# PLAZE COLONNADE
# OFFICE SPACE FOR LEASE

copaken brooks
COMMERCIAL REAL ESTATE

## 4801 MAIN STREET, KANSAS CITY, MISSOURI

## OFFICE HIGHLIGHTS

- On the Country Club Plaza, corner of Ward Parkway and Brookside Boulevard
- Generous parking in secured parking structure (market rate)
- 24 hour access, 24 hour security with Property Management and Security on site
- Plaza Library located on ground floor
- Suites available:
  - Suite 230 - 2,788 RSF
  - Suite 350 - 8,135 RSF
  - Suite 400 - 31,413 RSF (full floor)
- Amenities:
  - Restaurants and hotels are just a short walk from the building
  - Unobstructed views of the Country Club Plaza and surrounding areas
  - Virtually column-free office space

## LEASING CONTACT

**RYAN BIERY, SIOR**
P (816) 701-5017
rbiery@copaken-brooks.com

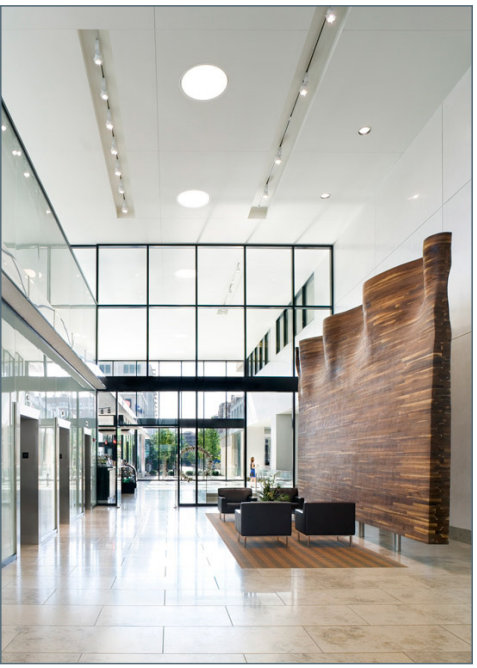
**MOLLY CRAWFORD MUNNINGHOFF**
P (816) 701-5013
mcrawford@copaken-brooks.com

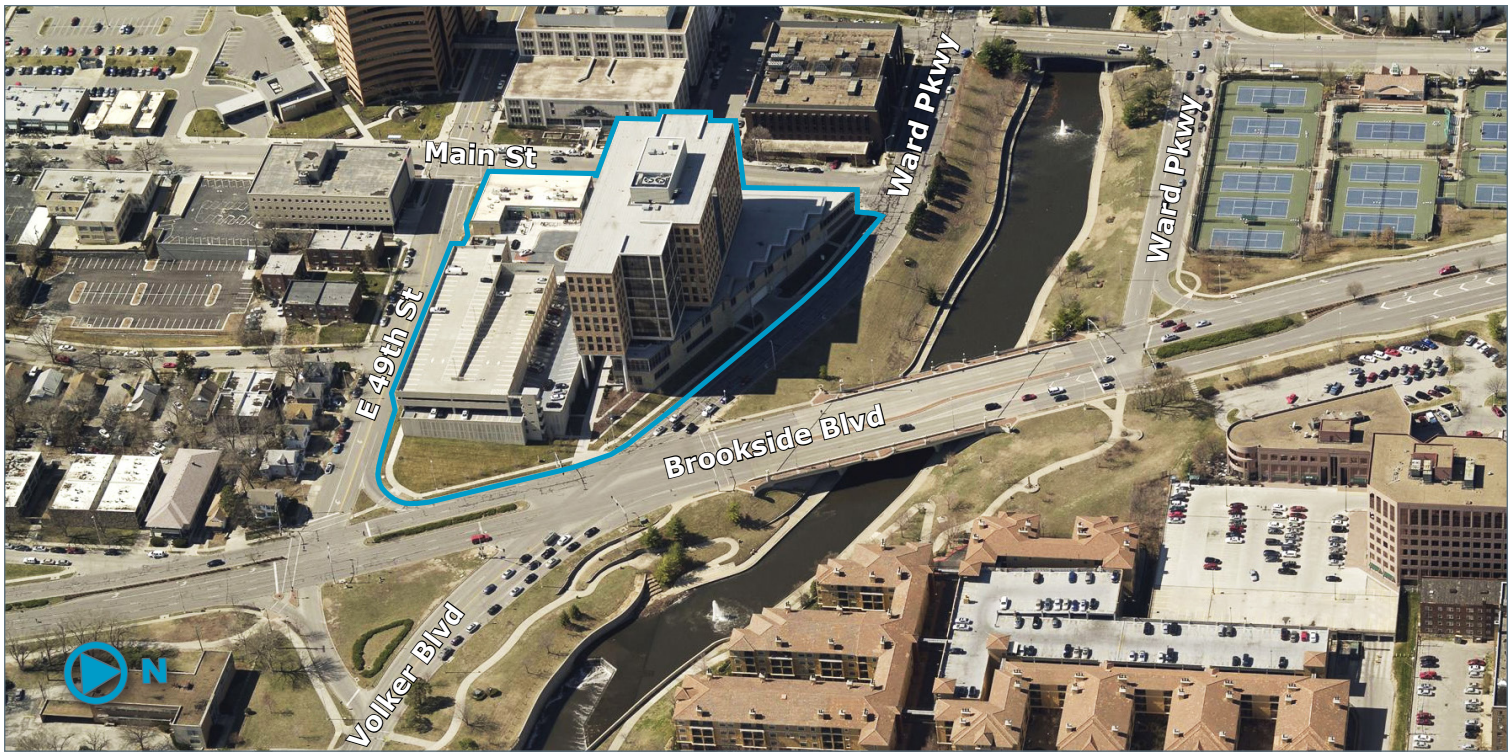
## LOCATION

Plaza Colonnade is a Class A mixed-used project on the famed Country Club Plaza in Kansas City and is located the corner of Ward Parkway and Brookside Boulevard. The project has approximately 278,000 sf of office and retail space and includes the 2-story Kansas City Public Library. The project also contains a 6 story parking garage which is accessible from the building lobby. Food, shopping and lodging abound within a short distance of the building.

## FEATURES

- Office Tower Size: 278,000 +/- RSF
- Floor Plate Size: 31,000 RSF
- Operating Expenses: Base Year
- Tenant Finish: Negotiable
- Parking: 4 per 1,000 +/- occupied are available to tenants at a rate of $75 per space per month
- Elevators: 5 passenger elevators<br>1 designated freight elevator<br>3 garage elevators
- HVAC: Variable Air Volume (VAV) system throughout controlled by computerized Energy Management System (EMS)
- Fire & Life Safety: Fully sprinklered building with all fire and life safety systems monitored on a 24-hour basis
- Loading Dock: Large covered loading dock for freight deliveries and city delivery vans
- Card Access: Card access system controls building access after hours, plus elevator access
- Floor Load: 100 pounds PSF non-reduced on the interior and 100 pounds PSF reduced on the exterior
- Ceiling Height: 9'0" throughout tenant space

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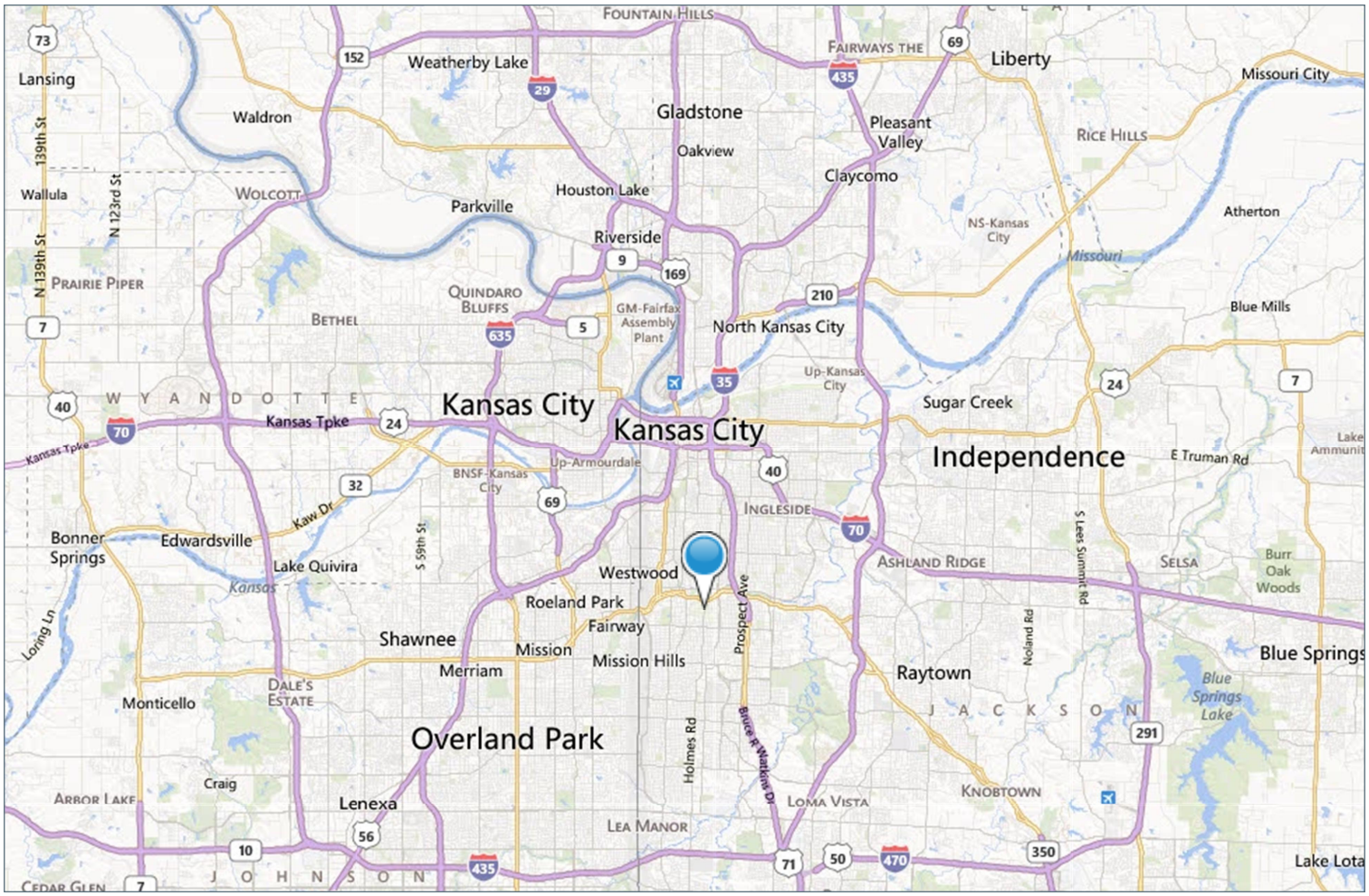
Ward Pkwy
Ward Pkwy
E 49th St
Brookside Blvd
Volker Blvd
N


Fountain Hills
Fairways the
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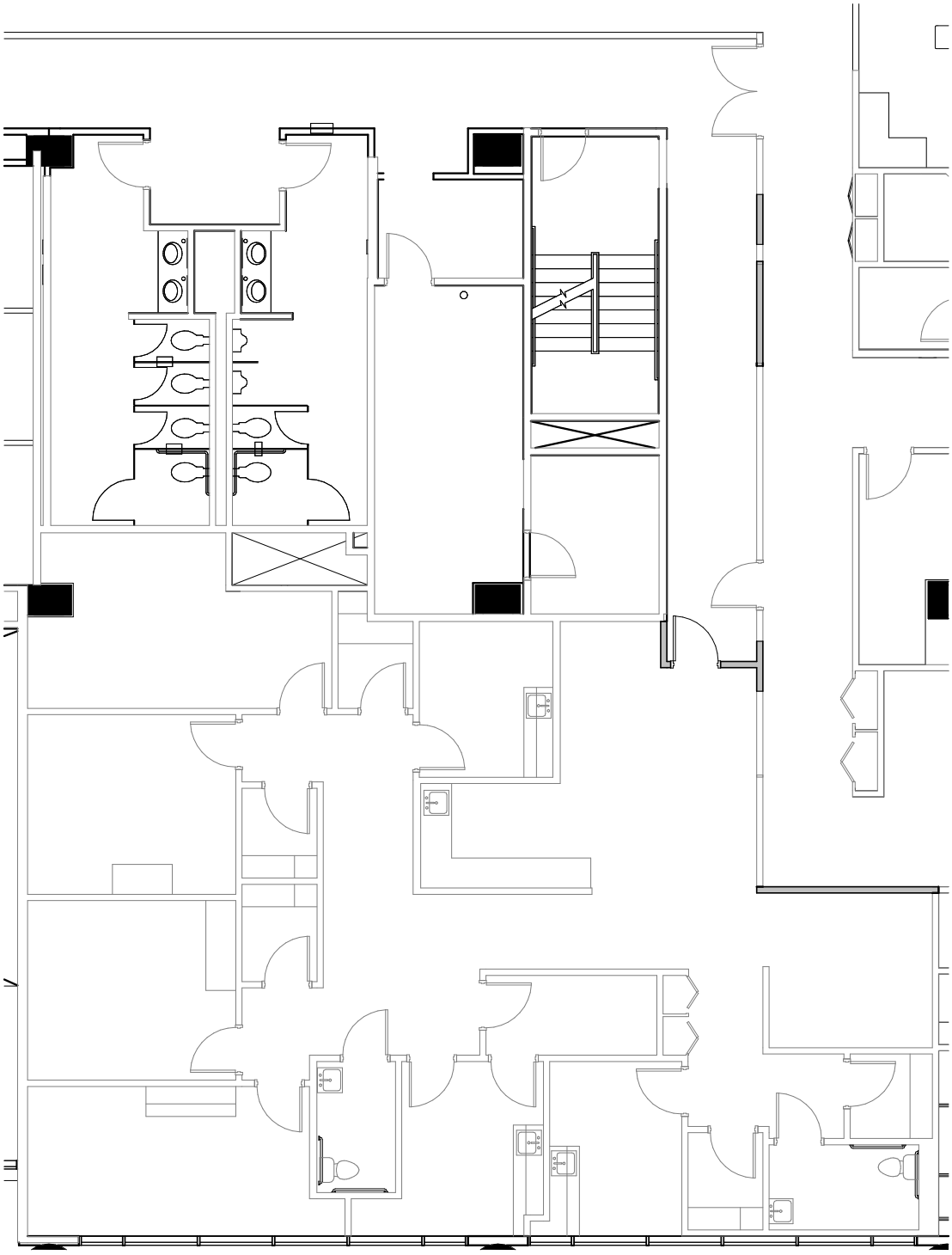
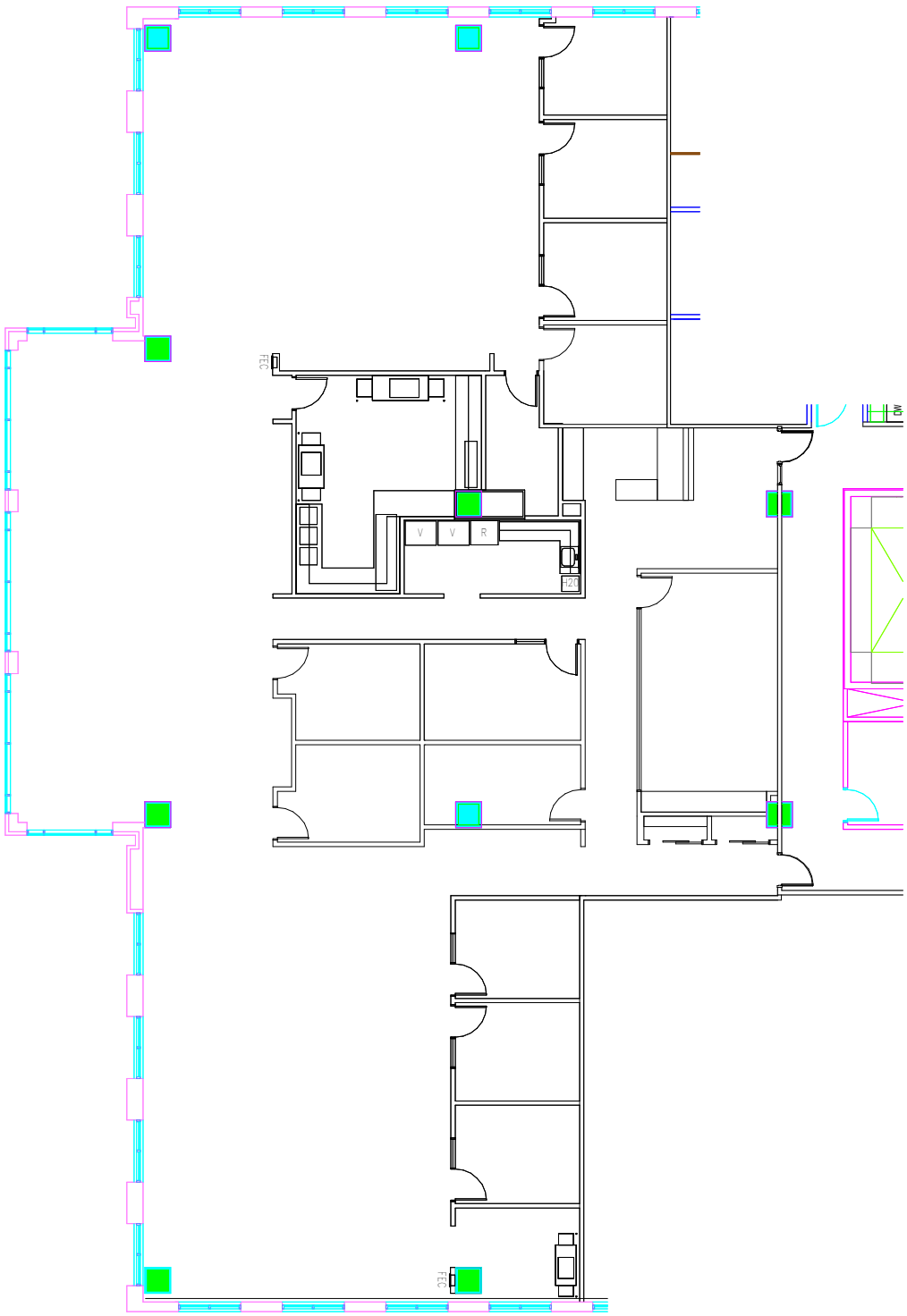
Weatherby Lake
Waldron
Gladstone
Oakview
Pleasant Valley
Rice Hills
Claycomo
Wallula
Wolcott
Parkville
Houston Lake
Riverside
NS-Kansas City
Atherton
Missouri
Prairie Piper
Quindaro Bluffs
Bethel
GM-Fairfax Assembly Plant
North Kansas City
Blue Mills
Up-Kansas City
Sugar Creek
Kansas City
Kansas City
Independence
E Truman Rd
Kansas Tpke
Up-Armourdale
BNSF-Kansas City
Ingleside
Bonner Springs
Edwardsville
Lake Quivira
Kansas
Westwood
Ashland Ridge
Selsa
Burr Oak Woods
Roeland Park
Fairway
Shawnee
Mission
Mission Hills
Merriam
Raytown
Blue Springs
Blue Springs Lake
Monticello
Dale's Estate
Overland Park
Jackson
Craig
Arbor Lake
Lenexa
Loma Vista
Knobtown
Lea Manor
Cedar Glen
Johnson
Lake Lota
Loring Ln
Kaw Dr
S 59th St
Prospect Ave
Holmes Rd
Bruce R Watkins Dr
Noland Rd
S Lees Summit Rd
139th St
N 123rd St
N 139th St

# SECOND FLOOR



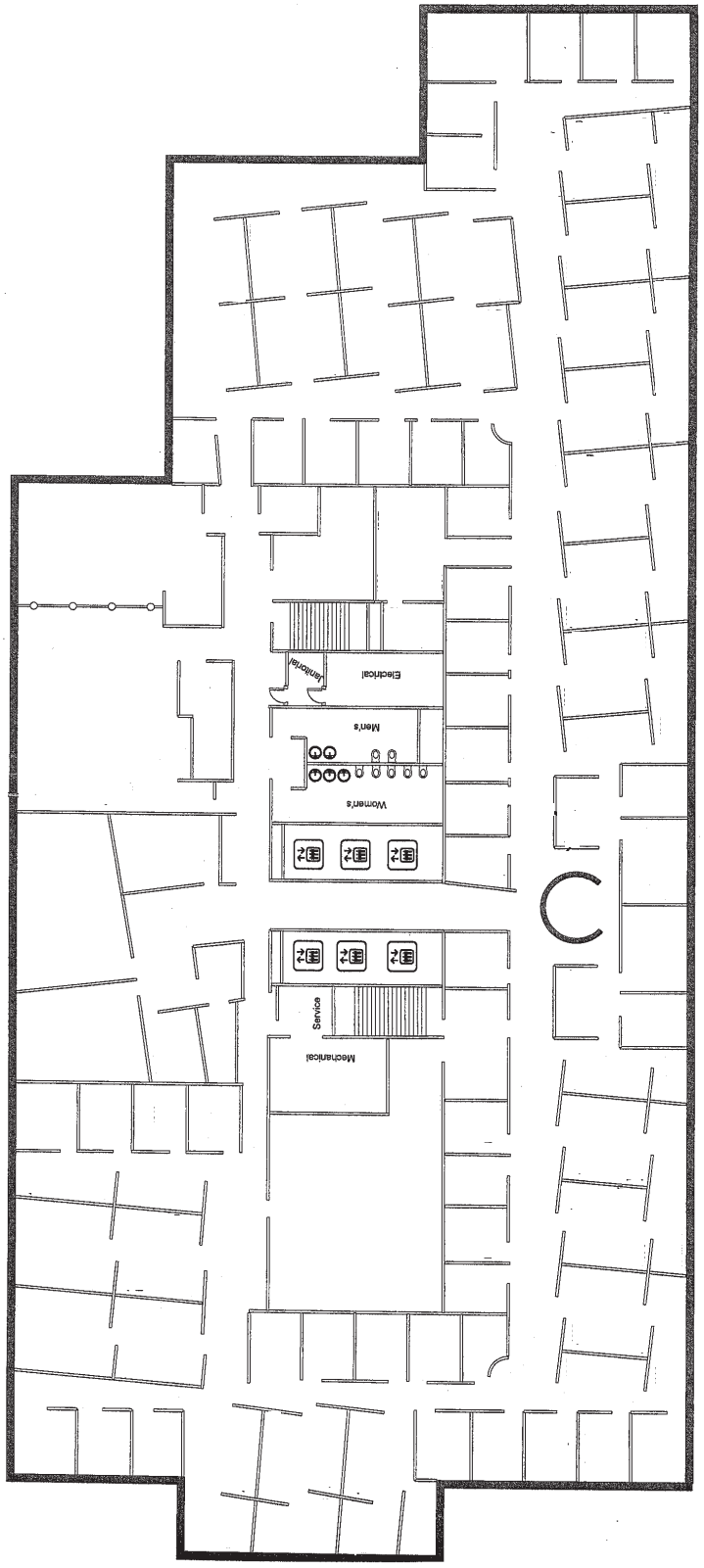
Suite 230
2,788 RSF

# THIRD FLOOR



SUITE 350
8,135 RSF

# FOURTH FLOOR




SUITE 400
31,413 RSF

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