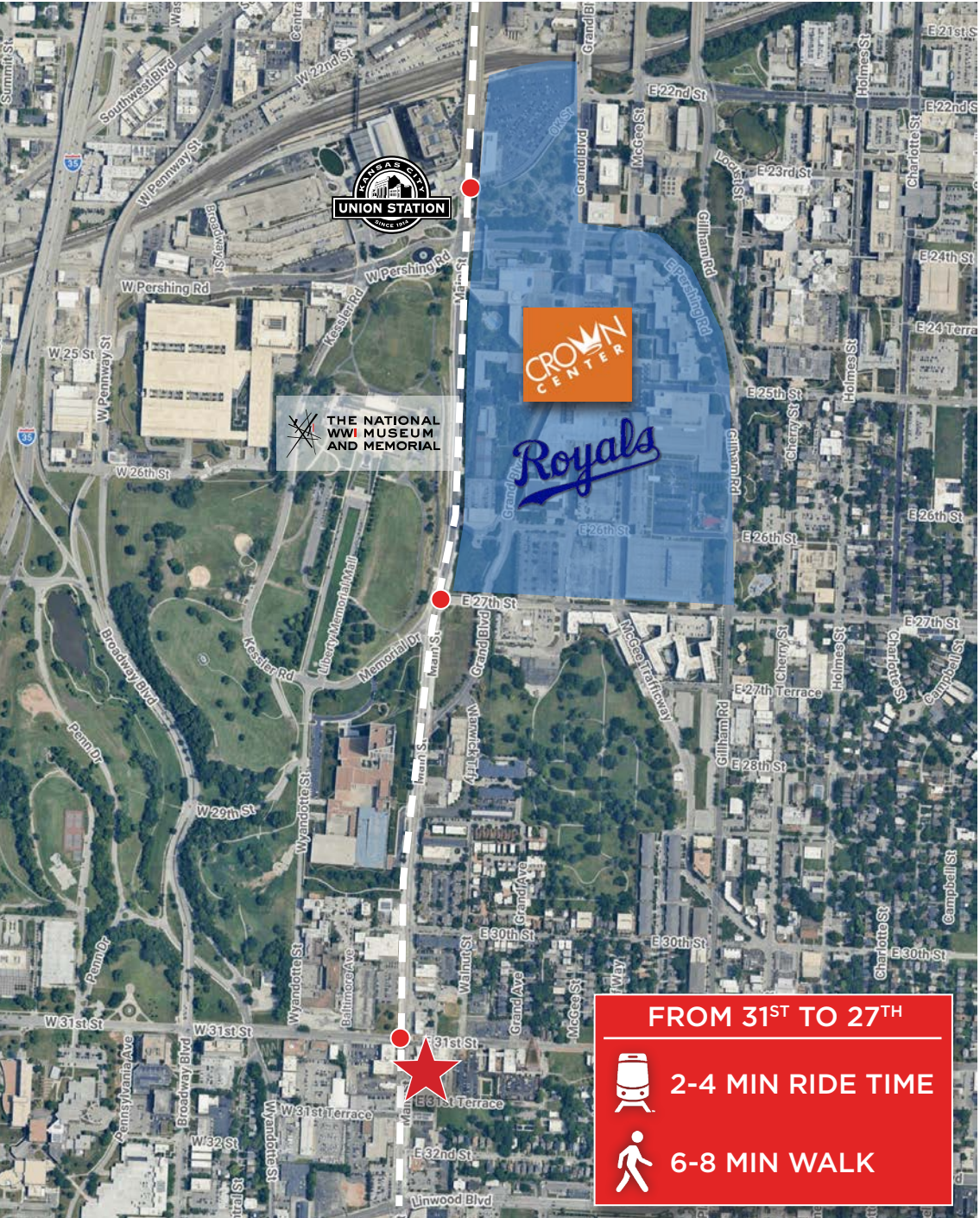
Current Use: Purpose-built for high occupancy. Specialized classrooms, clinical therapy suites, therapy pool, double gymnasiums, and a large fenced garden and seating area at the SE corner of the property.



PROPERTY PHOTOS



KANSAS CITY'S NEXT CHAPTER: MIDTOWN



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

TRANSIT-ORIENTED LOCATION

A CITY IN ASCENT

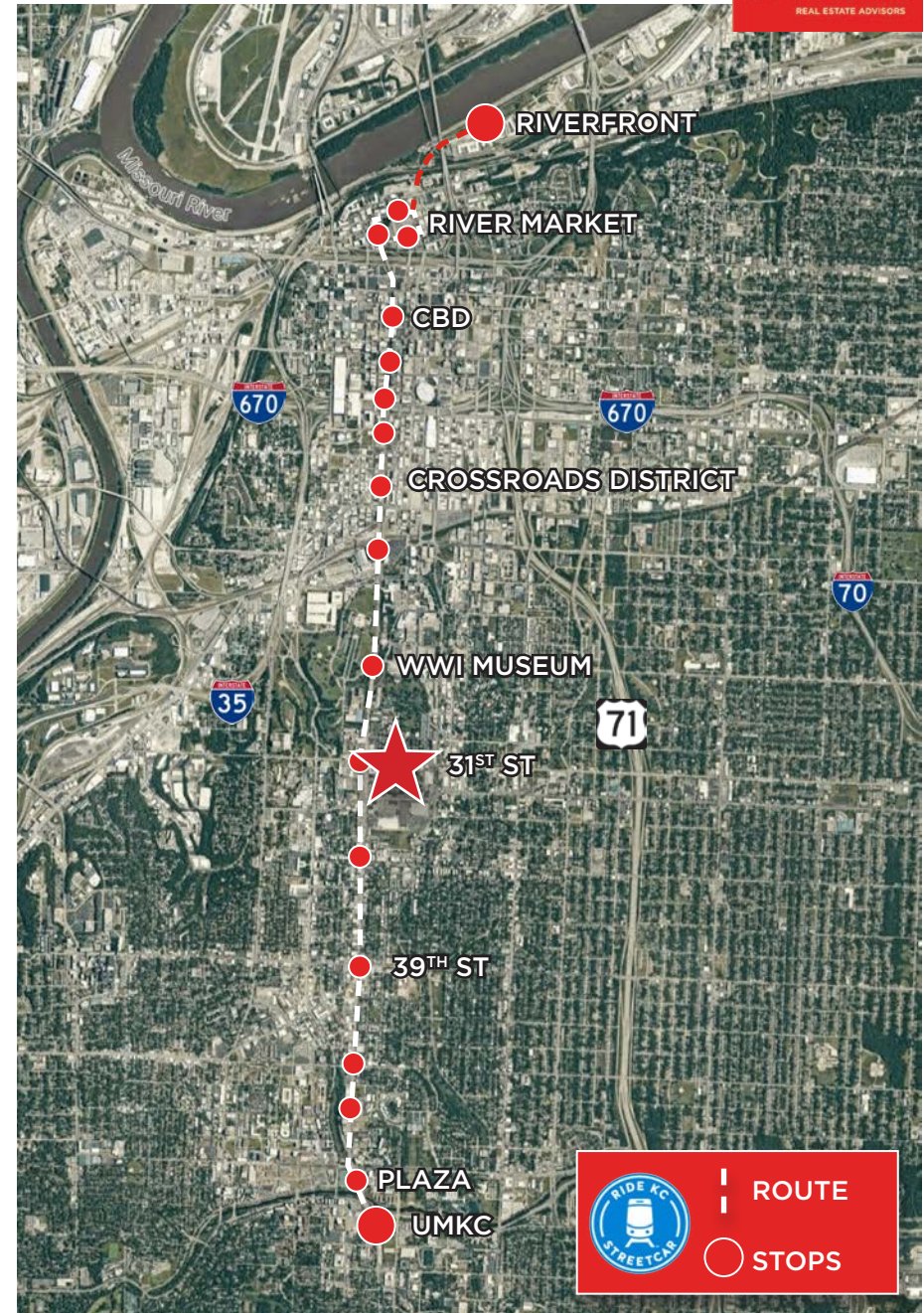
Kansas City has emerged as one of the Midwest's most dynamic and strategically positioned metropolitan markets. With a population exceeding 2.5 million across the bi-state metro, the city continues to attract residents, employers, and capital drawn by its affordable cost of living, diversified economy, and accelerating urban investment. Key economic drivers include a growing healthcare and life sciences sector, an expanding technology corridor, and a financial services industry with deep institutional roots—all contributing to a metro economy that has demonstrated consistent resilience and growth.

THE MAIN STREET CORRIDOR

The completion of the Main Street Streetcar Extension, now running continuously from the River Market on the north to 51st Street and the edge of the Country Club Plaza on the south, has fundamentally reordered the value equation along this corridor. What was once a series of disconnected Midtown nodes is now a unified transit spine linking Kansas City's most important destinations in a single, walkable, rideable thread. Properties along Main Street are experiencing renewed investor interest, accelerating lease-up of ground-floor retail, and a wave of multi-family residential development not seen in this submarket in decades.

THE MIDPOINT ADVANTAGE

3101 Main occupies a position that is genuinely rare in the Kansas City market, equidistant between Downtown and the Country Club Plaza, the two poles around which the city's business, retail, and cultural life organizes itself. As the urban core continues its Trophy office-driven resurgence and the Plaza remains the metro's premier retail and mixed-use destination, the Main Street corridor between them is emerging as the connective tissue of a maturing, walkable city.



ROUTE
STOPS

MIDTOWN OVERVIEW



MIDTOWN

The Market's Next Chapter- an 85-acre sport-specific mixed-use redevelopment. The blocks surrounding 3101 Main reflect a neighborhood in active transformation. New multifamily residential projects are delivering units to a renter demographic drawn by streetcar access, proximity to employment, and the cultural amenities of both Downtown and the Plaza. The recently completed \$3.5M 31st Street Streetscape Project has elevated the pedestrian environment, reinforcing the corridor's appeal to residents, retailers, and institutional users alike. Crown Center, Costco, and Home Depot anchor the immediate trade area, providing the daily-needs infrastructure that supports sustained residential density.

KANSAS CITY METRO

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POPULATION GROWTH

Kansas City, spanning both Kansas and Missouri, has experienced steady population growth over the past decade. As of 22023, the metropolitan area boasts a population of over 2.5 million residents. Key factors contributing to this growth include:

- **Affordable Living:** The cost of living in Kansas City is lower compared to other major metropolitan areas, attracting both families and young professionals.
- **Development:** Revitalization projects in downtown and surrounding neighborhoods have enhanced the city's appeal.
- **Cultural and Recreational Amenities:** An increasing number of cultural attractions, parks, and entertainment options have made Kansas City an attractive place to live.

ECONOMY

Kansas City's economy is diverse and robust, characterized by several key sectors:

- **Healthcare and Life Sciences:** The city is home to major hospitals, research institutions, and a growing biotech industry.
- **Technology:** A burgeoning tech scene, supported by initiatives like the Kansas City Startup Village and Google Fiber, has positioned the city as a tech hub.
- **Manufacturing and Distribution:** Kansas City's central location and extensive transportation network make it a prime spot for manufacturing and logistics companies.
- **Financial Services:** Numerous banks and financial institutions contribute significantly to the local economy.

AWARDS AND ACCOLADES

- **Best Places to Live:** Kansas City frequently ranks high in national "best places to live" lists due to its affordable cost of living, quality of life, and vibrant culture.
- **Top Travel Destination:** Kansas City has been highlighted by travel publications like Travel + Leisure and Lonely Planet as a top travel destination for its food, music, and cultural attractions.
- **City of Fountains:** Known for its beautiful fountains, Kansas City is often called the "City of Fountains" and is recognized for its scenic beauty and urban design.
- **Innovation Districts:** The city has been praised for its innovation districts, particularly in the fields of technology and entrepreneurship, fostering a vibrant startup ecosystem.
- **Green Initiatives:** Recognized for its green spaces and sustainability efforts, Kansas City has received accolades for its environmental initiatives and extensive park system.



CONFIDENTIALITY & DISCLAIMER



PROPIETARY & STRICTLY CONFIDENTIAL

No Warranty: AREA and the Owner disclaim responsibility for any inaccuracies.

Independent Investigation: Prospective purchasers must exercise independent due diligence.

“As-Is” Sale: Property is offered “as-is” with known deferred maintenance.

All showings are by appointment only. Contact the listing team for a formal tour.

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The enclosed information and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Owner or AREA Real Estate Advisors, LLC, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Owner or AREA Real Estate Advisors, LLC (v) not to have any contact with any of the tenants and/or employees of the Property without prior approval of the Owner, and (vi) to return the enclosed information and other materials furnished to you to AREA Real Estate Advisors, LLC immediately upon request of AREA Real Estate Advisors, LLC or Owner. By accepting the enclosed information you agree to abide by the terms and conditions herein.

BUILDING CONSTRUCTION & SYSTEMS



INSTITUTIONAL-GRADE INFRASTRUCTURE

Roof: TPO membrane (Firestone Red Shield) with 20-year warranty issued 03/29/2021

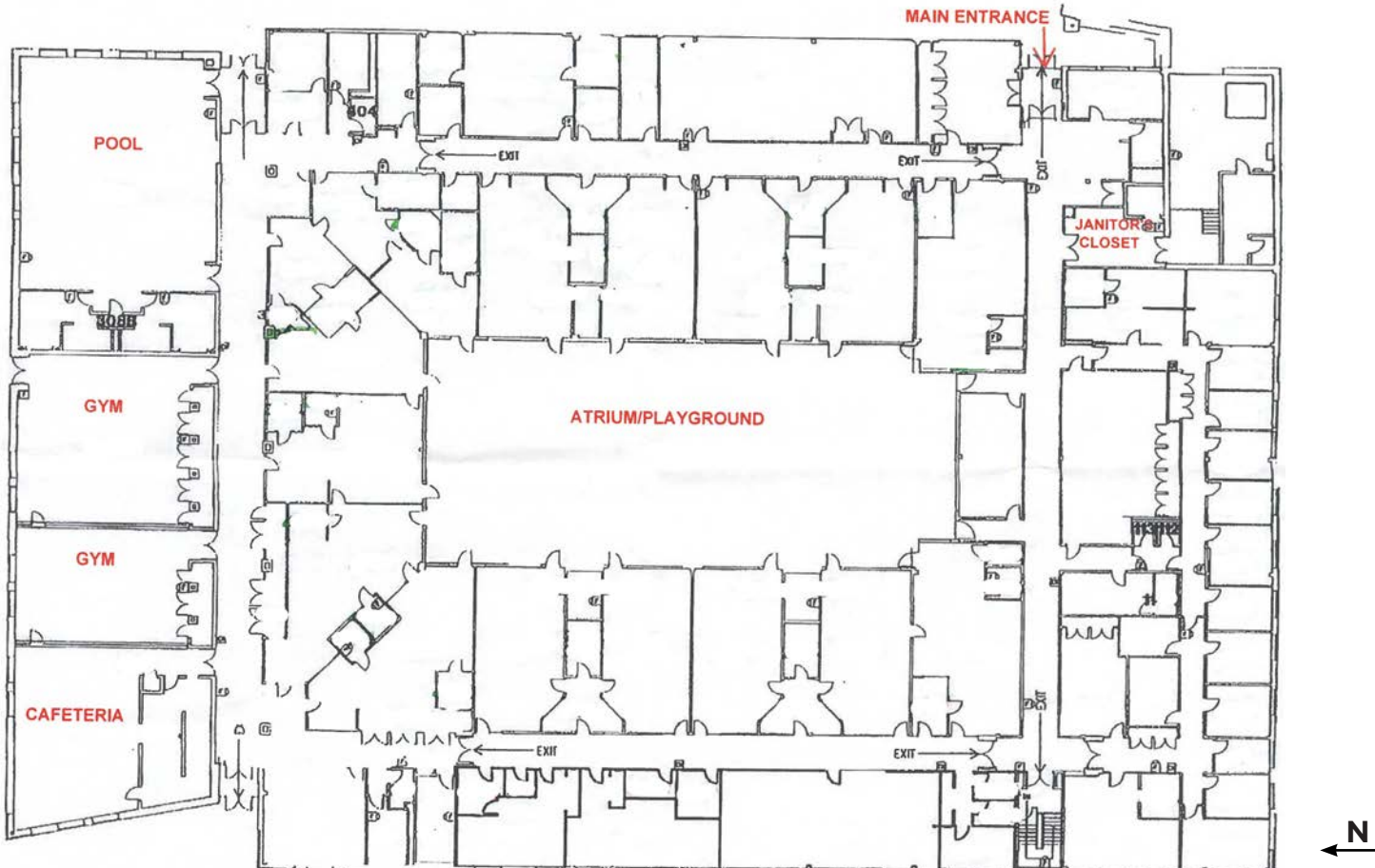
HVAC Control: Packaged rooftop units; AHU #8 and #9 controllers replaced Q1 2026

Electrical: Robust 1,600A, 277/480V, 3-phase service

Security: New exterior cameras installed March 2026

Elevator: 27-year-old Dover hydraulic passenger elevator

Not shown: lower level parking for 20, walk-in refrigeration and management office



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