
2020 MARKET OVERVIEW

Kansas City

CBRE

STRONG ECONOMIC FUNDAMENTALS

- Highly desirable central U.S. location with a vibrant economy
- Pro-business environment complemented by low costs of living and doing business
- Wide array of economic development support and incentives
- Significant banking and financial center (GSA, Federal Reserve, H&R Block's World HQ)
- Kansas City has been dubbed the "Silicon Prairie" with the 6th-largest growth rate for tech talent over the last five years.
- Excellent quality of life and unique sense of community attract a highly educated workforce
- Unemployment rate of 3.1% compares favorably with the national rate of 3.4% (Dec 2019, not seasonally adjusted)
- Kansas City's well-developed transportation and distribution network has 30% more interstate miles per capita than any other city in the world, resulting in some of the shortest commute times in the U.S.



KANSAS CITY MSA "AT A GLANCE"

2,179,053

2019 Population
Source: ESRI, 2019

8.4%

2010-2019
Population Growth Rate
Source: ESRI, 2019

2,273,074

Estimated 2023 Population
Source: ESRI, 2019

28,148

2019 Downtown
Population
Source: Downtown Council of
Kansas City, 2019

35,743

Estimated 2026
Downtown Population
(27% growth since 2019)
Source: Downtown Council of
Kansas City, 2019

39%

2013-2019
Downtown Multifamily
Growth (units)
Source: Downtown Council of
Kansas City, 2019

1,124,000

Employment (Dec 2019)
Source: Bureau of Labor Statistics, 2019

15.4%

2010-2019
Employment Growth
Source: Bureau of
Labor Statistics, 2019

3.1%

Unemployment
(Dec 2019)
Source: Bureau of Labor
Statistics, 2019

KANSAS CITY TRANSPORTATION ADVANTAGE

Kansas City is served by an excellent infrastructure of highways and interstates, railways, major airport, and public transportation systems. Its central location and international airport system give local businesses a competitive advantage in the U.S. and global marketplace.

With 30% more interstate miles per capita than any other city in the world, the Kansas City metro area's efficient traffic flow offers its workforce efficient commutes that average only 23 minutes, placing Kansas City among the nation's top 10 cities for best commutes.

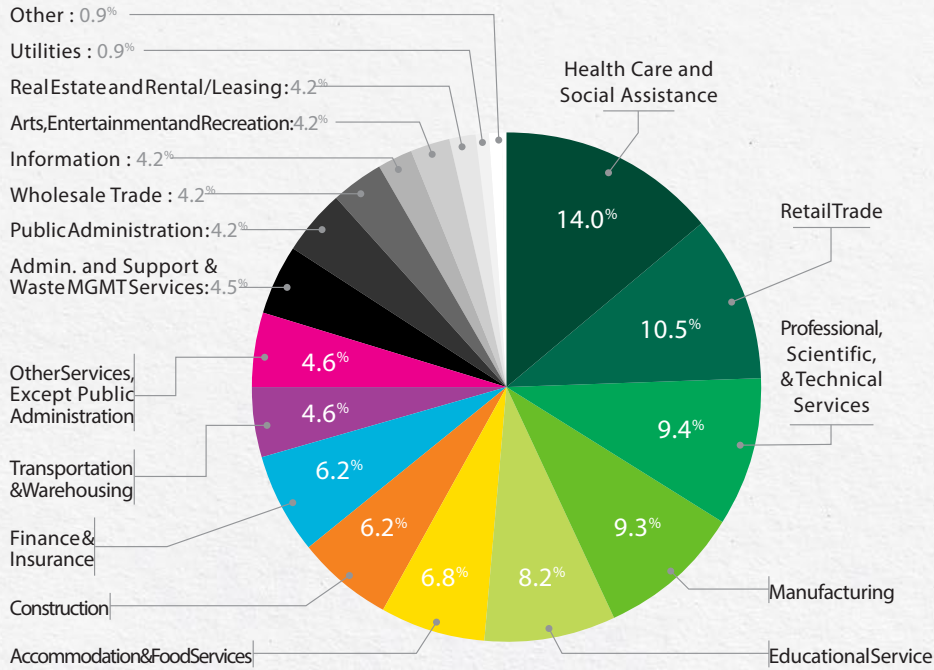
International airport currently undergoing a \$1.5B renovation!

Markets anywhere in the country or the world can be easily accessed, making Kansas City an ideal location for regional, national and international operations.

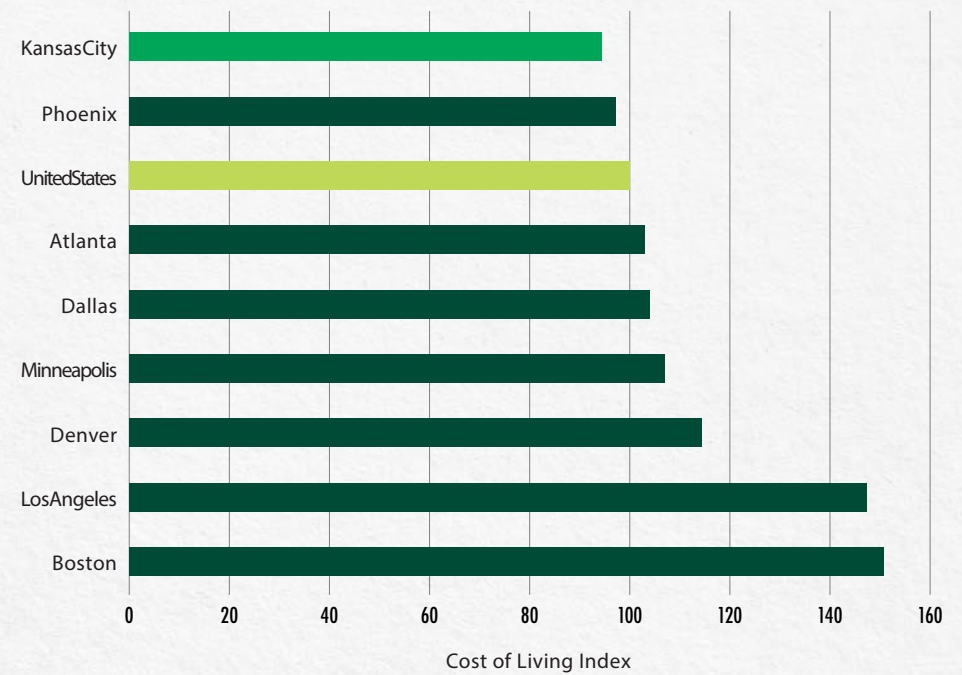
DESTINATION	HWY MILES	FLIGHT TIMES
Atlanta	793	1:55
Chicago	501	1:15
Dallas	489	1:25
Denver	602	1:45
Houston	712	2:08
Los Angeles	1,580	3:40
Minneapolis	435	1:20
New York	1,221	2:51
Orlando	1,223	2:30
Seattle	1,820	3:50
Toronto	975	2:08
Washington, D.C.	1,059	2:15



EMPLOYMENT BY SECTOR



COMPETITIVE COST OF LIVING



Kansas City's economy is one of the nation's most diverse with no one sector comprising more than 14% of its overall employment

Kansas City's cost of living index is 94.0 according to the Council for Community and Economic Research (C2ER)

KANSAS CITY'S LARGEST PRIVATE EMPLOYERS

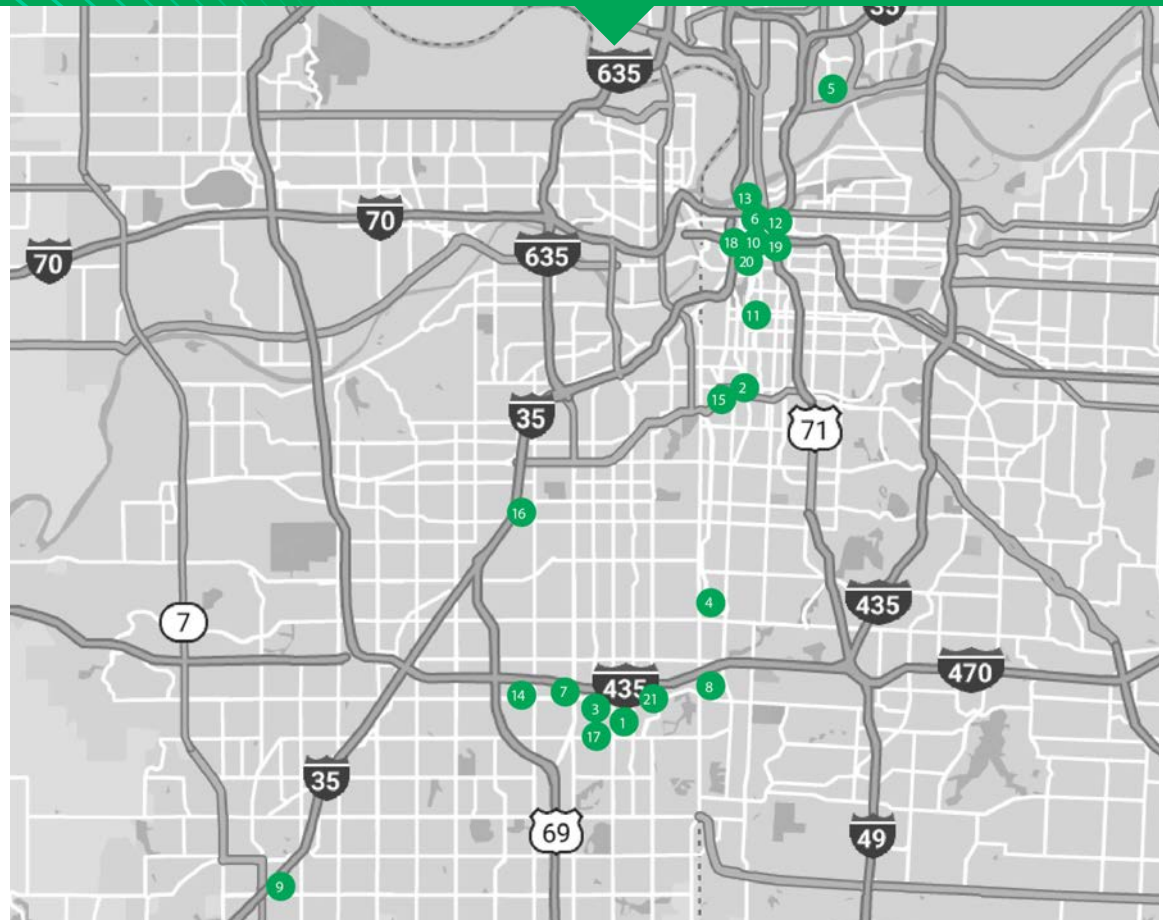
EMPLOYER	EMPLOYEES
Cerner Corp.	14,000
HCA Midwest Health System	9,934
The University of Kansas Hospital	9,810
St. Luke's Health System	8,020
Children's Mercy Hospital & Clinics	7,096
Ford Motor Company	7,030
Sprint Corp.	6,000
Hallmark Cards Inc.	5,000
Garmin International	3,651
Honeywell	3,637
Truman Medical Center	3,488
Black & Veatch	2,926
NPC International, Inc	2,889
Burns & McDonnell	2,792
Olathe Health	2,550
BNSF International	2,500
Amazon	2,500
Commerce Bank	2,459
Advent Health	2,453
UnitedHealth Group	2,400
Farmers Insurance	2,282
General Motors	2,200
Every Inc.	2,185
Prime Healthcare	2,144
UMB Bank	2,105
US Bank	2,100

Source: Kansas City Business Journal, 2018.

MAJOR CORPORATIONS HEADQUARTERED IN KANSAS CITY

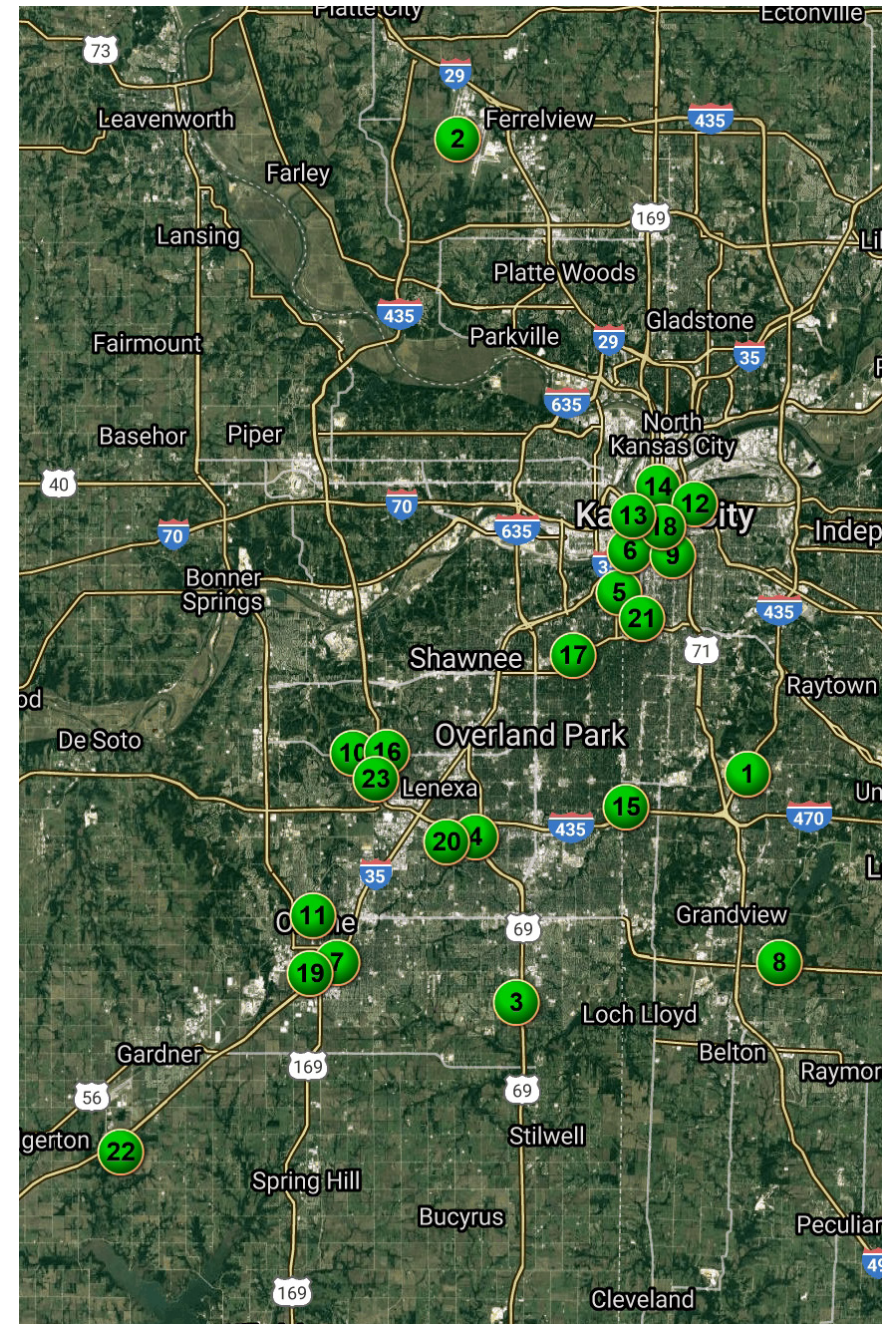
- | | | |
|---------------------------------|---------------------------------|--------------------------|
| 1. AMC Entertainment | 9. Garmin International | 17. Sprint |
| 2. American Century Investments | 10. H&R Block (#726) | 18. UMB Financial |
| 3. Black & Veatch | 11. Hallmark | 19. Evergy (#817) |
| 4. Burns & McDonnell | 12. JE Dunn | 20. Waddell & Reed |
| 5. Cerner Corporation (#519) | 13. Kansas City Southern (#815) | 21. YRC Worldwide (#532) |
| 6. Commerce Bank | 14. Lansing Trade Group | |
| 7. Ferrellgas Partners (#977) | 15. Lockton | |
| 8. Freightquote | 16. Seaboard Corp. (#481) | |

Note: Fortune 1000 Companies Denoted with 2018 Rank, AMC Entertainment Inc. is disqualified because of its majority foreign ownership. Garmin is excluded due to its incorporation in Switzerland.



MAJOR RECENT MSA DEVELOPMENTS

	NAME	STATUS	LOCATION	COST
1	Cerner Trails Campus	Ongoing	Suburban	\$4.45 B
2	KCI Single-Terminal Airport	Under Construction	Suburban	\$1.50 B
3	BluHawk	Ongoing	Suburban	\$750 M
4	CityPlace	Ongoing	Suburban	\$450 M
5	University of Kansas Medical Center	Complete	Suburban	\$370 M
6	Loews Convention Center Hotel	Under Construction	Downtown	\$325 M
7	Garmin HQ Expansion	Ongoing	Suburban	\$263 M
8	Gateway Sports Village	Under Construction	Suburban	\$234 M
9	Children's Mercy Research Tower	Under Construction	Downtown	\$200 M
10	Lenexa City Center	Ongoing	Suburban	\$200 M
11	Johnson County Courthouse	Under Construction	Suburban	\$175 M
12	Embassy Suites (Federal Reserve)	Under Construction	Downtown	\$146 M
13	Waddell & Reed HQ	Under Construction	Downtown	\$140 M
14	Commerce Tower Renovation	Complete	Downtown	\$130 M
15	Burns & McDonnell HQ Expansion	Ongoing	Suburban	\$127 M
16	Sonoma Plaza – Mixed Use	Under Construction	Suburban	\$120 M
17	Mission Gateway – Mixed Use	Under Construction	Suburban	\$110 M
18	Two Light Apartments	Complete	Downtown	\$105 M
19	Olathe Medical Center	Complete	Suburban	\$100 M
20	Johnson County Community College	Complete	Suburban	\$99 M
21	46 Penn Center Office Tower	Under Construction	Suburban	\$93 M
22	Kubota North American D.C.	Complete	Suburban	\$87 M





Main St

12th St

POWER & LIGHT

BIOSCIENCE

The Kansas City region is a proven global leader in animal health, drug development, diagnostics and clinical research. Locating in the Kansas City area provides access to a network of companies and organizations which collaborate in helping businesses grow and advance their technologies.

Kansas City sits in the heart of the Animal Health Corridor, stretching from Manhattan, KS to Columbia, MO. The corridor is home to more than 300 animal health companies, representing the largest concentration in the world (75% of industry businesses).



REGIONAL BIOSCIENCE ORGANIZATIONS

- BioKansas
- BioResearch Central
- Kansas Bioscience Authority
- Kansas City Animal Health Corridor
- Kansas City Area Life Sciences Institute
- Missouri Biotechnology Association
- Missouri Technology Corporation



The **ANIMAL HEALTH CORRIDOR**, anchored by Manhattan, KS, and Columbia, MO, is home to more than **300 ANIMAL HEALTH COMPANIES**, representing the largest concentration in the world



Kansas city is the heart of the **ANIMAL HEALTH CORRIDOR** which represents 56% of total worldwide animal health, diagnostics, and pet food sales



20 UNIVERSITIES throughout the region offer undergraduate, graduate and post-doctorate degrees in bioscience-related programs



Rated 5th per capita in clinical trials conducted by **100+ CLINICAL RESEARCH ORGANIZATIONS** in the region



The region offers **8 INCUBATORS** and several **SCIENCE PARKS** are available or under development

SPORTS DESTINATION

Sprint Center Arena

\$276-Million, state-of-the-art entertainment venue and arena seats 18,500 people and has hosted more than 11 million guests since its opening in 2007, making it one of the busiest arenas in the nation.

Arrowhead Stadium

Home of the 2020 Super Bowl Champion Kansas City Chiefs. One of the most iconic football stadiums in the country, and also holds numerous other events throughout the year. The stadium has a seating capacity of 76,416 (6th largest in the NFL), and underwent a \$375 million renovation in 2010.

Kauffman Stadium

Commonly referred to as "the K", home to the Kansas City Royals the stadium is one of the crown jewel ballparks Major League. The K has played host to the World Series twice over the past four seasons and was showcased at the 2012 All-Star Game. Current seating capacity is 37,903, with additional standing room to exceed 40,000.

Kansas Motor Speedway

Home to NASCAR, the facility hosts over 200 events each year and boasts a 1.5 mile oval track and 74,000 person seating capacity.

Children's Mercy Park

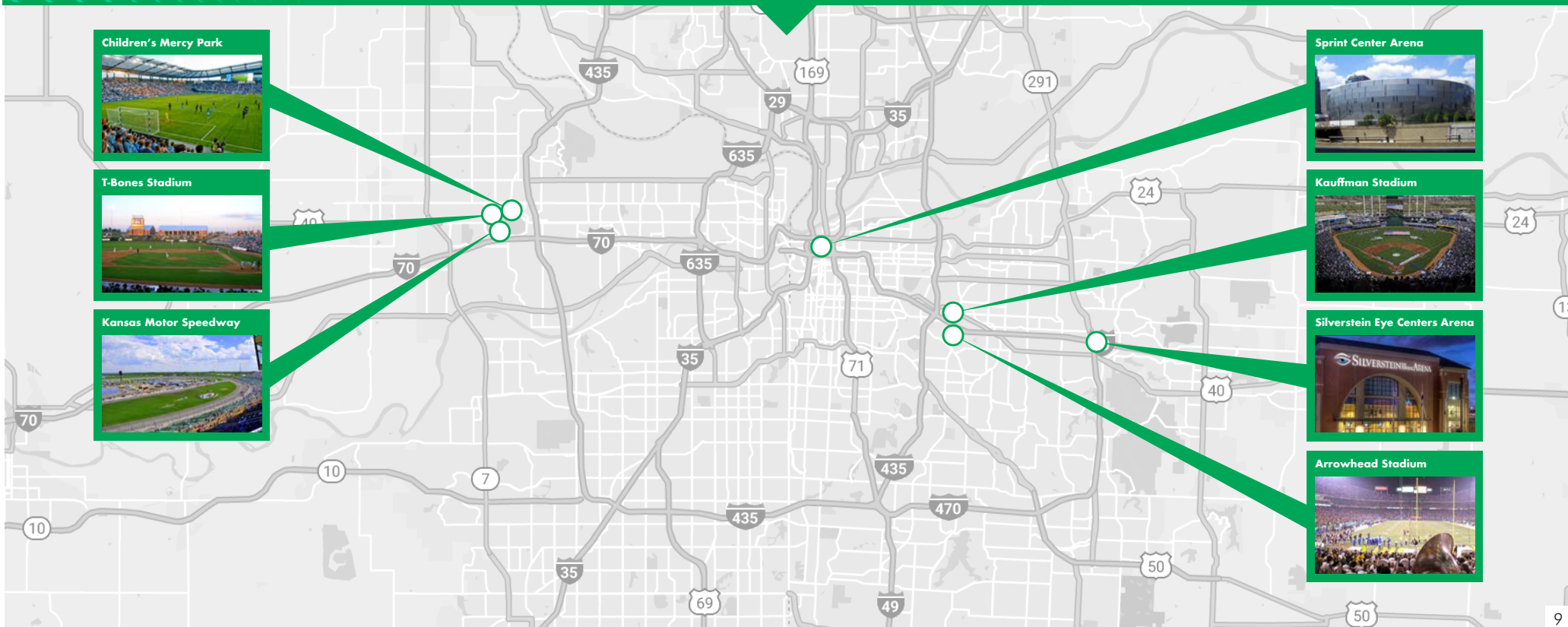
Home to Sporting Kansas City (Major League Soccer), the stadium has a capacity of 18,467 for soccer and 25,000 for concerts.

T-Bones Stadium

The 4,800 seat stadium is home to the T-Bones a professional baseball team and member of the American Association of Independent Professional Baseball.

Silverstein Eye Centers Arena

The 5,800 seat arena is home to the Kansas City Mavericks an affiliate of the NHL's Calgary Flames, and the Kansas City Comets a professional indoor soccer team and member of the MASL.



AMENITIES

Power & Light District

Located in the heart of Downtown Kansas City, the mixed-use development comprises nine city blocks and the district's more than one-half million square feet includes over 50 unique shops, restaurants, bars, and entertainment venues.

Village West

Located on the west side of Kansas City, KS, the Village West area is the #1 tourist destination in Kansas. Anchored by the Kansas Motor Speedway and Children's Mercy Park. Also located in the Village West area is the 730,000 sf Legends outdoor shopping center, Kansas City T-Bones Park, Nebraska Furniture Mart (one of the largest home furnishing stores in North America), Cabelas, Great Wolf Lodge, and Hollywood Casino.

Country Club Plaza

Often referred to simply as "The Plaza" offering more than 150 shops and restaurants in a historic outdoor setting inspired by the architecture and ambiance of Seville, Spain.

Crown Center

Often called a "city within a city", Crown Center is one of the nation's first mixed-use redevelopments. The Crown Center shops contains approximately 50 retailers and restaurants. Entertainment options include Sea Life Aquarium, Legoland, Crown Center Ice Terrace, Coterie Theatre, and Union Station (Science City, Planetarium, City Stage Theatre, Regnier Extreme Screen Theatre, Special Event Spaces, Fine Restaurants)

Zona Rosa

Open-air, mixed-use shopping center with over 100 merchants and restaurants. Featuring a variety of upscale retail, restaurants, entertainment, office space, and luxury residential units.

Starlight Theatre

One-of-a-kind historic outdoor theatre with Broadway musicals, Off-Broadway shows, and concerts.

Kauffman Center for the Performing Arts

Completed in 2011, the \$413 million venue is nationally recognized as an architectural icon. Hosts diverse performances of local to global acclaim and also provides a performance home for its resident companies, the Kansas City Ballet, the Lyric Opera and the Kansas City Symphony.

World Class Museums

Kansas City is a major cultural center, featuring one of the largest collections of national museums in the country.



Liberty Memorial & the National World War I Museum



Negro Leagues Baseball Museum



American Jazz Museum



The Money Museum
(Located at The Federal Reserve Bank)



The National Museum of Toys and Miniatures



National Airline History Museum



National Frontier Trails Museum



The National Archives at Kansas City



The Nelson-Atkins Museum of Art



Kemper Museum of Contemporary Art

KANSAS CITY IS THE BARBECUE CAPITAL OF THE WORLD

Barbecue in Kansas City is more than just a way of preparing food, it's an institution with a rich tracing back to the early 1900's. Today over 100 barbecue restaurants can be found spread across the Kansas City metro. Visitors from around the world are drawn to the area to experience Kansas City's unique cuisine.

AWARD-WINNING LOCAL FAVORITES

Arthur Bryant's Barbecue

The 18th & Vine Classic is a legendary hotspot visited by the likes of former Presidents Harry Truman, Jimmy Carter, and Barack Obama.

Gates Bar-B-Q

A Kansas City original family owned company dating back to 1946.

Fiorella's Jack Stack Barbecue

For more upscale tastes this restaurant is a local favorite with an expansive menu.

Joe's Kansas City Bar-B-Que

Nationally celebrated restaurant, well known for its original location in a former Gas Station in Kansas City, KS.

Q39

One of the hottest restaurants in Kansas City, this restaurant is one of the newer barbecue joints in town but has quickly gained a reputation as one of the best in town.

THE AMERICAN ROYAL & THE WORLD SERIES OF BARBECUE

The American Royal spans almost the entire fall season, including more than 40 activities headlined by the three-day World Series of Barbecue Event. Events include a barbecue judging class, horse shows, rodeo, livestock show, and much more.

The World Series of Barbecue attracts roughly 50,000 people and 600-plus competition teams, the event is recognized as the biggest barbecue contest and celebration in the world.

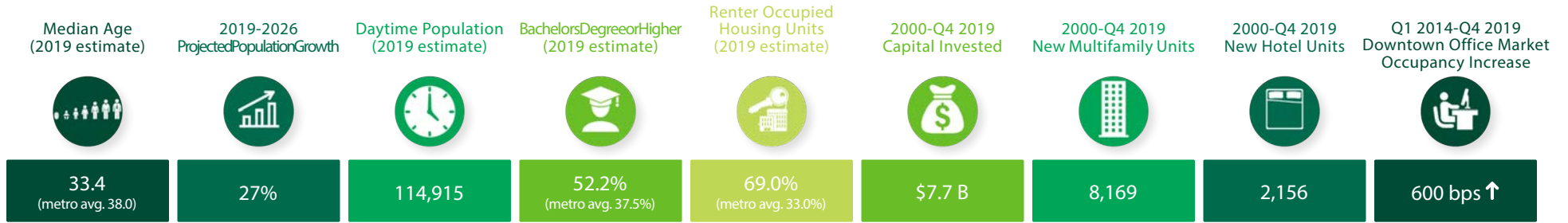
Beyond the livestock shows, rodeos, and barbecue competition, The American Royal serves for a greater purpose of educating the public about the role of agriculture in the 21st Century. The American Royal reaches over 104,000 people each year, including over 16,000 students through programs and outreach, providing over 100 scholarships for academic excellence and achievements and hosts more than 2,400 contestants in nationally recognized competitive events.

OTHER LOCAL BARBECUE COMPETITIONS

- Great Lenexa BBQ Battle
- NKC Missouri State BBQ Championship
- KC Kosher BBQ Championship
- Sam's Club National BBQ Tour



DOWNTOWN DEVELOPMENT

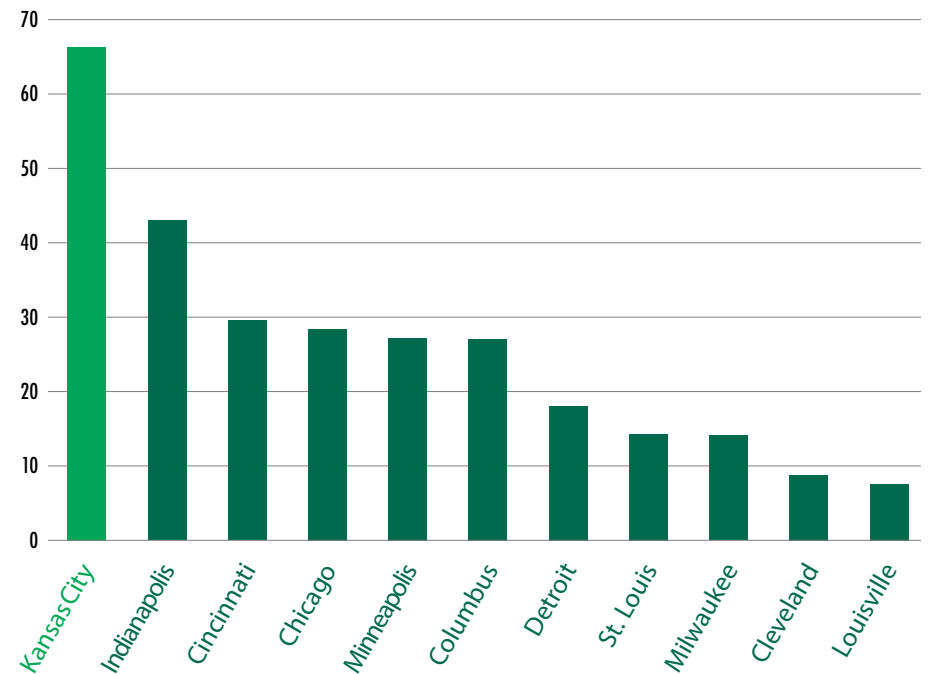


Downtown Kansas City is in the midst of a major revitalization, restoring the vibrant urban core that existed decades ago. Kansas City had particularly suffered from the flight to the suburbs in post-war America. By the early 2000's downtown Kansas City had virtually no place to live, and even less to do. The 21st Century brought a new wave of developers who saw the potential in downtown and were willing to invest in its future. Highlighted by the major development of the Power & Light District (P&L) and the state-of-the-art Sprint Center, the city's urban core has transformed into a premier area to live, work, and play. The 1 million sq. ft. of retail and entertainment space created by the P&L in 2007 helped to spark a new generation of downtown visitors.

More recently a residential boom has begun with 5,505 units completed since 2014, and another 2,595 units under construction with completion expected over the next two years. The majority of these new units are in redeveloped historic office and industrial buildings that had long sat vacant. While most in previous generations would have never considered downtown as a place to call home, today downtown is becoming the hip place to live, particularly for millennials coveting the chance to live in a walkable urban center.

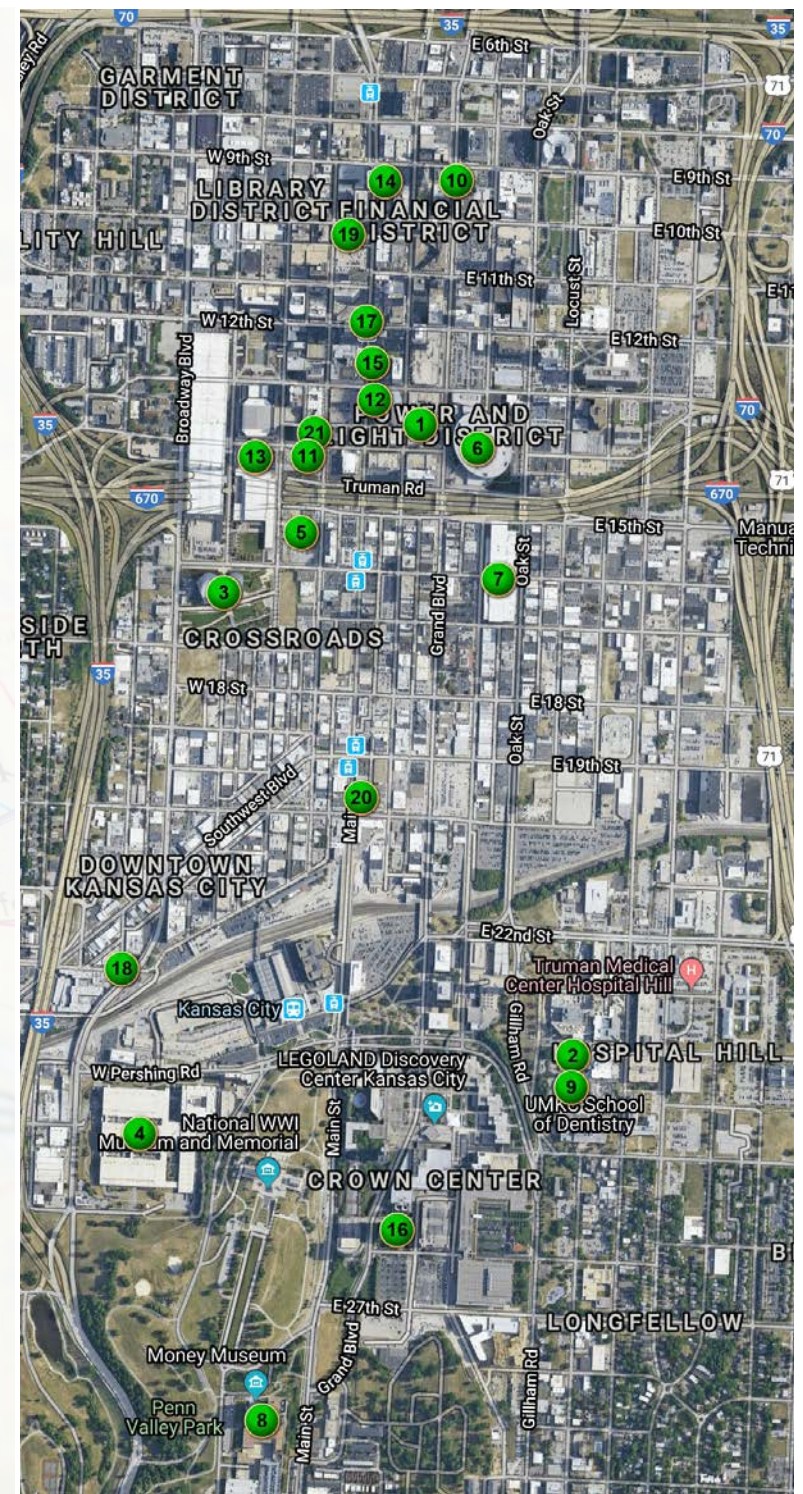
Kansas City has the fastest growing Downtown area in the Midwest

DOWNTOWN POPULATION GROWTH 2010 - 2018



MAJOR DOWNTOWN DEVELOPMENTS

NAME	COMPLETION YEAR	COST
1 Power & Light District	2007	\$850 M
2 Children's Mercy Hospital	2012	\$600 M
3 Kauffman Center for the Performing Arts	2011	\$413 M
4 IRS Processing Facility	2006	\$370 M
5 Loews Convention Center Hotel	2020	\$325 M
6 Sprint Center Arena	2007	\$276 M
7 KC Star Printing & Distribution Facility	2006	\$200 M
8 Federal Reserve Bank of Kansas City	2008	\$200 M
9 Children's Mercy Research Tower	2020	\$200 M
10 Embassy Suites	2019	\$148 M
11 Waddell & Reed HQ	2021	\$140 M
12 H&R Block HQ	2006	\$138 M
13 KC Convention Center Grand Ballroom	2007	\$135 M
14 Commerce Tower	2017	\$130 M
15 Two Light	2018	\$105 M
16 Shook Hardy & Bacon HQ	2003	\$100 M
17 Downtown Streetcar	2016	\$100 M
18 Crossroads Westside Apartments	2018	\$90.5 M
19 Hanover Loft Apartments	2003	\$82.0 M
20 City Club Apartments	2019	\$72.0 M
21 Power & Light Apartments	2016	\$70.0 M





OFFICE MARKET

12.9%

Vacancy Rate

Source: CBRE Research, Q4 2019.

\$20.93

Gross Avg. Asking Lease Rate

Source: CBRE Research, Q4 2019.

6.6%

Asking Lease Rate Increase Year-over-Year

Source: CBRE Research, Q4 2019.

599,543 SF

2019 Net Absorption

Source: CBRE Research, Q4 2019.

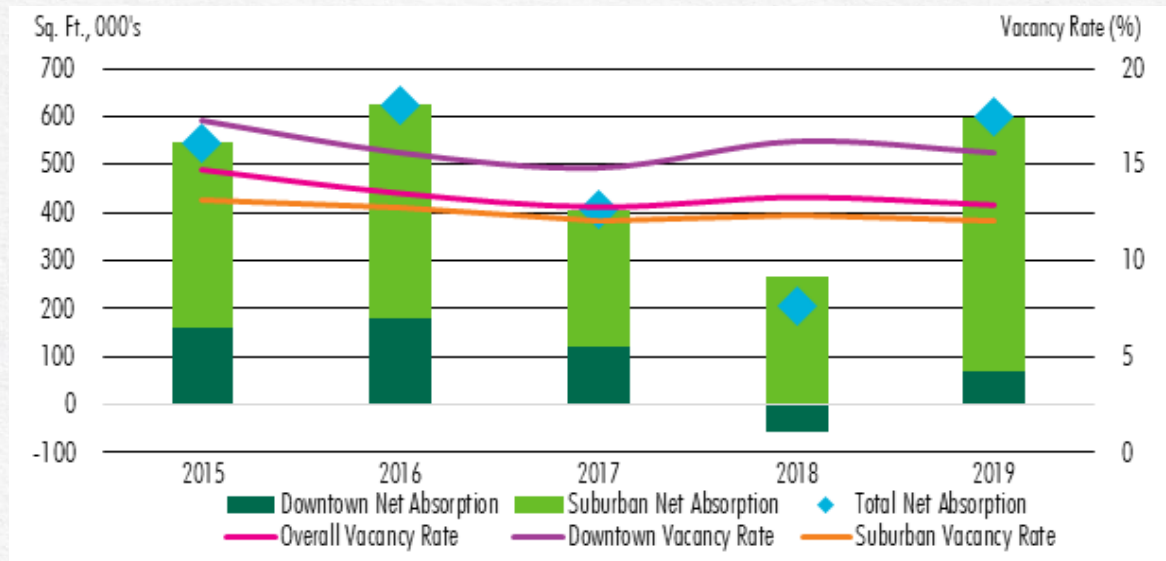
237,447 SF

2019 M.T. Completions

Source: CBRE Research, Q4 2019.

- Kansas City's office market is historically stable, bolstered by its affordable occupancy costs and central U.S. location. Comprised of 52.5 million sq. ft. of multi-tenant office space, 39% of which is high-quality Class A space.
- Vacancy rates have been declining over the long term. From Q4 2015 to Q4 2019, vacancy rates declined by 180 basis points (bps) in the overall market, 110 bps in the Suburban market, and 310 bps in the Downtown submarket.
- Net absorption totaled 1.2 million sq. ft. from 2017-2019 in the overall market.
- Asking lease rates increased 6.6% from Q4 2018 to Q4 2019 in the overall market, 5.6% in the Suburban market, and 9.5% in the Downtown submarket.
- Multiple competitive office projects reached completion in 2019. CityPlace III, a 120,268 sq. ft. building which was 100% leased soon after completion; Lenexa City Center completed 94,269 sq. ft. of office space contained in four separate mixed-use buildings; and Corrigan Station II a 22,910 sq. ft. building downtown.
- On-going multi-tenant construction totaled 566,637 sq. ft. at the end of Q4 2019, with 46% of the space pre-leased.

Net Absorption and Vacancy Rates



Source: CBRE Research, Q4 2019.

OFFICE MARKET: RECENT, NOTABLE EXPANSIONS AND RELOCATIONS

Kansas City's big-city business amenities and small-market ease of living has made it a preferred corporate location. The following companies have recently announced plans to either locate significant new operations or expand existing operations across the Kansas City metro.

COMPANY	# JOBS	TYPE	YEAR	COMPANY	# JOBS	TYPE	YEAR
 at&t	150	Expansion	2016	 Terracon	70	Expansion	2018
 AutoAlert	300	New	2017	 trialcard	225	New	2018
 spring venture group	650	Expansion	2017	 THE UNIVERSITY OF KANSAS HEALTH SYSTEM	400	Expansion	2018
 amc THEATRES	125	Expansion	2017	 vituity	65	New	2018
 BURNS MCDONNELL	400	Expansion	2016-2018	 USDA	568	New	2019
 Cerner	4,000 *12,000 more planned	Expansion	2018	 SHAMROCK™ TRADING CORPORATION	1,000	Expansion	2019
 GEICO	500	New	2018	 TrueAccord	150	New	2019
 WellSky	250	Expansion	2018	 ChowNow	100	New	2019
 OPTUMRx	135	Expansion	2018	 SELECTQUOTE	700	Expansion	2019

Cerner Innovations Campus



CityPlace III (Wellsky)

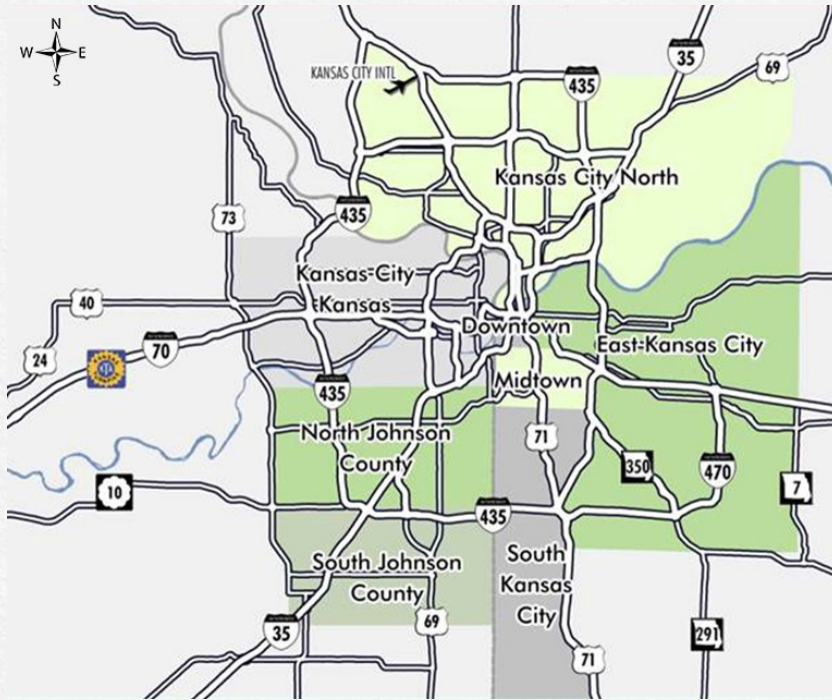


Burns & McDonnell (Corporate HQ Expansion)

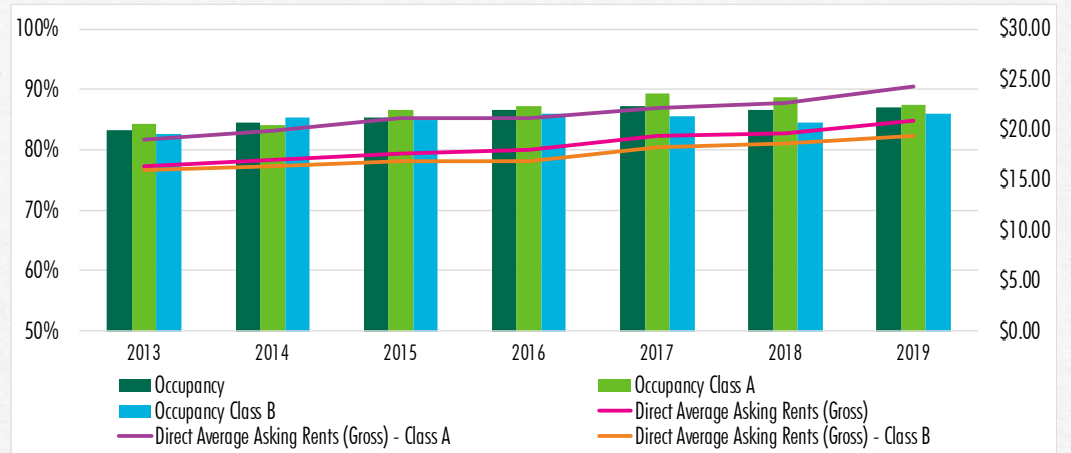


OFFICE MARKET: STATISTICS

Office Submarkets



Occupancy Rates and Asking Rates



Source: CBRE Research, Q4 2019.

Market Statistics | Fourth Quarter

SUBMARKET	INVENTORY SF	VACANCY	OCCUPANCY	NET ABSORPTION SF (Q4 2019)	NET ABSORPTION (2019)	DIRECT AVERAGE ASKING RENTS (FS)
Downtown	12,378,799	15.6%	84.4%	22,568	70,113	\$21.11
East Kansas City	3,066,483	11.6%	88.4%	2,047	(10,184)	\$16.71
Kansas City North	4,524,704	21.2%	78.8%	(35,767)	255,620	\$17.98
Kansas City, KS	939,163	5.2%	94.8%	250	31,181	\$16.12
Midtown	1,396,142	9.5%	90.5%	3,208	(36,276)	\$17.43
Plaza	3,262,059	9.2%	90.8%	1,177	(109,267)	\$26.56
North Johnson County	5,425,749	9.6%	90.4%	15,595	58,702	\$21.45
South Johnson County	17,556,684	11.8%	88.2%	165,765	163,382	\$22.35
South Kansas City	3,976,267	11.2%	88.8%	50,650	173,089	\$19.29
Suburban	40,147,251	12.1%	87.9%	202,925	529,430	\$20.87
Metro Overall	52,526,050	12.9%	87.1%	225,493	599,543	\$20.93

Source: CBRE Research, Q4 2019.
Includes multi-tenant office buildings 10,000 sf+

MULTIFAMILY MARKET

4.7%

Vacancy Rate

Source: CBRE Research, Q4 2019.

\$979

Rent/Unit (\$)

Source: CBRE Research, Q4 2019.

4,062

2019 Net Absorption (Units)

Source: CBRE Research, Q4 2019.

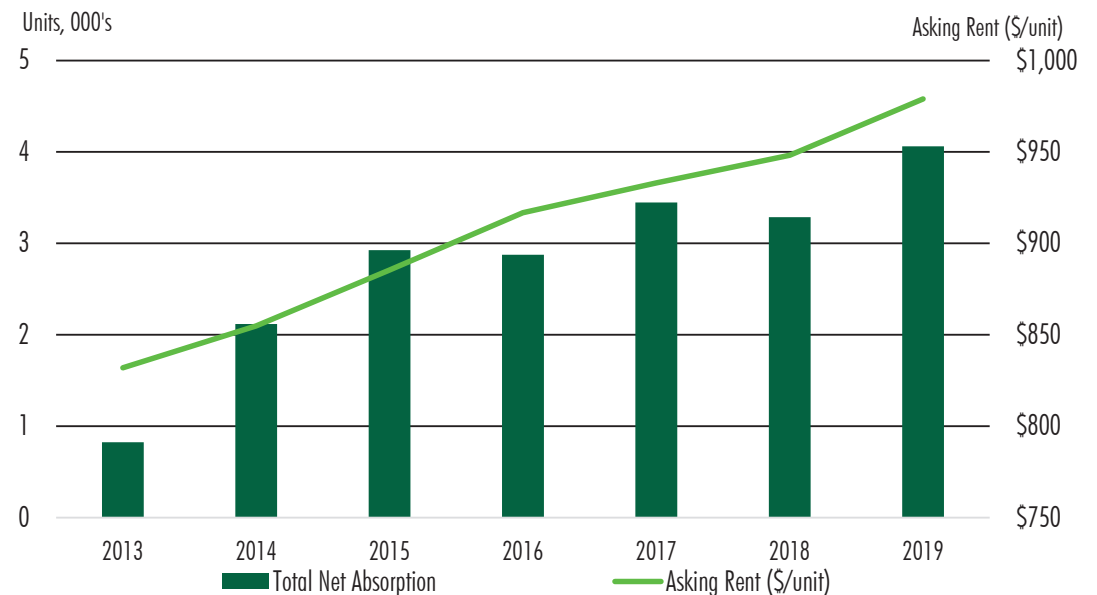
3,126

Completions (Units)

Source: CBRE Research, Q4 2019.

- Kansas City’s consistent population growth, developing transportation system, and stable economic base have made it a prime target for multifamily investment by national capital.
- The Kansas City metro population has increased 7.8% since the 2010 census, outpacing the Midwest average growth of 3.6% over the same time period.
- Net absorption totalled 4,062 units in 2019, ahead of 2018 which finished with a total net absorption of 3,286. The Kansas City market posted over 13,000 units of positive net absorption over the last 4 years.
- Downtown Kansas City, MO delivered 777 units in 2019. Young professionals/millennials are flocking to the area and demand is far-out pacing supply. An additional 2,595 units are under construction with expected completions over the next two years.
- New suburban development will focus on areas with a strong live-work-play environment. These are submarkets located outside of the urban core that have characteristics similar to downtowns, such as Lenexa City Center, CityPlace, or the revitalization of downtown Overland Park.

Net Absorption and Asking Rent



Source: CBRE Research, Q4 2019.

INDUSTRIAL MARKET

4.6%

Vacancy Rate

Source: CBRE Research, Q4 2019.

\$4.86

Avg. Asking Lease Rate (NNN)

Source: CBRE Research, Q4 2019.

6.2 MSF

2019 Net Absorption

Source: CBRE Research, Q4 2019.

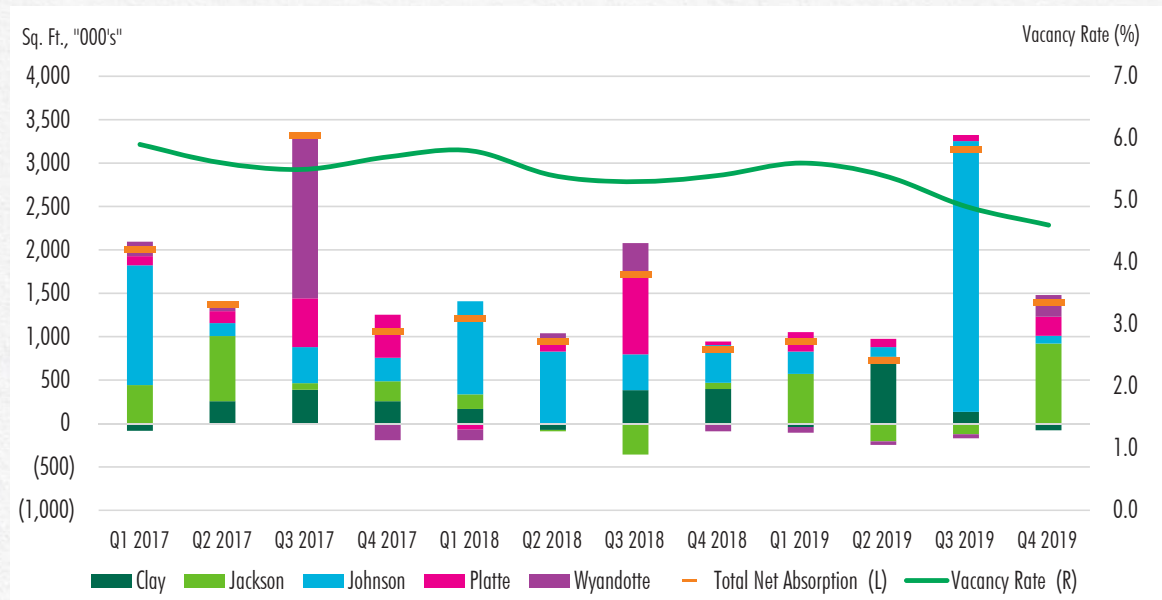
4.5 MSF

2019 Completions

Source: CBRE Research, Q4 2019.

- Kansas City is in an ideal location for the evolving industrial climate. With a central location and exceptional transportation network featuring 30% more interstate miles per capita than any other city in the nation. Kansas City is home to four railroad intermodals and handles more rail traffic (in terms of tonnage) than any other city in the U.S. With the rise in industrial development and demand across the nation over the last 8 years, Kansas City has grown from a secondary market into a strategic market with fundamentals that rival some of the top markets in the nation.
- A total of 29.7 million sq. ft. of industrial space was developed from 2015-2019, one the highest total in the Midwest.
- Major drivers for Kansas City include e-commerce, third-party logistics, and motor vehicle manufacturing.
- Kansas City is the second largest hub for automotive manufacturing in the nation, featuring plants for both Ford and General Motors.
- Vacancy rates declined 130 bps from Q4 2016 to Q4 2019. This decline is evidence of the strength of the market as it coincided with 16.8 million sq. ft. completed over the same time period.
- Since the end of the Great Recession in 2012, the Kansas City market has posted 37.1 million sq. ft. of positive net absorption (an average of 4.6 million sq. ft. per year).

Net Absorption and Vacancy Rates



Source: CBRE Research, Q4 2019.

RETAIL MARKET



Source: CBRE Research, Q4 2019.



Source: CBRE Research, Q4 2019.



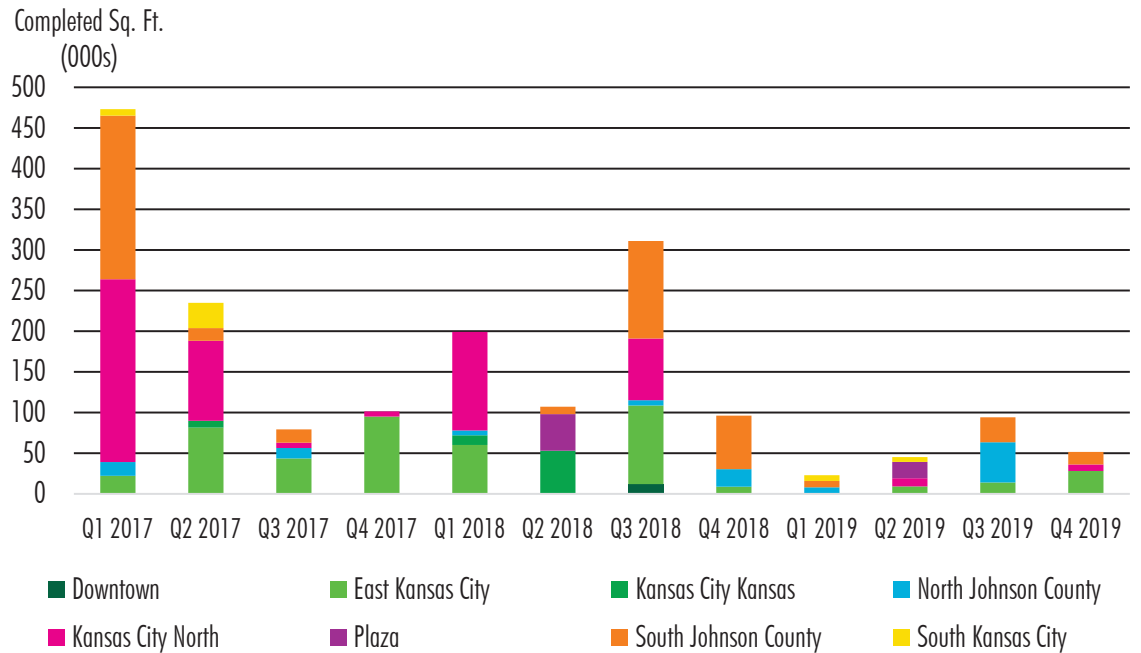
Source: CBRE Research, Q4 2019.



Source: CBRE Research, Q4 2019.

- The retail market is evolving, driven by the rise in e-commerce and changing consumer dynamics. Experience based retailers are thriving, and other retailers are beginning to understand the importance of providing innovative customer experiences and pushing the entertainment aspect of the shopping experience.
- Partially shielded from the effect of e-commerce, grocery stores experienced strong growth both nationally and locally. One of the fastest growing retailers was Sprouts Farmers Market which has added five locations in the past five years in the Kansas City metro. Grocery continues to grow in Kansas City with three Price Choppers recently completed and a new Whole Foods location near the UMKC campus. Aldis has also been active renovating and relocating stores throughout the metro.
- Substantial development activity continues, with 1.7 million sq. ft. completed between 2017-2019. Significant completions for retailers over that time-period included McKeever's Market in Lenexa; Cosentino's Price Chopper in Overland Park (BluHawk), Blue Springs, and Grain Valley; Costco in Kansas City, MO; Menards in Kansas City, MO; Lowe's in Overland Park; Academy Sports and B&B Theatres in Liberty; Main Event at the Edgewood Farms development in Kansas City, MO; Whole Foods in Kansas City, MO; Home Goods and Frontier Justice in Kansas City, KS; and Dave & Buster's at the Corbin Park development in Overland Park.

Retail Completions



Source: CBRE Research, Q4 2019.

KC RANKINGS

Top 10 in Economic Growth Potential
Business Facilities, 2019

Kansas and Missouri Top 10 States for Retirement
Bankrate, 2019

**No. 2 U.S. Cities for High Paying Jobs
and Low Cost of Living**
CNBC Make It, 2018

No. 5 Best Places for Work Life Balance
Business Insider, 2018

No. 3 Best Cities for Jobs
Glassdoor, 2017

No. 2 City for High Wage Jobs
Forbes, 2017

No. 4 City for Manufacturing Job Growth
Forbes, 2017

No. 5 City for Tech Jobs
Money, 2017

No. 4 Best City for Startups in U.S.
Entrepreneur, 2017

No. 9 Destination City
U-Haul, 2017

No. 5 City for College Grads
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No. 2 City for Women in Tech
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Most Spectacular Theatre in the U.S.
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**No.15 Busiest Metro for
Commercial Construction**
Dodge Data & Analytics, 2017

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**6 Cities that Offer the
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Forbes, 2016

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National Center for Arts Research, 2016

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Top 10 Most Affordable Cities
PureWow, 2016

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Huffington Post, 2015

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America's Most Charming Cities
Travel + Leisure, 2015

**Forget Silicon Valley:
7 Better Cities for Startups**
U.S. Department of Commerce, 2015



A nighttime photograph of a city square. In the center is a large, ornate clock tower with a statue on top. In the foreground, there is a fountain with several water jets. The scene is illuminated by city lights, and the overall color palette is dominated by dark blues and greens. A large, semi-transparent green shape is overlaid on the right side of the image.

THANK YOU

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