

# Executive Hills East

1300 E. 104th Street, Kansas City, Missouri

# For Lease



## Prime I-435 & Holmes Road Location!

- 2,350± to 14,622± Available
- Signage available and visible to I-435
- Entire 3<sup>rd</sup> Floor (top floor) available
- Common area renovations commencing early 2018
- Competitive lease rates & terms
- Abundant parking available - covered and surface
- Great owner/user opportunity
- Easy access to I-435, I-470 and I-E49 Hwy via Holmes Interchange

## For more information:

Brent Roberts, CCIM  
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## Building Specifications

Building Size:	41,740 SF
Building Description:	Modern three-story reflective glass office building
Square Feet Available:	Suite 100: 9,076± RSF
	Suite 200: 6,765± RSF
	Suite 222: 2,356± RSF
	Suite 250: 2,350± RSF
	Suite 300: 14,622± RSF
Rental Rate:	Full service rates from \$20.00 per RSF with annual incremental increases
TI Allowance:	Negotiable
Operating Cost:	Base Year
Parking:	4 spaces per 1,000 SF with 67 covered spaces
HVAC System:	Two rooftop McQuay variable air volume air conditioning units. Hot water heat at perimeter of building located above the windows.
Building Electrical Service:	1600 amps, 277-480 volts, 3 phase
Building Security:	Roving nightly patrols
Remarks:	Excellent South Kansas City, Missouri location with great interstate visibility and access

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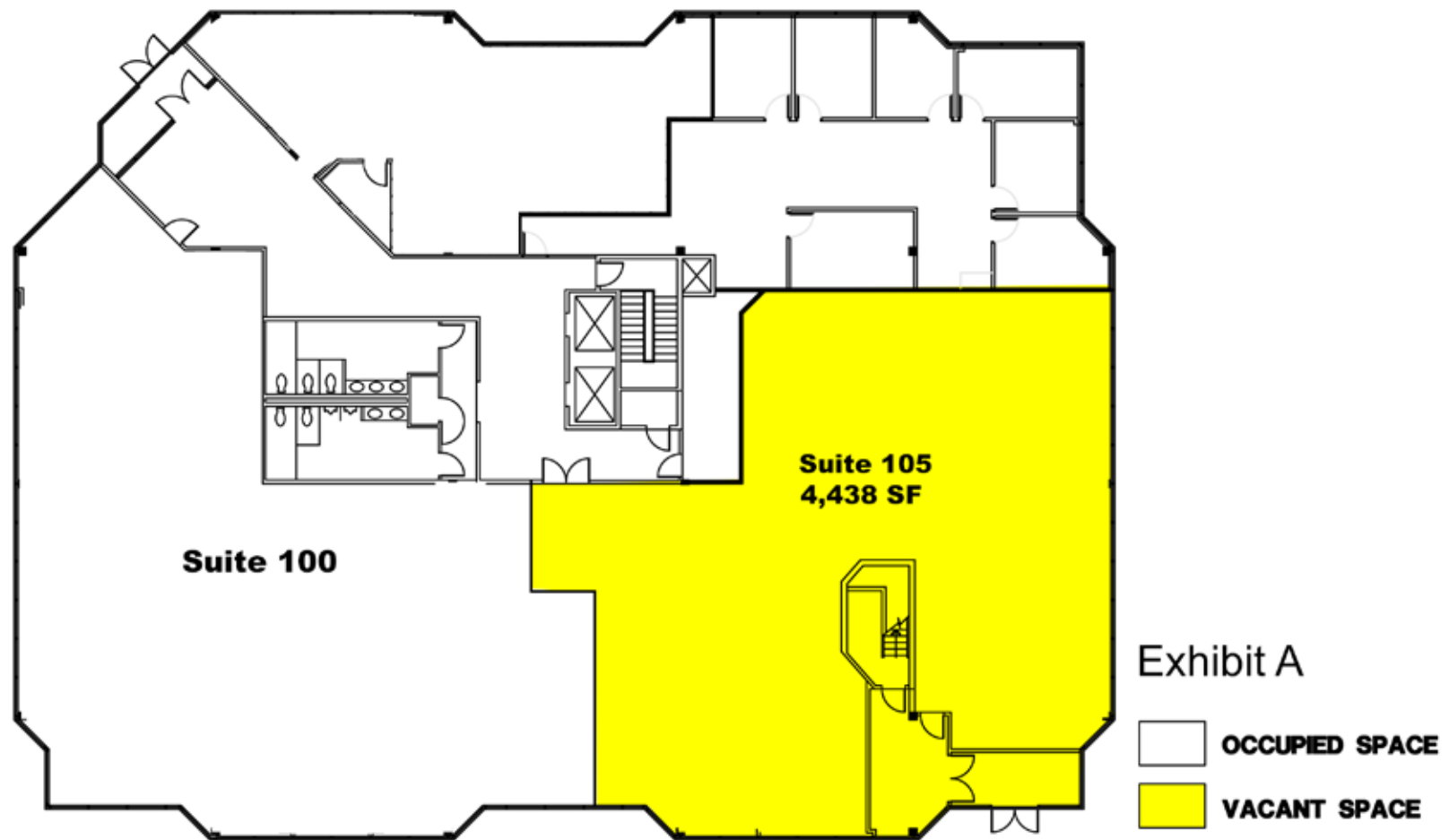
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First Floor Plan

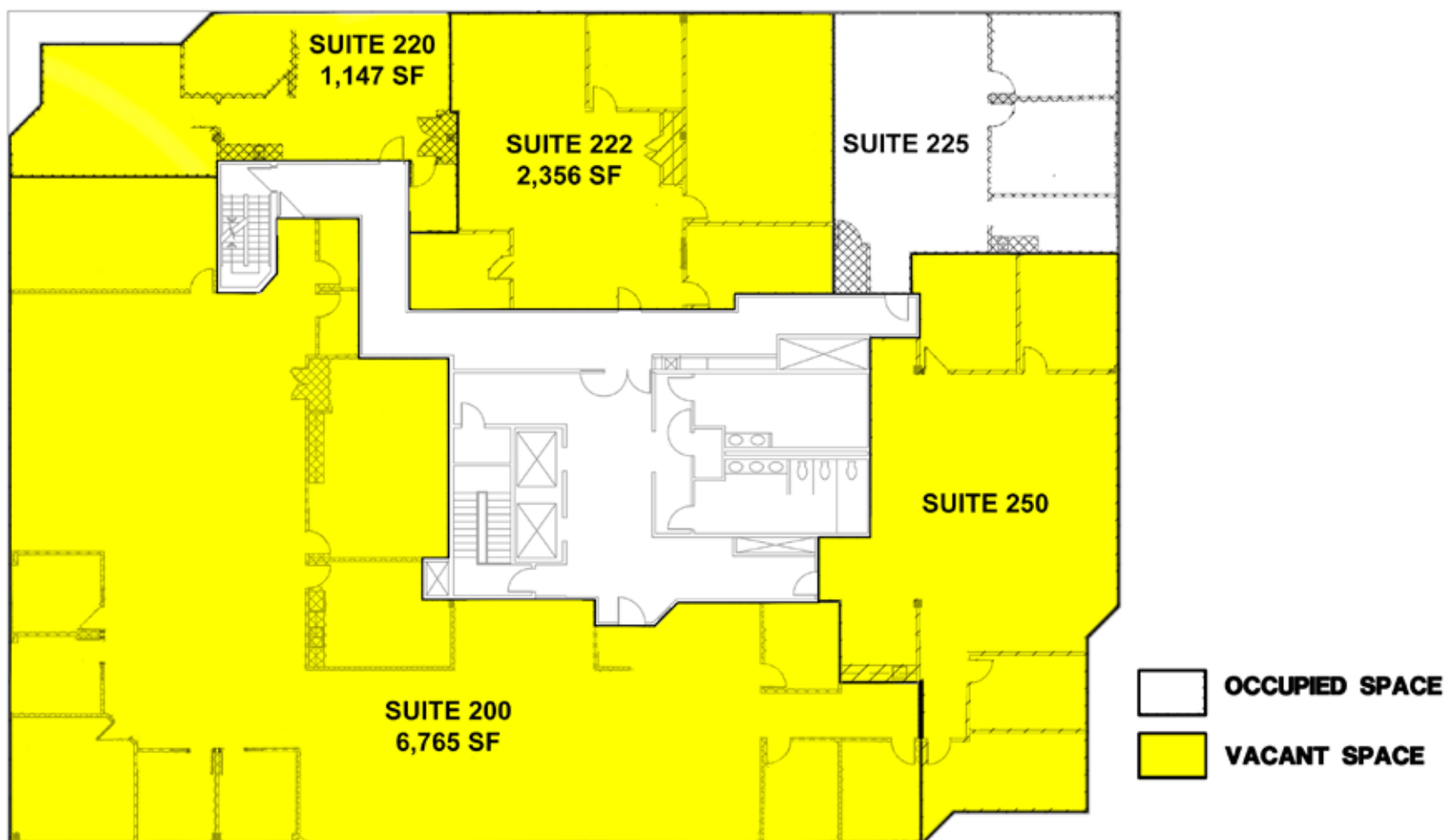


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## Second Floor Plan



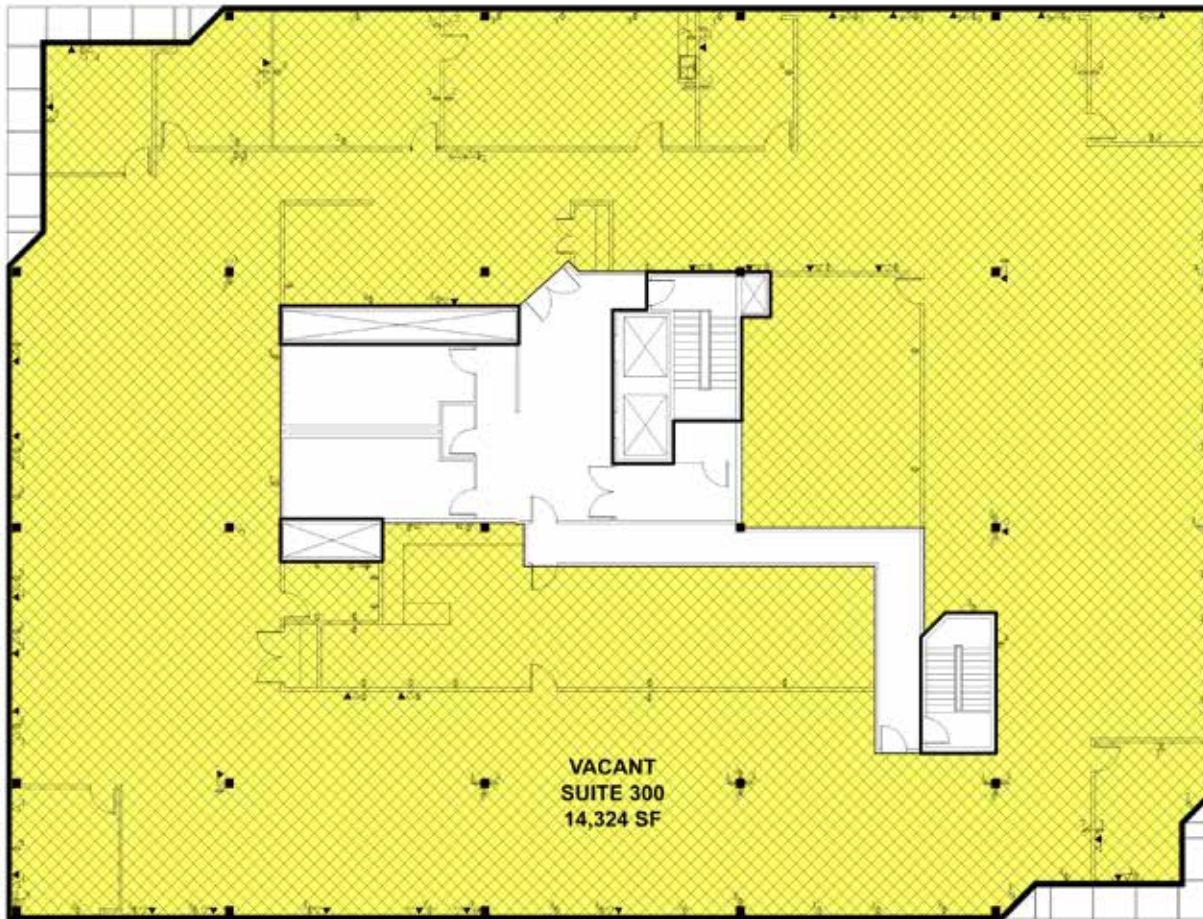




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## Third Floor Plan



 OCCUPIED SPACE  
 VACANT SPACE

## Missouri Works Program

**Purpose:**

- Is to facilitate the creation of quality jobs by targeted business projects.

**Eligible Applicants:**

- For-Profit or non-profit businesses
- Headquarters, administrative, or research and development offices of otherwise excluded business that serve a multi-state area.

**Program Benefits/Eligible Uses:**

Program benefits are (a) the retention of the state withholding tax of the new jobs and/or (b) state tax credits, which are refundable, transferable and/or saleable. The program benefits are based on a percentage of the payroll of the new jobs. The program benefits are not provided until the minimum new job threshold is met and the company meets the average wage and health insurance requirements.

“New jobs” are defined as full-time (average of 35 or more hours/week each year and for whom the company offers/pays 50% of health insurance) employees of the company located at the project facility, based on the increase from the “base employment”.

**Eligibility Criteria:**

PROGRAM	MINIMUM NEW JOBS	MINIMUM NEW PRIVATE CAPITAL INVESTMENT	MINIMUM AVERAGE WAGE	AUTOMATIC BENEFIT
Zone Works (Note 1)	2	\$100,000	80 % of County Avg. Wage	WH, 5 or 6 years (Note 3)
Rural Works (Note 2)	2	\$100,000	90 % of County Avg. Wage	WH, 5 or 6 years (Note 3)
Statewide Works	10	N/A	90 % of County Avg. Wage	WH, 5 or 6 years (Note 3)
Mega Works 120	100	N/A	120% of County Avg. Wage	6% of new payroll, 5 or 6 years (Note 3)
Mega Works 140	100	N/A	140%	7% of new payroll, 5 or 6 years (Note 3)

“Base Employment” is the greater of (a) the number of full-time employees on the date of the Notice of Intent, or (b) the average number of full-time employees for the 12 month period prior to the date of Notice of Intent. In the event the company (or a related company) reduces jobs at another facility in Missouri with related operations, the new jobs at the project facility would be reduced accordingly.

**Attributes of the Tax Credits:**

The tax credits may be applied to Chapter 143 (state income tax, excluding withholding tax) and Chapter 148 (financial institution tax). Tax credits must be claimed within one year of the close of the taxable year for which they were issued. Tax credits can only be applied to tax liability for the year in which they were earned. Any annual unused balance is fully refundable. The credits may also be transferred, sold or assigned.

**County Average Wages (effective until 7/1/2015):**

- Jackson County = \$43,438 per year
- Statewide average of \$43,438 applicable to any county over the statewide average when determining program eligibility

## Enhanced Enterprise Zone

### Purpose:

- Provide tax credits to new or expanding businesses in a Missouri Enhanced Enterprise Zone

### Authorization:

- Sections 135.950 to 135.973, RSMo
- Enhanced Enterprise Zone Contact and Location Information

### Eligible Areas:

Enhanced Enterprise Zones are specified geographical areas designated by local governments and certified by the Department of Economic Development (DED). Zone designation is based on certain demographic criteria, the potential to create sustainable jobs in a targeted industry and a demonstrated impact on local industry cluster development. The Zone designation demographic criteria currently utilizes population and income data from the 2000 Census, U.S. Census Bureau. Unemployment information is updated annually using data from the U.S. Bureau of Labor Statistics.

### Attributes of the Tax Credits:

An eligible business must be located in a Missouri Enhanced Enterprise Zone (EEZ). Individual business eligibility will be determined by the zone, based on creation of sustainable jobs in a targeted industry or demonstrated impact on local industry cluster development. Service industries can be eligible if a majority of their annual revenues will be derived from services provided out of the state. Headquarters or administrative offices of an otherwise excluded business may qualify if the offices serve a multi-state territory. The company cannot have been announced or construction started prior to the approval process.

### Eligibility Criteria:

The Enhanced Enterprise Zone program is a discretionary program offering state tax credits, accompanied by local real property tax abatement, to Enhanced Business Enterprises. Tax credits may be provided each year for up to five tax years after the project commences operations.

To receive tax credits for any of the years, the facility must create and maintain the minimum:

- New or expanded business facility-2 new employees and \$100,000 new investment
- Replace business facility- 2 new employees and \$1,000,000 new investment
- Company must offer health insurance at all times, of which at least 50% is paid by the employer to all full time employees in Missouri.

Eligible investment expenditures include the original cost of machinery, equipment, furniture, fixtures, land and building, and/or eight times the annual rental rate paid for the same. Inventory is not eligible.