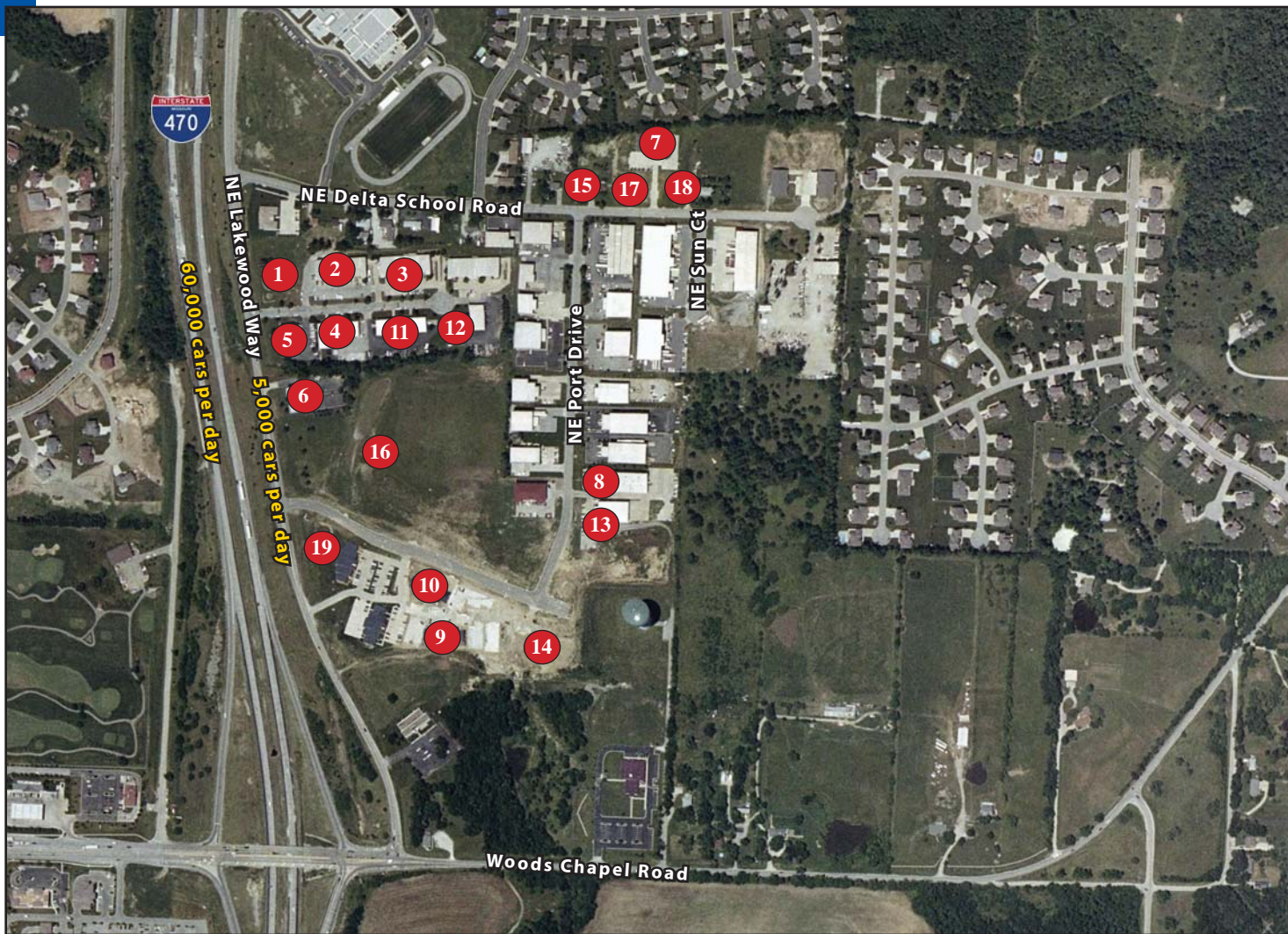


FOR SALE

Lakewood Business Professional Park



19 Property Investment Portfolio NE Delta School Road & NE Lakewood Way, Lee's Summit, Missouri



Estimated Population
87,881

Average Household Income
\$74,260

Five Mile Radius

- Easy access to M-291 Highway and I-470, convenient location to I-70 & US 40 Highway
- Established area
- 11 office / warehouse buildings and 7 industrial pad sites for sale
- Pad sites level and ready with all utilities to or at site
- PI-1 Zoning (Planned Industrial)

BLOCK & COMPANY, INC., Realtors
4141 NE Lakewood Way, Suite A
Lee's Summit, Missouri 64064

816.753.6000

For Information Contact:

William Glasgow
816.412.7210
wglasgow@blockandco.com

Lakewood Business Park Portfolio, Lee's Summit, Missouri



Real Estate Investment Offering 12 Office/Warehouse Buildings For Sale containing a total 154,260 SF of NRA and 906,047 SF/20.80 Acres of Industrial Development Ground

Name of Property: Lakewood Business Park and Eastport Professional Office Park

Location/Accessibility: Located in the northern portion of Lee's Summit, Missouri just 2 miles south of I-70. The business park has excellent highway access and is visible from north and south bound M-291/I-470, between Woods Chapel Rd. and Lakewood Blvd.

Property Description:

Lakewood Business Park

Lakewood Business Park is a 50 acre master-planned development designed to accommodate a variety of business uses. The zoned and fully improved sites are available for manufacturing, assembly, and distribution as well as professional, medical, and corporate offices. A major focus of the Park's developer is to create an environment that enhances future value of the facilities constructed within the Park. The initial planning and careful control of buildings with Lakewood Business Park will enhance value, which more than offsets depreciation of the structures built in the Park.

Lakewood Business Park offers an unmatched business environment for small to medium growth-minded companies. The master planned Park meets the most demanding business criteria for quality, access and services. The Park's premier Jackson County location provides the added bonuses of congestion-free travel and a lower cost of doing business. The area's long established residential and business base of service related companies has been complemented in recent years by an influx of high tech and manufacturing firms. Lakewood Business Park is a mixed-use development of office/warehouse and professional office space that is ideally positioned for emerging industries as well as traditional industrial and professional office users.

Eastport Professional Office Park

Eastport is a development of professional office space. The design of the Park and office condominiums make the location ideal for doctors, dentists, law offices, real estate offices, insurance companies, etc.

Presented by:
William Glasgow
816-412-7210
wglasgow@blockandco.com

Lakewood Business Park Portfolio, Lee's Summit, Missouri



Lat: 36.9896 Lon: -94.3503 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**NE Delta School Road & NE Lakewood Way
Lee's Summit, Missouri**

October 2007

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.98964/-94.35028

October 2007

RS1

NE Delta School Road & NE Lakewood Way Lee/Es Summit, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	2,426	21,993	87,881
	2011 Projected Population	2,653	23,655	91,212
	2000 Census Population	2,124	19,396	83,213
	1990 Census Population	899	13,244	66,420
	Historical Annual Growth 1990 to 2006	10.6%	4.1%	2.0%
	Projected Annual Growth 2006 to 2011	1.9%	1.5%	0.8%
	2006 Median Age	40.3	38.1	36.5
HOUSEHOLDS	2006 Estimated Households	875	8,067	33,257
	2011 Projected Households	959	8,716	34,687
	2000 Census Households	764	7,059	31,297
	1990 Census Households	316	4,684	24,033
	Historical Annual Growth 1990 to 2006	11.1%	4.5%	2.4%
	Projected Annual Growth 2006 to 2011	1.9%	1.6%	0.9%
POPULATION BY RACE	2006 Estimated White	89.1%	89.9%	89.9%
	2006 Estimated Black or African American	6.4%	5.9%	5.7%
	2006 Estimated Asian & Pacific Islander	2.3%	1.6%	1.4%
	2006 Estimated American Indian & Native Alaskan	0.1%	0.2%	0.2%
	2006 Estimated Other Races	2.2%	2.4%	2.7%
	2006 Estimated Hispanic	3.3%	3.8%	4.3%
INCOME	2006 Estimated Average Household Income	\$ 143,450	\$ 98,878	\$ 74,260
	2006 Estimated Median Household Income	\$ 106,897	\$ 85,681	\$ 67,620
	2006 Estimated Per Capita Income	\$ 52,029	\$ 36,879	\$ 28,531
EDUCATION (AGE 25+)	2006 Elementary	0.2%	0.6%	0.6%
	2006 Some High School	1.8%	2.9%	3.8%
	2006 High School Graduate	17.8%	20.4%	25.3%
	2006 Some College	22.3%	24.4%	26.4%
	2006 Associates Degree Only	6.1%	8.7%	9.8%
	2006 Bachelors Degree Only	28.8%	26.2%	22.4%
	2006 Graduate Degree	22.9%	16.7%	11.6%
BUSINESS	Number of Businesses	108	776	3,677
	Total Number of Employees	943	7,119	36,662
	Employee Population per Business	8.7	9.2	10.0
	Residential Population per Business	22.5	28.3	23.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Property #1

4225 NE Lakewood Way, Lee's Summit, Missouri



Sale Price: \$890,000
Lot Size: 64,164 Sq Ft

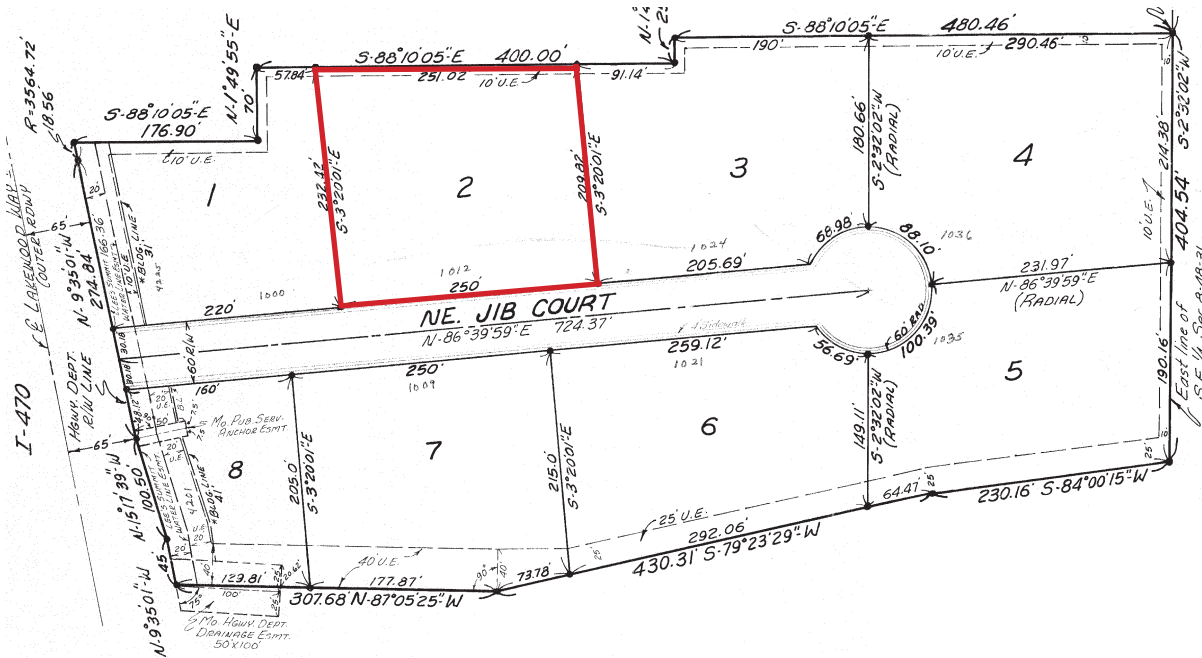


Property #2

1012 Jib Court, Lee's Summit, Missouri



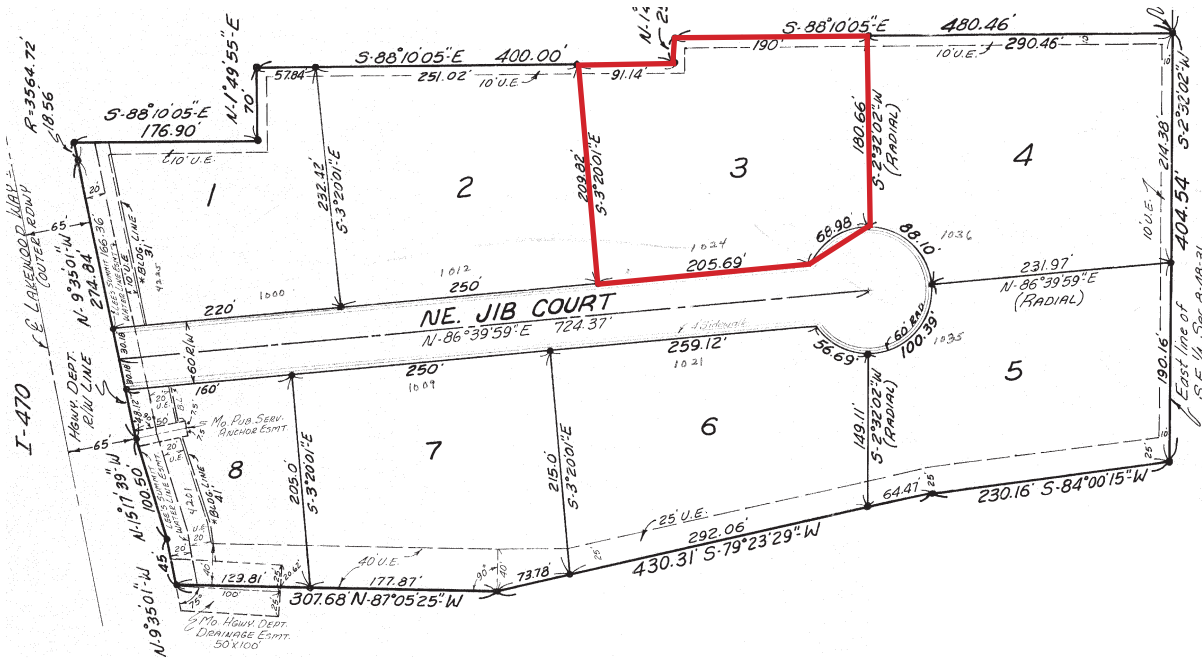
Sale Price: \$1,300,000
 NRA: 16,200 Sq Ft
 Lot Size: 52,455 Sq Ft



Property #3
1024 Jib Court, Lee's Summit, Missouri



Sale Price: \$1,100,000
NRA: 15,700 Sq Ft
Lot Size: 43,195 Sq Ft

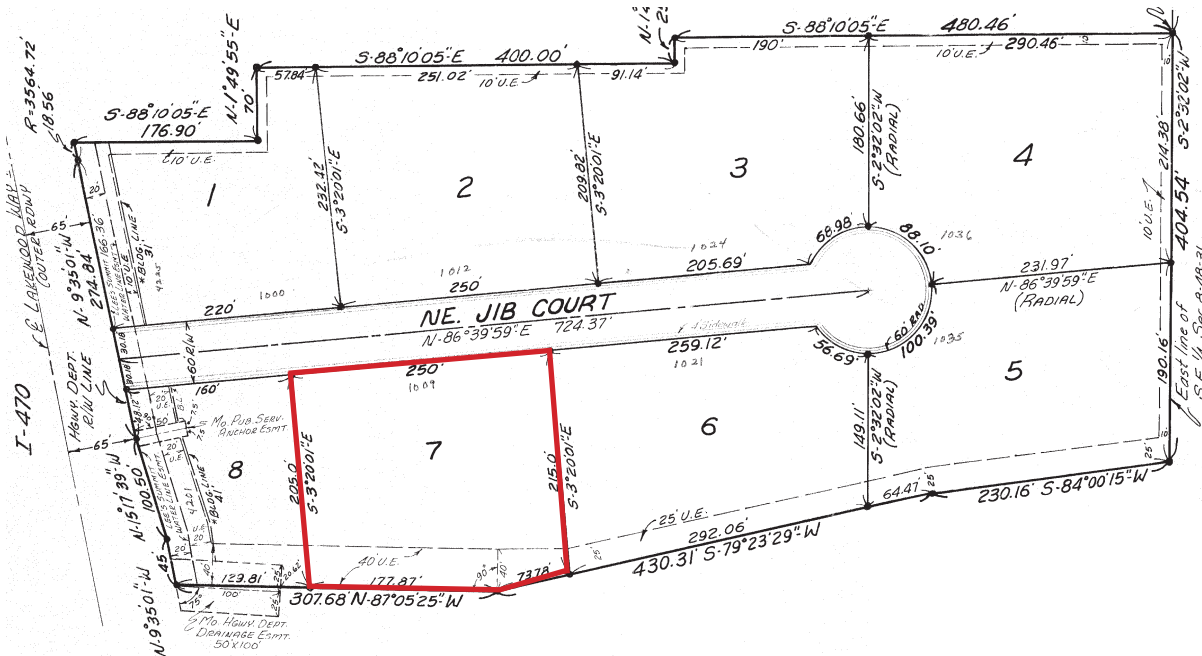


Property #4

1009 Jib Court, Lee's Summit, Missouri



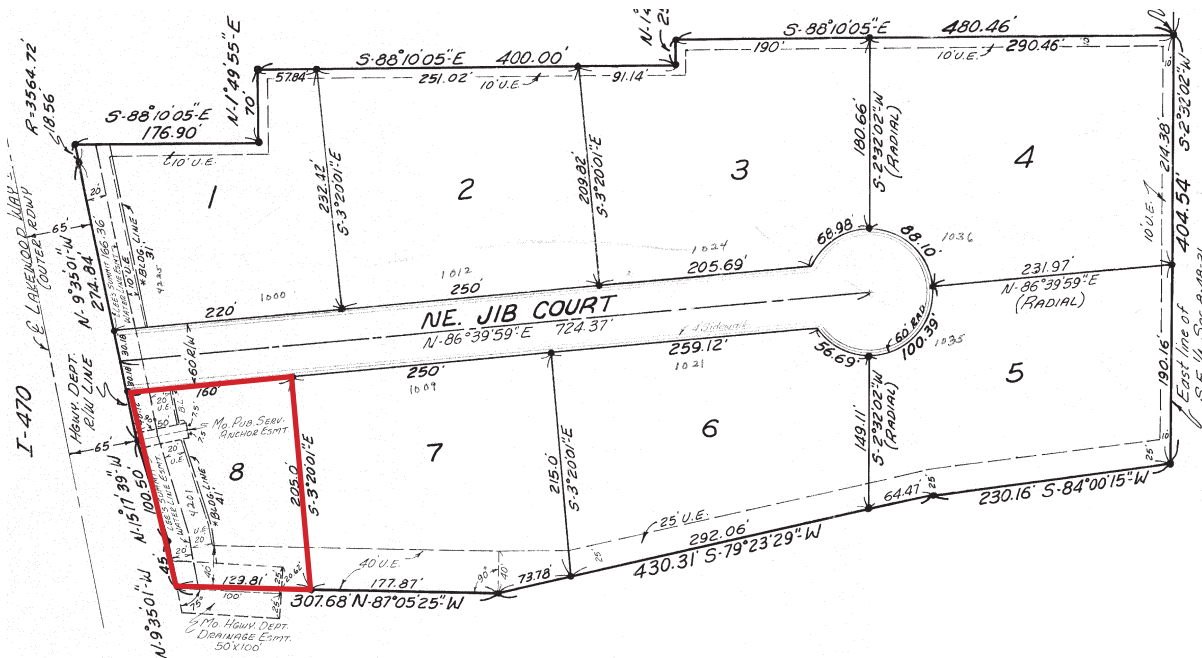
Sale Price: \$900,000
NRA: 14,565 Sq Ft
Lot Size: 53,750 Sq Ft



Property #5
4201 NE Lakewood Way, Lee's Summit, Missouri



Sale Price: \$1,000,000
NRA: 11,594 Sq Ft
Lot Size: 29,725 Sq Ft

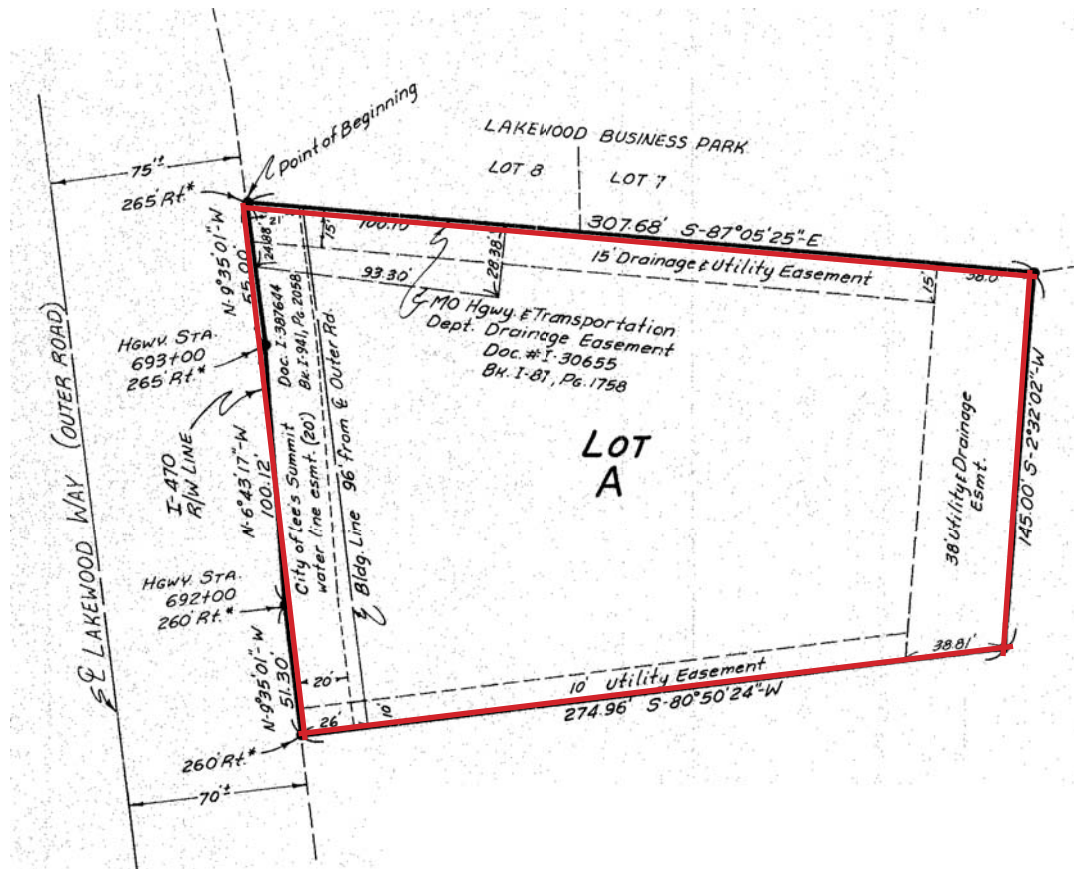


Property #6

4141 NE Lakewood Way, Lee's Summit, Missouri



Sale Price: \$1,300,000
 NRA: 12,500 Sq Ft
 Lot Size: 50,660 Sq Ft

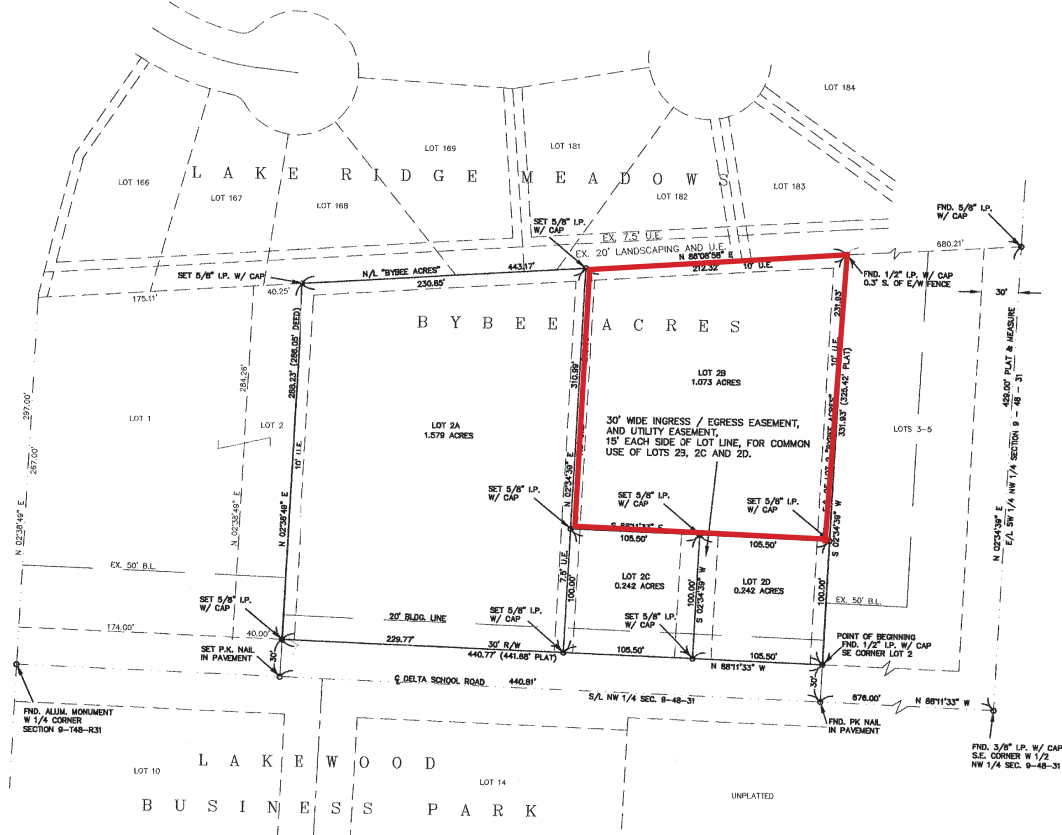


Property #7

1126 Delta School Road, Lee's Summit, Missouri



Sale price: \$850,000
GBA: 7,801 Sq Ft
Lot size: 46,740 Sq Ft

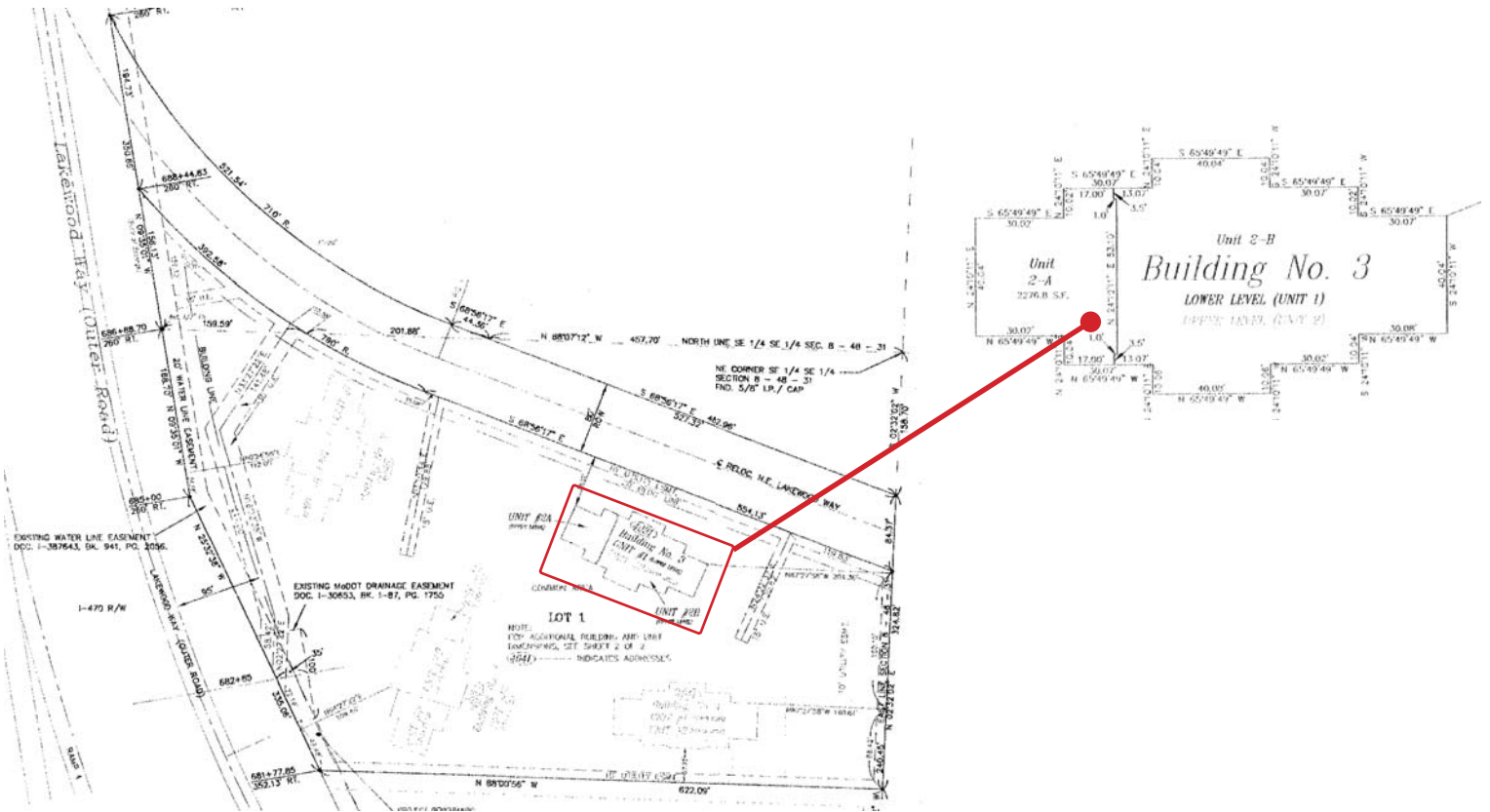


Property #9 - Eastport Professional Office Park 4041 NE Lakewood Way, Lee's Summit, Missouri



Eastport is a development of professional office space. All office condominiums are available for sale or lease. The design of the Park and office condominiums make the location ideal for doctors, dentists, law offices, real estate offices, insurance companies, etc.

Sale price: \$2,125,000
NRA / GBA: 18,800 Sq Ft
Lot size: Zero Lot

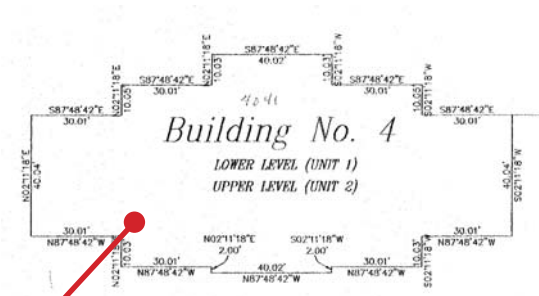
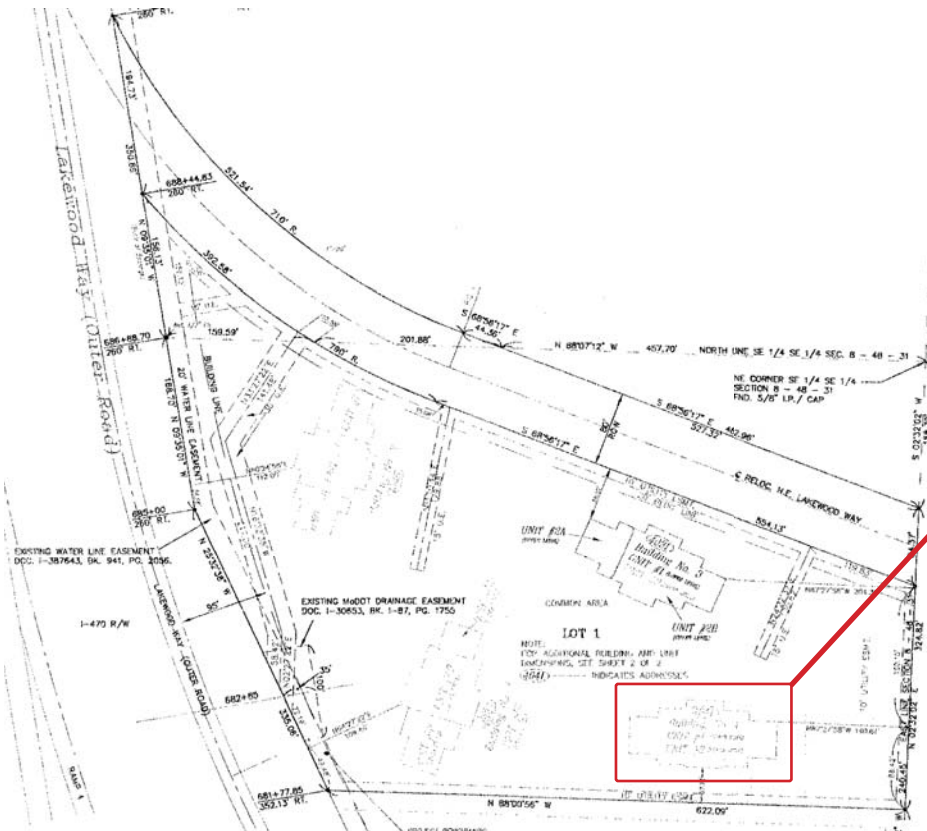


Property #10 - Eastport Professional Office Park 4031 NE Lakewood Way, Lee's Summit, Missouri



Eastport is a development of professional office space. All office condominiums are available for sale or lease. The design of the Park and office condominiums make the location ideal for doctors, dentists, law offices, real estate offices, insurance companies, etc.

Sale price: \$2,125,000
GBA: 18,400 Sq Ft
Lot size: Zero Lot



Property #11
1021 Jib Court, Lee's Summit, Missouri



Sale price: \$900,000
GBA: 12,000 Sq Ft
Lot size: 50,141 Sq Ft

Property #12
1035 Jib Court, Lee's Summit, Missouri



Sale price: \$900,000
GBA: 12,000 Sq Ft
Lot size: 44,000 Sq Ft

INDUSTRIAL SITES

Property #13

4101 Port Drive, Lee's Summit, Missouri

Site area: 127,457 Sq Ft +/- or 2.93 Acres +/-

Price: \$637,000 or \$5.00 +/- PSF

Property #14

1120 NE Lakewood Way, Lee's Summit, Missouri

Site area: 80,063 Sq Ft +/- or 1.84 Acres +/-

Price: \$260,000 or \$3.25 PSF

Property #15

1120 Delta School Road, Lee's Summit, Missouri

Site area: 68,781 Sq Ft +/- or 1.58 Acres +/-

Price: \$400,000 or \$5.00 +/- PSF

Property #16

4101 NE Lakewood Way, Lee's Summit, Missouri

Site area: 544,500 Sq Ft or 12.5 Acres +/-

Price: \$3,625,000 or \$6.66 PSF

Property #17

1124 Delta School Road, Lee's Summit, Missouri

Site area: 10,541 Sq Ft

Price: \$55,000 or \$5.22 PSF

Property #18

1128 Delta School Road, Lee's Summit, Missouri

Site area: 10,541 Sq Ft

Price: \$55,000 or \$5.22 PSF

Property #19
4045 NE Lakewood Way, Lee's Summit, Missouri



Sale Price: \$642,000
Lot Size: 4,585 Sq Ft

