

# WOODLANDS II

AVAILABLE NOW



**2900**

NE BROOKTREE LANE  
GLADSTONE, MO 64119

**CBRE**

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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**2900**

EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

CBRE is pleased to present the Woodlands II office building for sale. The building is a 15,694 rentable square foot office building located in the Kansas City Northland office submarket. The property is located in the heart of Gladstone, Missouri where it benefits from no city e-tax as compared to Kansas City proper. The building sits on 3.16 acres and provides +/-65 parking spaces, an excellent parking ratio of approximately 4.14 : 1,000 RSF. The building is 100% occupied with long term high quality tenants anchored by a county government lease. The building also has a rooftop solar photovoltaic power system installed with total generating capacity rated at approximately 25 kW. The solar system provides approximately \$3,000 in electricity savings.

Offering Price: \$2,200,250 (\$140.20/SF)



**2900**

PROPERTY DESCRIPTION

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# PROPERTY DESCRIPTION



Property Address	2900 Brooktree Lane Gladstone, MO 64119
Building Size	15,694 SF
Land Area	3.16 Acres
Occupancy	100%
Parking Ratio	4.14 : 1,000 RSF
Zoning	CP-3
Construction	Reinforced Concrete
Year Built	1986



MCI -  
Kansas City  
International Airport

Tiffany Springs

Staley Farms

Liberty

Platte Woods

Oak Park HS

Gladstone

 **2900**  
NE BROOKTREE LANE

Parkville

Riverside

Winnetonka

Avondale

North Kansas City

Kansas City

Kansas City

Independence

Missouri River

Missouri River







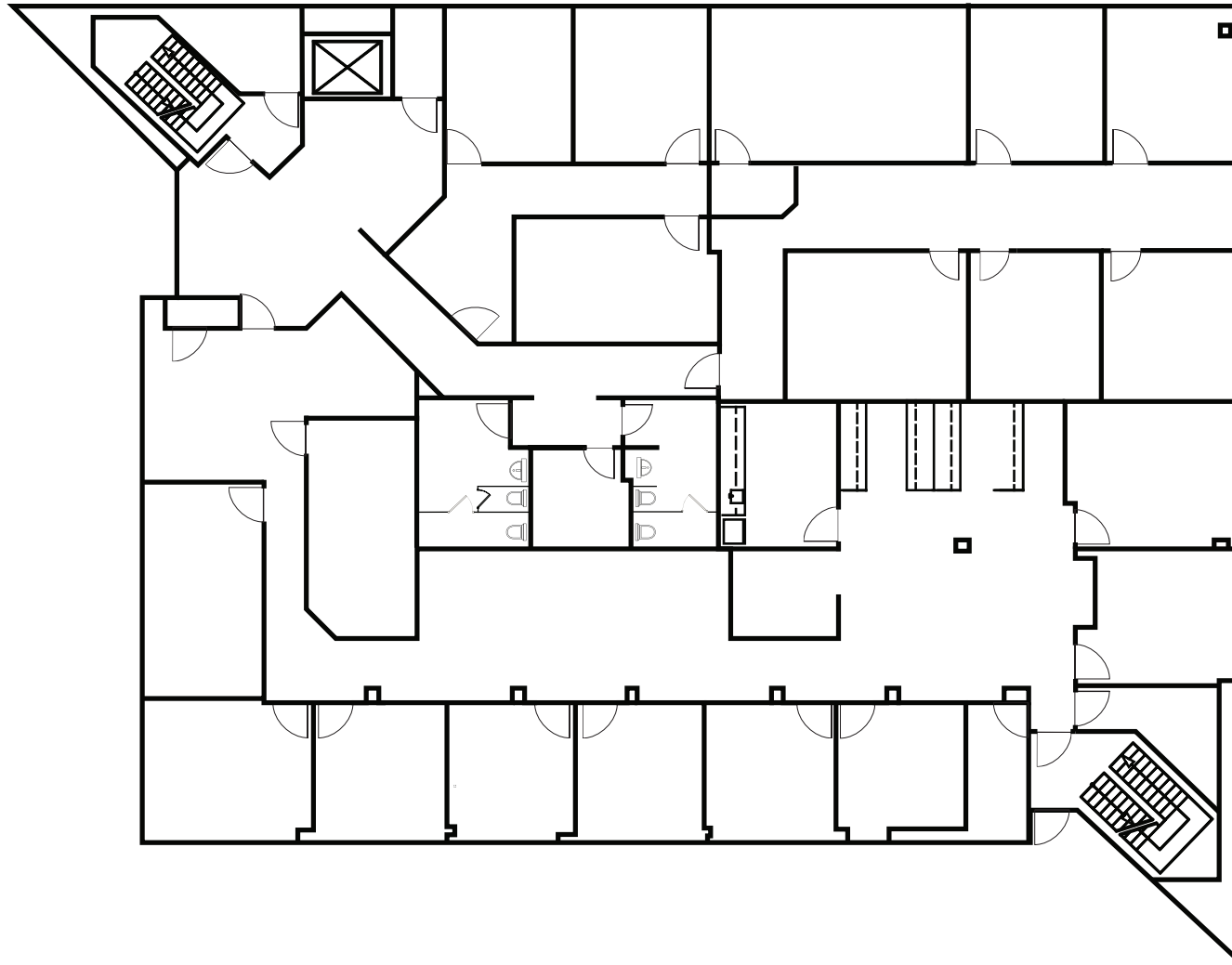
**2900**

FLOOR & SITE PLANS

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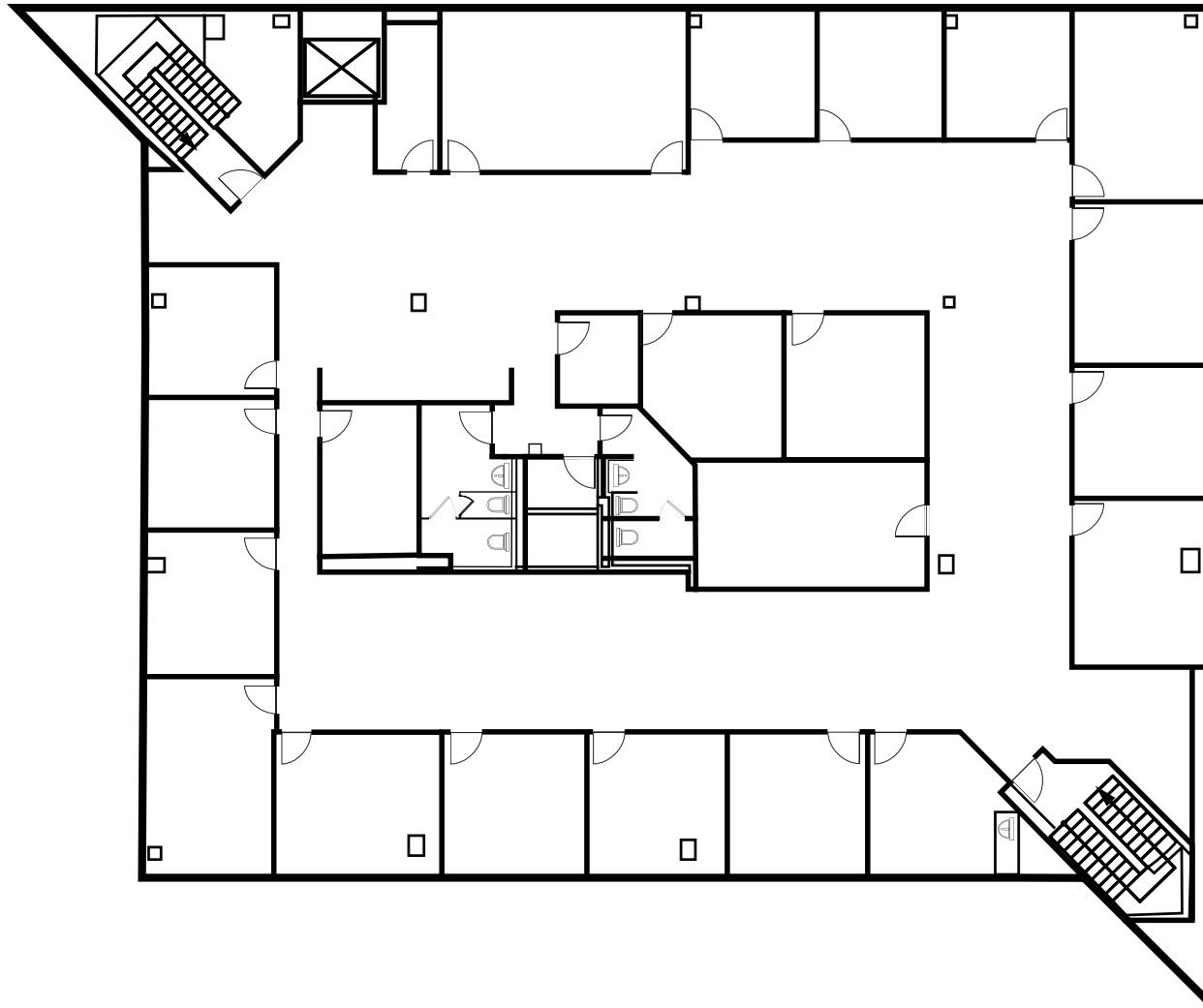
**FIRST FLOOR**

+/- 7,476 RSF



**SECOND FLOOR**

+/- 8,218 RSF





**2900**

MARKET OVERVIEW

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# EMERGING KC NORTH SUBMARKET

Kansas City North is the fastest-growing submarket across greater Kansas City. Since 2010, its population growth of 22.2% has far outpaced the overall Kansas City metro (12.2%).



## OVERVIEW

- Pro-Business Community with Superior Regional Accessibility
- Convenient to Kansas City International Airport and Downtown Kansas City (MO)
- Proximity to High-Quality, Affordable Residential Neighborhoods
- Access to Decision Makers and Young Professionals
- Top-Rated Public School Districts and Private Schools
- Rapid Population Growth & Strong Demographics



## ECONOMIC HIGHLIGHTS

- A new, single-terminal airport was completed in February 2023. At \$1.5 billion, the world-class airport represents the largest single infrastructure project in Kansas City's history. The new airport was ranked the "Best Airport in the U.S." by Travel Awaits in 2023.
- Major Ford Motor Company Presence – Employs ±7,300 at the Claycomo Assembly Plant.
- \$40 Million Twin Creeks Project (Infrastructure Expansion in Northwest Kansas City) – Will Prepare 13,000 Acres for Development to Accommodate over 70,000 New Residents.
- Meta, the parent company of Facebook and Instagram, opened an \$800 million data center in the Golden Plains Technology Park near Interstate 435 and U.S. Highway 169 in 2025.



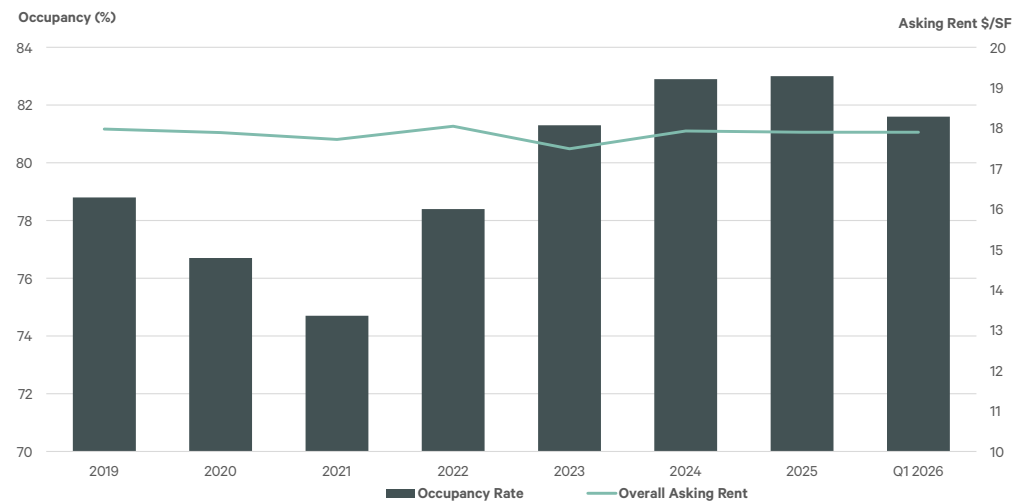
## SIGNIFICANT SUBMARKET TENANTS



BUILDING AMERICA



## OCCUPANCY & RENT TRENDS



KC NORTH OFFICE SNAPSHOT | Q2 2026 - Inventory: 4,160,000 SF | Occupancy: 81.6% | Average Asking Rents: \$17.90 Full-Service



# WOODLANDS II

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