


BioRealty, Inc.
OCTOBER 2026

# 627 – 635 S. KANSAS AVE.

## Custom Redevelopment Opportunity for Corporate, Institutional & Government Users

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# The Opportunity at a Glance

**~86,000**
Existing GSF

**~130,500**
Potential Expanded GSF

**$250**
Illustrative Owner Investment / RSF

## Historic Tax Credit Advantage

Federal and Kansas historic tax credits create opportunities for substantial owner-funded redevelopment, competitive lease economics, and potentially direct tenant tax benefits.

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# AGENDA

1. The Properties
2. Shell Floor Plans
3. Expansion & Development Potential
4. Parking
5. Illustrative Economics




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# THE PROPERTIES

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# 627-635 S. KANSAS AVE













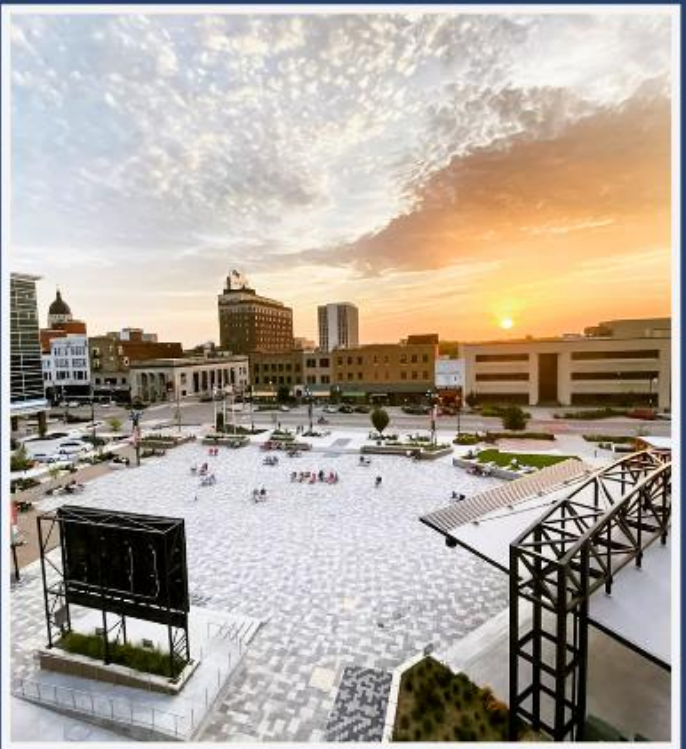






# THE PROPERTIES

## 627-635 S. Kansas Ave

- Location: Prominent Kansas Avenue address, across from Evergy Plaza, near the State Capitol (0.3 miles) and downtown amenities.
- Flexibility: Three interconnected buildings offering tenant-specific redevelopment and potential vertical expansion.
    - Consisting of 86,000 GSF and expandable to 130,500 GSF
- Financial Opportunity: Historic tax credit eligibility and an ownership group prepared to fund comprehensive redevelopment.

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# SHELL FLOOR PLANS

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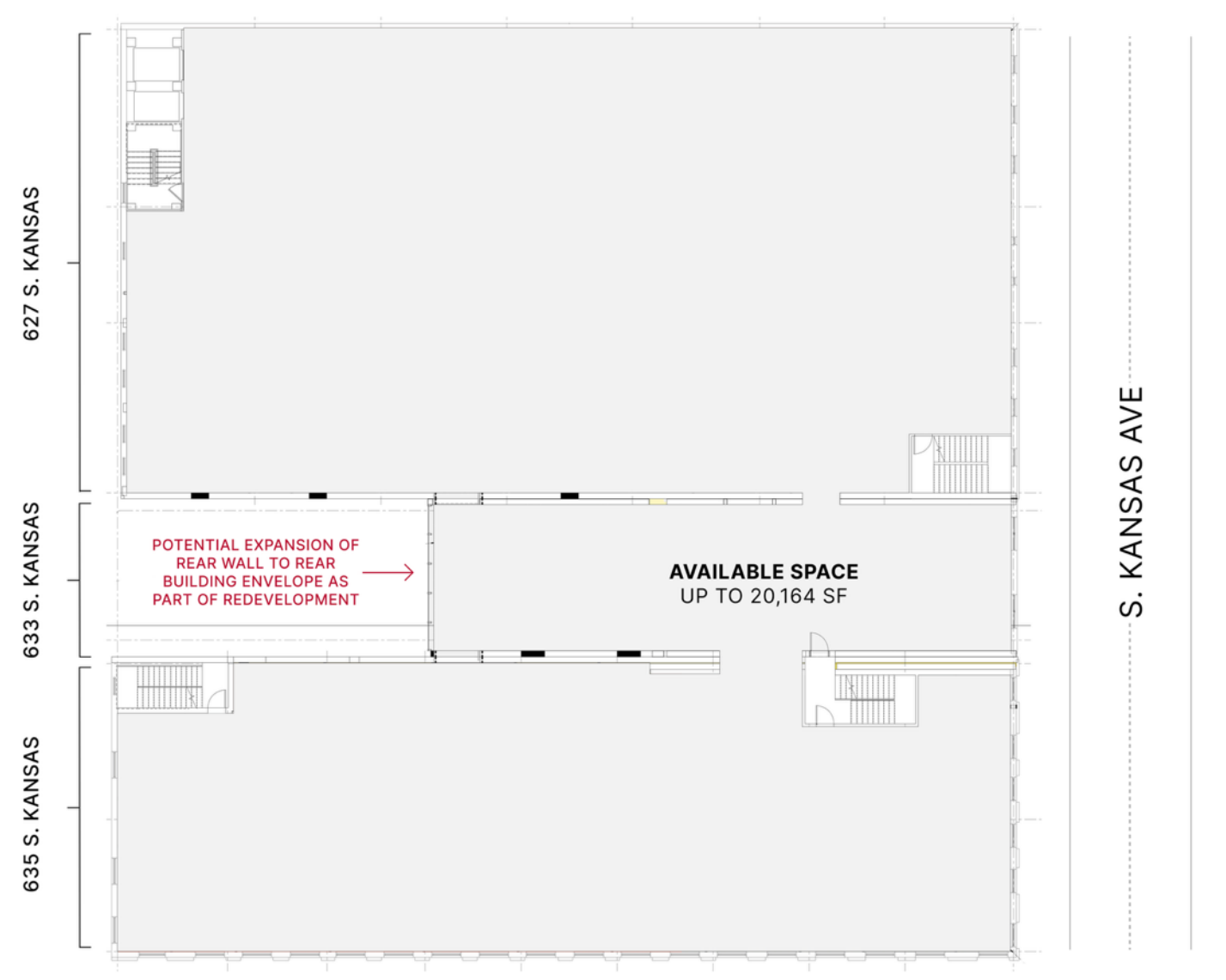
# THIRD FLOOR




| Details: |
| --- |
| **~20,164 – 22,414 SF** |
| Conceptual floor plans shown can be modified per tenant's requirements |

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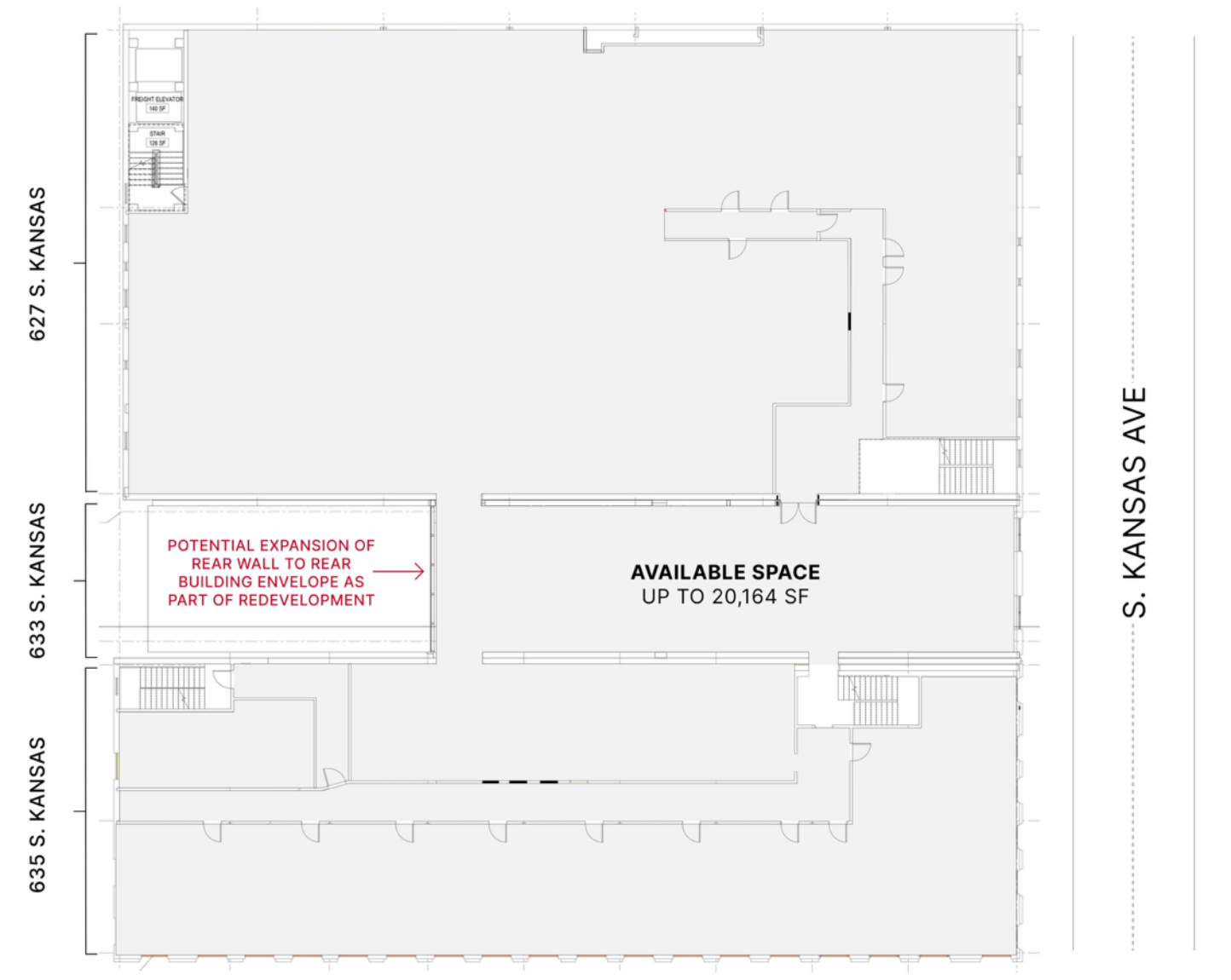
# SECOND FLOOR




| Details: |
| --- |
| **~20,164 – 21,414 SF** |
| Conceptual floor plans shown can be modified per tenant's requirements |

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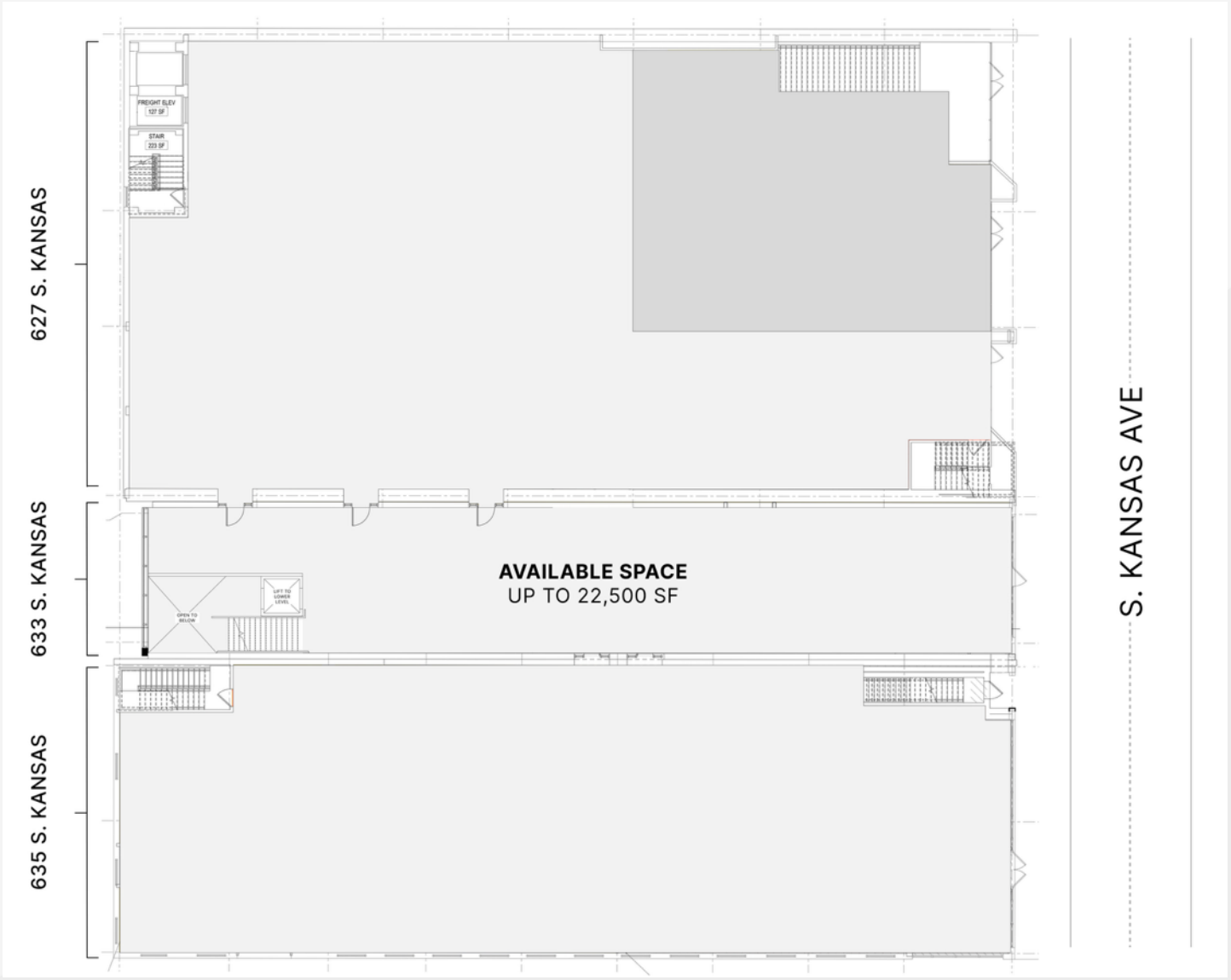
# FIRST FLOOR




| Details: |
| --- |
| **~22,500 SF** |
| Conceptual floor plans shown can be modified per tenant's requirements |

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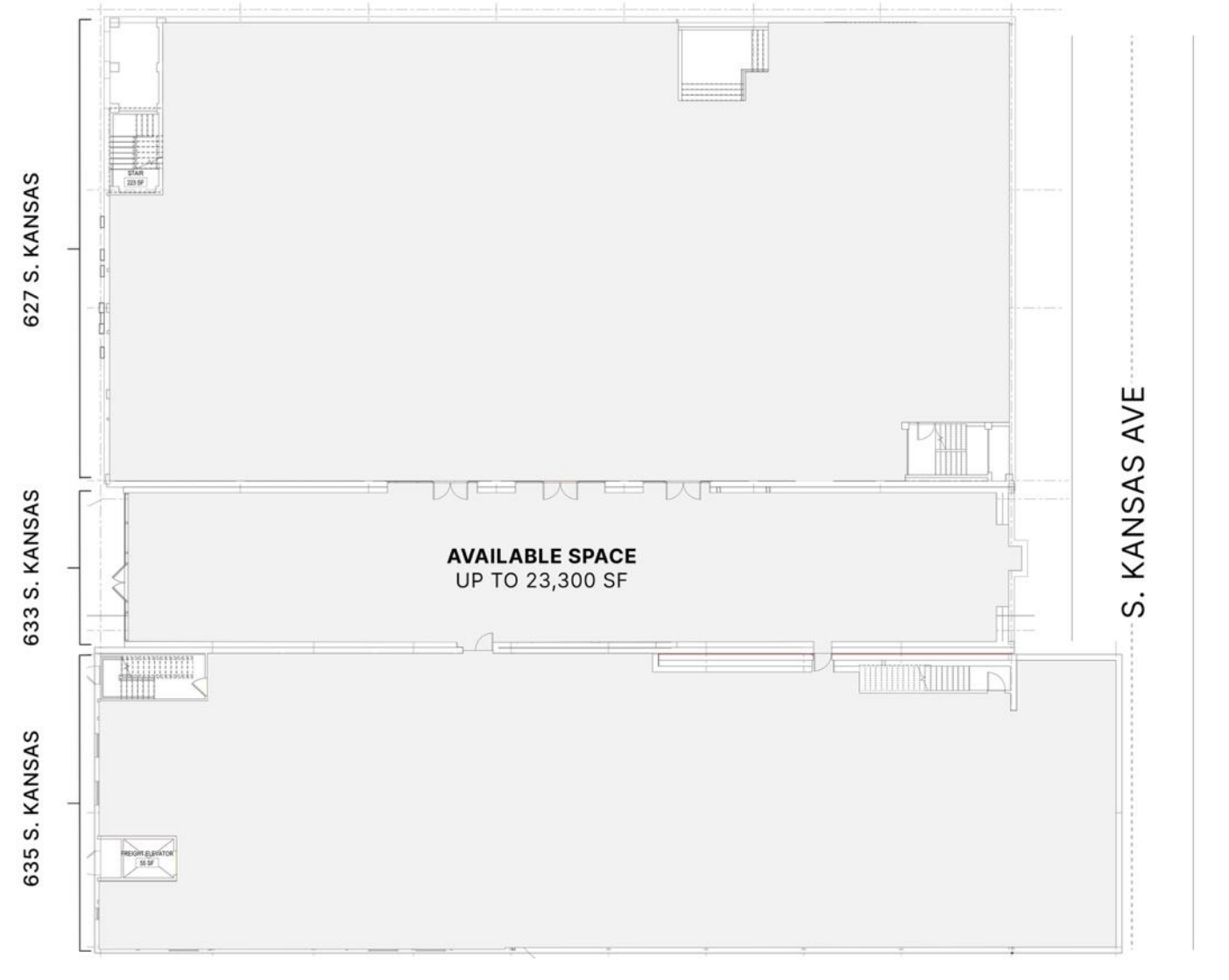
# LOWER LEVEL FOOTPRINT




| Details: |
| --- |
| **~23,300 SF** |
| Conceptual floor plans shown can be modified per tenant's requirements |

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# EXPANSION & DEVELOPMENT POTENTIAL

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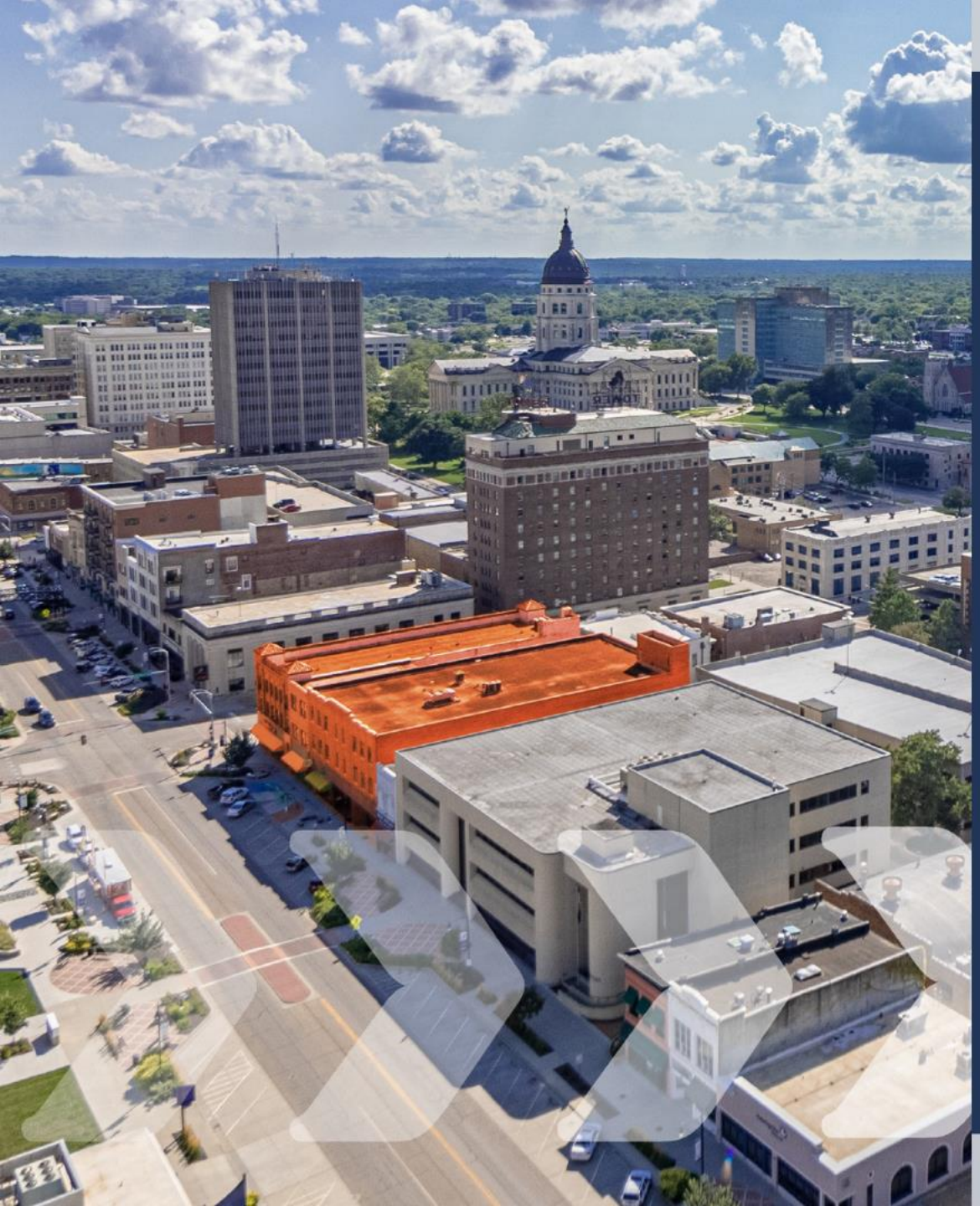

# CUSTOM REDEVELOPMENT

## Designed Around Your Organization

- Comprehensive redevelopment tailored to the tenant's operational requirements, workplace strategy, and long-term growth.
- Flexible interior configurations to accommodate offices, meeting and training facilities, specialized functions, and support spaces.
- Redevelopment of the middle building provides an opportunity to enhance connectivity across the three buildings and create a cohesive, integrated facility.
- Opportunity to incorporate dedicated entrances, distinctive branding, modern building systems, and tenant-specific amenities.

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# EXPANSION POTENTIAL

## Room to Grow With Your Organization

- Initial redevelopment can be tailored to current requirements while potential vertical expansion offers longer-term flexibility.
    - Potential for three additional floors above 627 and 633.
    - Approximately 13,650 GSF per added floor, bringing total square footage of the Project up to ~130,500 SF.
    - Added floors could accommodate functions that require different layouts from the existing space.




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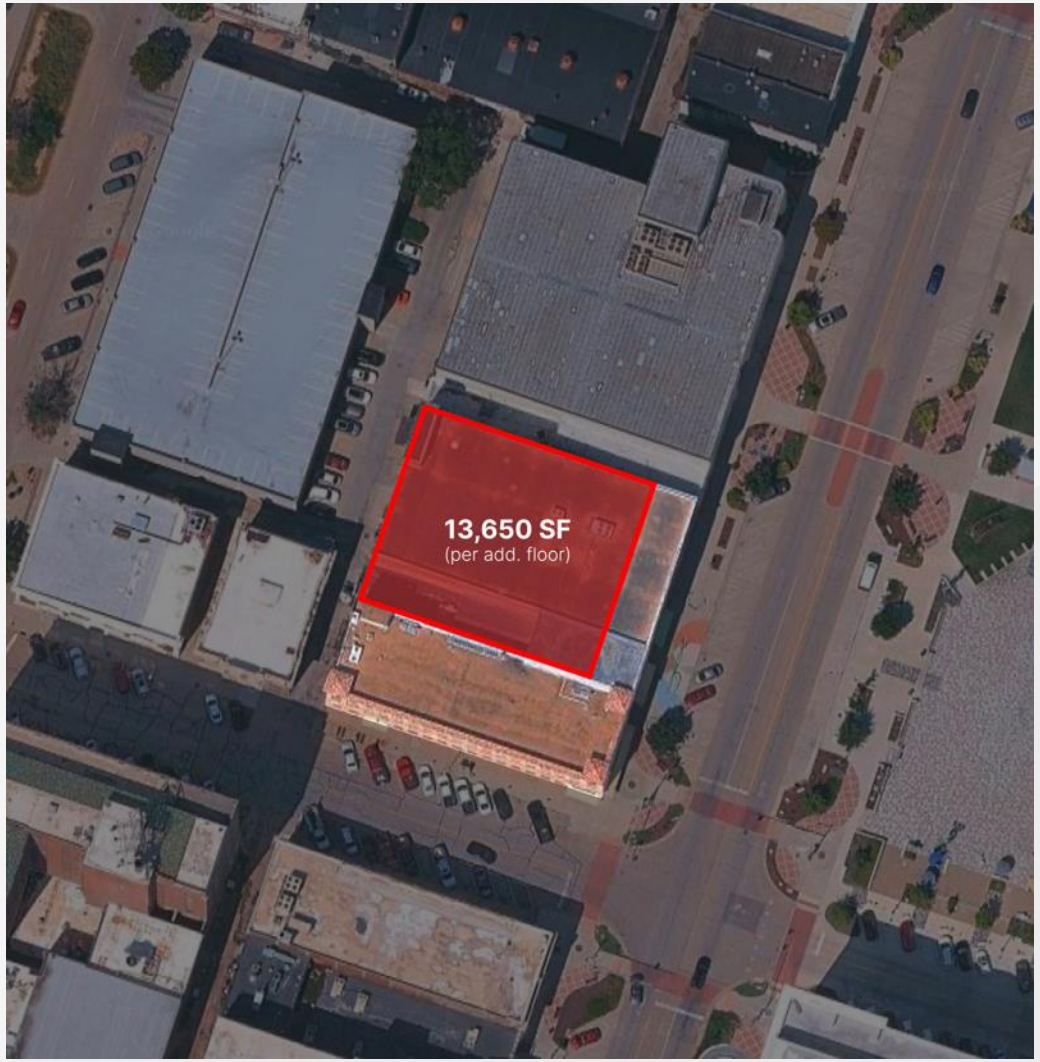
# EXPANSION IN DETAIL




## Floor-by-floor GSF

| Level | GSF |
|---|---|
| Basement | 23,300 |
| Level 1 | 22,500 |
| Level 2 | 21,414* |
| Level 3 | 22,414* |
| New Level 4 | 13,650 |
| New Level 5 | 13,650 |
| New Level 6 | 13,650 |
| **Total Project GSF** | **130,578** |

*Based On:*

- The architect's measured existing area (86,128 SF) plus the expansion of the middle (633) building by a combined 3,500 SF on Levels 2 and 3*.
- Historic preservation, structural, and code considerations
- Three additional floors added to the 627 and 633 buildings
- 20-foot setback along Kansas Avenue
- No expansion over the 635 building.
- Excludes the adjacent David's Jewelers building, which is separately available for acquisition.

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# EXAMPLE EXPANSION RENDERING




*Illustrative concept only. Proposed three-story addition is subject to structural feasibility, historic preservation review, applicable approvals, & final design.*

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# AMPLE ACCESS TO PARKING

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# NEARBY PARKING GARAGES




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# CONVENIENT DOWNTOWN PARKING

## Multiple parking options within walking distance

| Garage | Description |
|---|---|
| 1) Park and Shop | City-owned parking garage across from Evergy Plaza. |
| 2) Crosby Place | City-owned parking garage with rear building access. |
| 3) Jayhawk | Additional capacity anticipated following expansion. |
| 4) KPERS | Potential additional parking, subject to availability. |

Substantial parking capacity has historically been available nearby. Parking arrangements can be tailored to a prospective tenant's requirements, subject to availability and agreement with garage owners.

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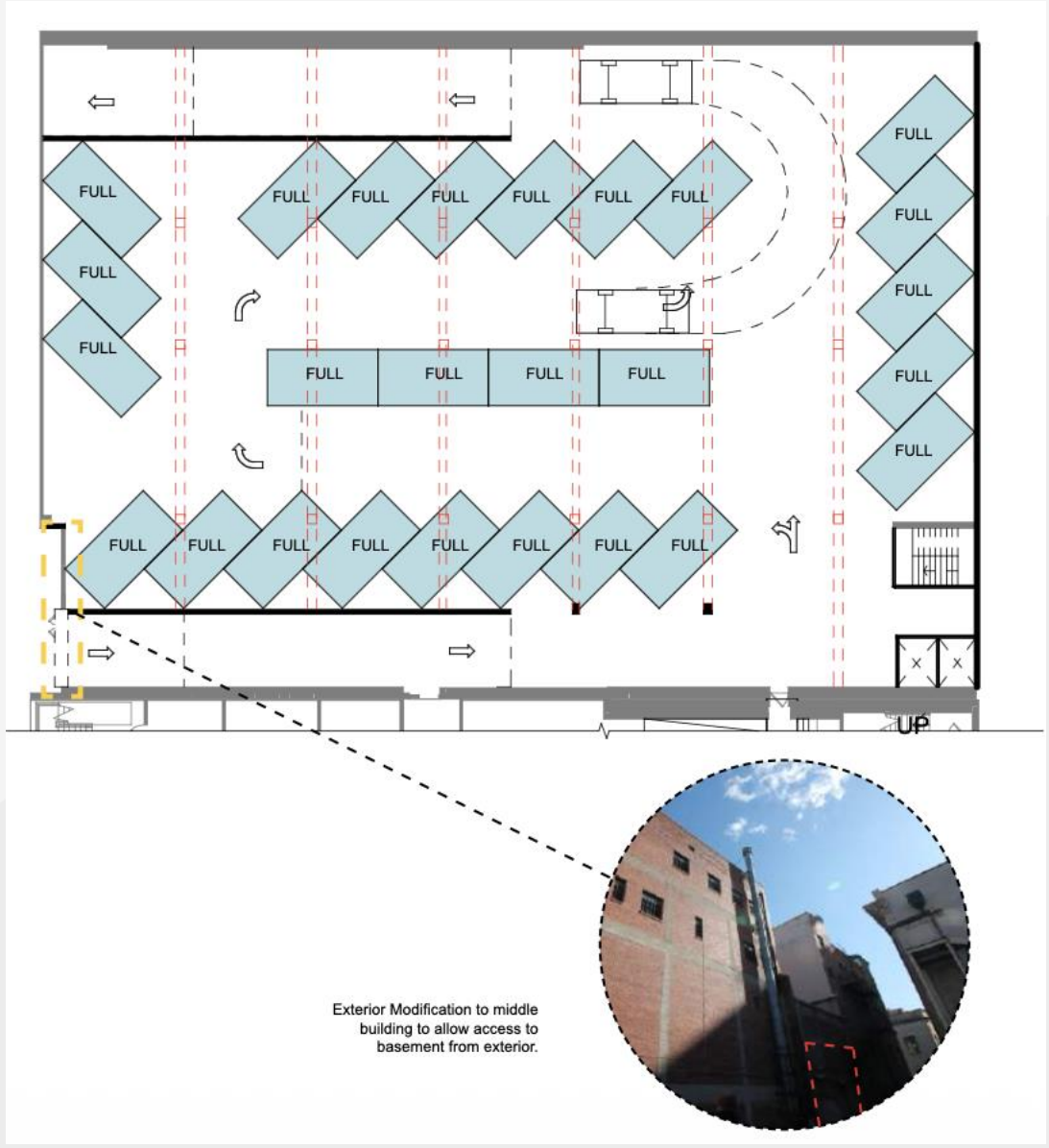
# PARKING: LOWER LEVEL

**Lower level (basement) parking** could be built out given:

- High basement ceiling
- 627 Building's type of construction, and
- The 633 Building is to be rebuilt.




**Additional On-Site Parking Potential**

The lower level may accommodate dedicated tenant parking as part of the redevelopment, subject to structural feasibility, final design, and required approvals.

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# ILLUSTRATIVE ECONOMICS

## For a Full-Building Tenant

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# FLEXIBLE REDEVELOPMENT FINANCING

**Historic tax credits create opportunities to tailor the transaction's financial structure to the tenant.**

## OPTION A

### Maximize Owner Investment

Ownership retains and monetizes the historic tax credits to support a larger owner-funded redevelopment investment and competitive long-term lease economics.

## OPTION B

### Direct Tenant Tax Credit Benefit

Ownership funds a smaller redevelopment investment while offering to transfer a negotiated portion of available Kansas historic tax credits to the tenant, providing potential direct tax benefits.

Structures are illustrative and subject to tenant eligibility, tax credit availability, transaction documentation, and applicable tax requirements.

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# ILLUSTRATIVE ECONOMICS

## For a Full-Building Tenant Requiring a Highly Customized Facility

### OPTION A

| | Total | $/RSF |
|---|---|---|
| **Premises** | 86,128 RSF | |
| **Initial Lease Term** | 20 Years | |
| **Owner-Funded Tenant-Specific Redevelopment** | $21,532,000 | $250.00 |
| **Year 1 NNN Base Rent** | $1,789,275 | $20.77 |

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# A COMPELLING ALTERNATIVE TO NEW CONSTRUCTION

**Significant Owner Capital + Competitive Occupancy Cost + Fully Customized Facility**

### 1. Substantial Owner Investment

Ownership can fund significant tenant-specific redevelopment, reducing the tenant's upfront capital requirements.

### 2. Attractive Lease Economics

Historic tax credits create opportunities for competitive lease economics, substantial owner investment, or direct tenant tax benefits, depending on the transaction structure.

### 3. A Facility Built Around Your Needs

Customize the layout, building systems, amenities, and identity of the facility to support your organization's operations.

### 4. Premier Downtown Location

Establish a distinctive headquarters at 7th and Kansas Avenue, across from Evergy Plaza and within walking distance of the State Capitol and downtown amenities.

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# QUESTIONS & NEXT STEPS

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