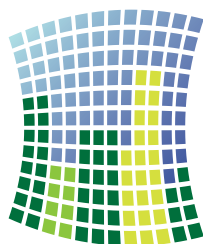
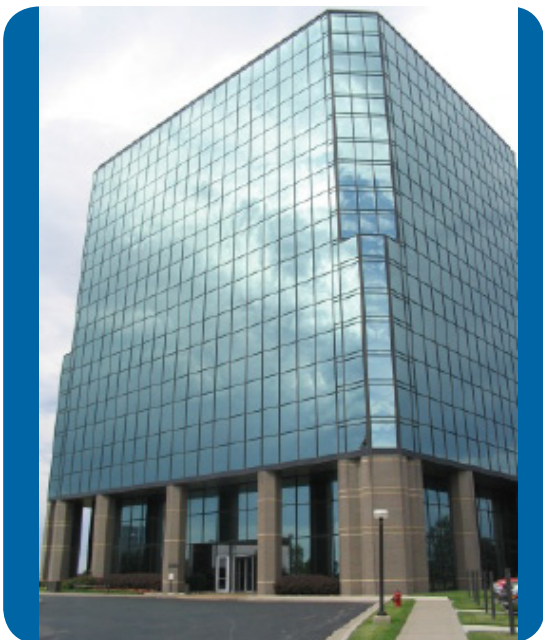


# WHAT'S HAPPENING - OFFICE



**PLATTE COUNTY**  
ECONOMIC DEVELOPMENT COUNCIL

## EDUCATION

### PLATTE COUNTY SCHOOLS

All Platte County School Districts once again received the highest level of recognition by the State of Missouri. Park Hill, Platte County R-3, West Platte and North Platte School Districts are all Accredited with Distinction!

### PARK UNIVERSITY

Park University was recognized by U.S. News & World Report in the magazine's annual rankings of best online programs for 2018. Park's online graduate business programs (not including the MBA program) ranked No. 92 in the country in the "Business, non-MBA (Graduate)" category.

### EDUCATIONAL ATTAINMENT

Platte County is one of the most highly educated counties in the Kansas City region. 40.4% of the county population aged 25 and older has obtained at least a bachelor's degree.

## INFRASTRUCTURE UPDATES

\*The KCITIF resulted in nearly 9 miles of road and trail improvements exceeding \$40 million over the last decade.

\* Expansion work on 45 Highway from MO 9 to I-435 in Parkville was completed in 2017.

\* Twin Creeks Kansas City sewer is completed and ready for development. Twin Creeks includes 15,000 acres of primarily residential development.

\* A trail expansion project linking Parkville and Riverside trails is underway.

\* Construction of a new bridge over I-29 near Tiffany Springs Market Centre will begin in 2018.

\* Kentucky Avenue in Platte City was extended in 2017, opening up access to the city's growing commercial and residential areas.

## NEW OFFICE PROJECTS

Platte County's office market vacancy dipped in 2017 to 21%, according to Costar statistics. The rate has decreased significantly since 2013 when it hit 32%. The 5-year average is now 26.6%

### Recent office successes in Platte County:

\* **Saving Sight** acquired the majority of Equity Plaza and work is set for completion by late 2018. The office will employ 55 staff in the Platte County office.

\* The former Ambassador II building has been purchased by the **International Academy of Science**, and the building was converted into a training center for visiting school administrators and teachers. The academy has 40 staff.

\* **ROSNET** announced creation of 50 new jobs

\* **Biolife Plasma Services** will build a 17,000 SF building at Tiffany Springs East with an eye to opening in mid-2018. The company will employ 100 people.

## PLATTE COUNTY NEWS AND NUMBERS

### #1 in Quality of Life, #2 in Health

Platte County again ranked #1 out of Missouri's 115 counties for quality of life, according to a report by the Robert Wood Johnson Foundation. Platte also ranked #2 in the state for health factors.

### Residential Building Permits Dip

According to the Home Builders Association of Greater Kansas City, single and multi-family permits for Platte County in 2017 totaled 747, a decrease of 22% over 2016. Single-family residential building permits in Platte County were down slightly in 2017 compared with 2016. Total number of permits in 2016 was 471, compared with 490 in 2016.

### Fastest-growing county in Missouri

Platte County's growth continues to outpace all other counties in Missouri, according to US Census Bureau estimates. In the most recent estimates, Platte County's population had grown to 98,309, an increase of 10.1% since the 2010 Census and the highest amount all 114 counties. Since 2000, Platte County's population has grown 25%.

### Parks and Other Attractions

- \* The Springs Aquatic Center
- \* Snow Creek, Weston
- \* 2 Community Centers-Platte County North and South
- \* Expansion of community centers
- \* 5 Parks with over 800 acres and over 15 miles of trails

## Major Platte County Employers - Office

- TriWest Healthcare Alliance - 500
- Tyco Integrated Security - 450
- Smithfield - 300
- CitiCards - 300
- Aetna Rx Home Delivery - 230
- USA800 - 200



## KANSAS CITY, MO / KCI OPPORTUNITIES



### Ambassador Building at KCI

Contact:  
KC Aviation Dept. - Dave Long  
(816) 243.3027

Available SF: 100,000  
Total SF: 262,000

12200 N. Ambassador Dr.  
Kansas City, MO 64153



### 11500 Building

Contact:  
Block Real Estate Services - Brent Roberts  
(816) 210.4033

Available SF: 223,000  
Total SF: 425,000

11500 N. Ambassador Dr.  
Kansas City, MO 64153



### J Williams Technology Center

Contact:  
Block Real Estate Services - Brent Roberts

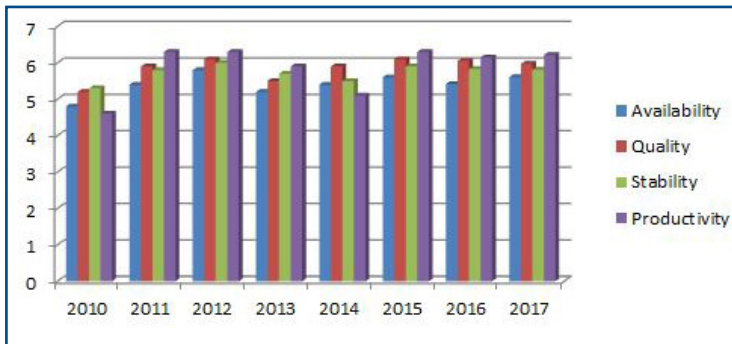
(816) 210.4033

Available SF: 131,651  
Total SF: 287,576

7920-7930 N.W. 110 Street  
Kansas City, MO 64153

## Platte County Businesses Rate Workforce High

### Platte County Workforce Ratings



Source: Platte County Businesses

Platte County prides itself on a first class workforce. Workforce statistics can be found nationally and regionally, but this information comes directly from our Platte County business visits. Our businesses give our workforce top ratings. 7 = excellent, average is 4. Anything above average (5-6) is considered a good number.

Only Platte County offers direct airport access, as we are home to KCI. Our workforce also has direct access to several interstates and major highways; I-435, I-29, I-635, 169 HWY, 9 HWY, 152 HWY and quick access to I-35.

## PARKVILLE / PLATTE CITY / RIVERSIDE OPPORTUNITIES

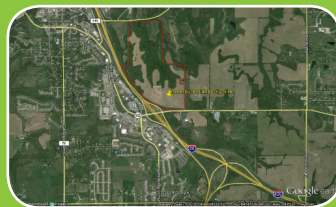


### Parkville Commercial Underground

Contact:  
Hakes Real Estate - Tim Basler  
(816) 221.0011

Available SF: 33,000  
Total SF: 308,024

8500 River Park Drive  
Parkville, MO 64152



### NE Corner I-29/Hwy 92

Contact:  
RH Johnson - Bob Johnson  
(816) 268.2450

Total Acres: 300  
Planned SF: in design phase

I-29 & 92 Highway  
Platte City, MO 64079



### Riverside Horizons Office

Contact:  
NorthPoint Development - Brent Miles  
(816) 888.7384

Total SF: 11,100 (for lease)

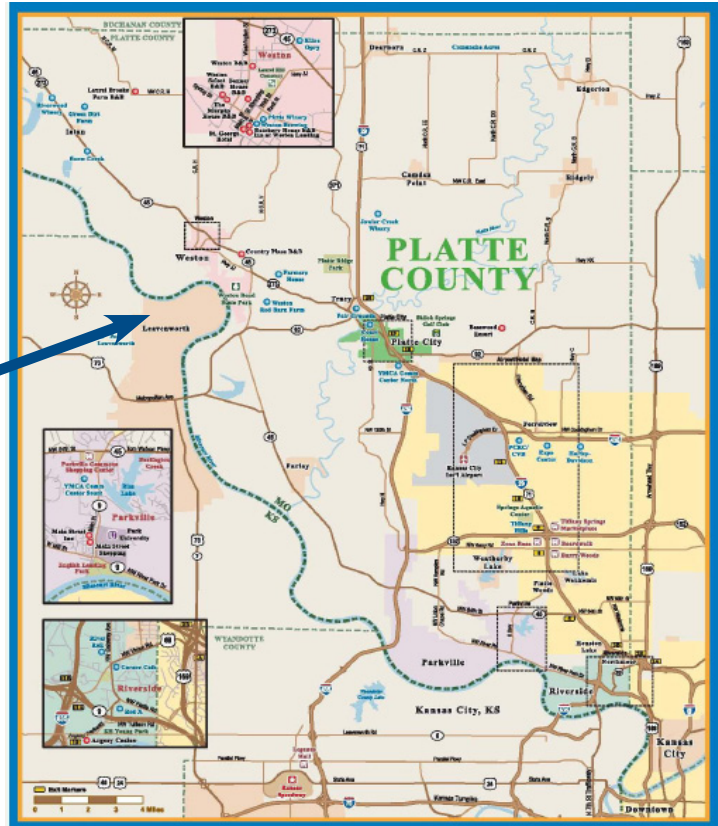
5105 NW Canal Street  
Riverside, MO 64150

## PLATTE COUNTY, MO PROFILE

	Platte County	Kansas City Metro	United States
Population, 2016 est.	98,309	2,159,159	325,537,035
Pop. % Change, 2010-2016	10.1%	7.8%	5.2%
Median Age	38.3	37.9	38.1
Land Area(sq. mi.)	427	7,950	3,596,153
High School Grads	95.3%	91.2%	87.1%
College Grads, age 25+	40.4%	35.8%	30.6%
Labor Force, 2017	55,539	1,117,506	160,597,000
Unemployment Rate, Nov 2017	2.6%	3.2%	4.1%

Sources: US Census Bureau, US Bureau of Labor Statistics

## PLATTE COUNTY, MISSOURI



PROUD PARTNER OF THE KANSAS CITY AREA DEVELOPMENT COUNCIL AND THE MISSOURI PARTNER-