

## PREMIER OFFICE SPACE FOR LEASE IN DOWNTOWN



### OFFICE SPACE HIGHLIGHTS

- 2-Story Office Building located in downtown Kansas City
- 18,675 SF available now
- Large conference center and fitness facility available in adjacent Town Pavilion
- Secure/covered parking and visitor parking available
- **Rental Rate: \$21.00/RSF**

### LEASING CONTACTS

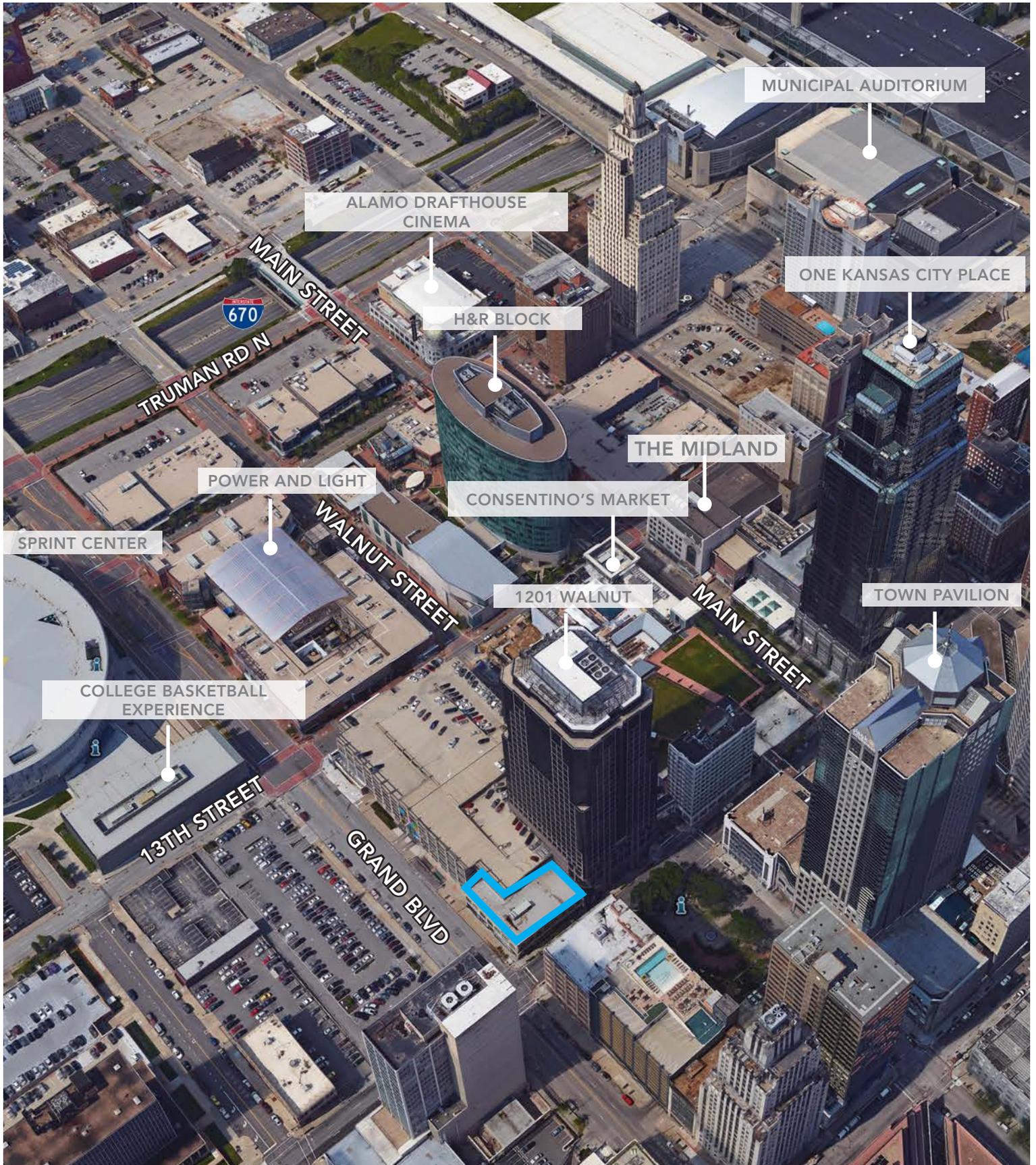
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## Welcome to 1200 Grand,

This property is ideally centrally located downtown adjacent to the Kansas City Power and Light District. It's prominent corner location gives space users great signage visibility and allows employees to enjoy easy walkability to restaurants, entertainment and all the lifestyle perks downtown has to offer.

The building includes visitor parking in the attached Town Pavilion garage as well large conference center and a fitness facility.





MUNICIPAL AUDITORIUM

ALAMO DRAFTHOUSE  
CINEMA

ONE KANSAS CITY PLACE

H&R BLOCK

TRUMAN RD N  
MAIN STREET

THE MIDLAND

POWER AND LIGHT

CONSENTINO'S MARKET

SPRINT CENTER

1201 WALNUT

TOWN PAVILION

WALNUT STREET

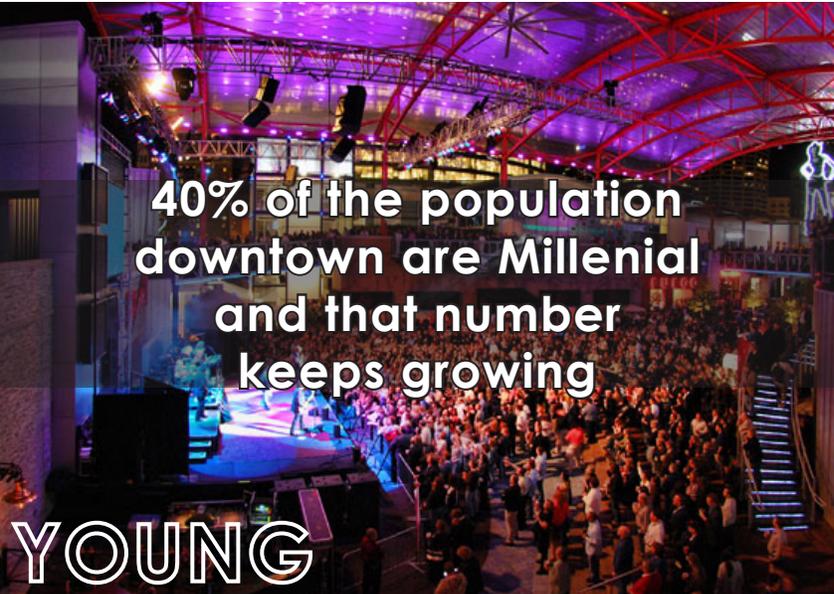
MAIN STREET

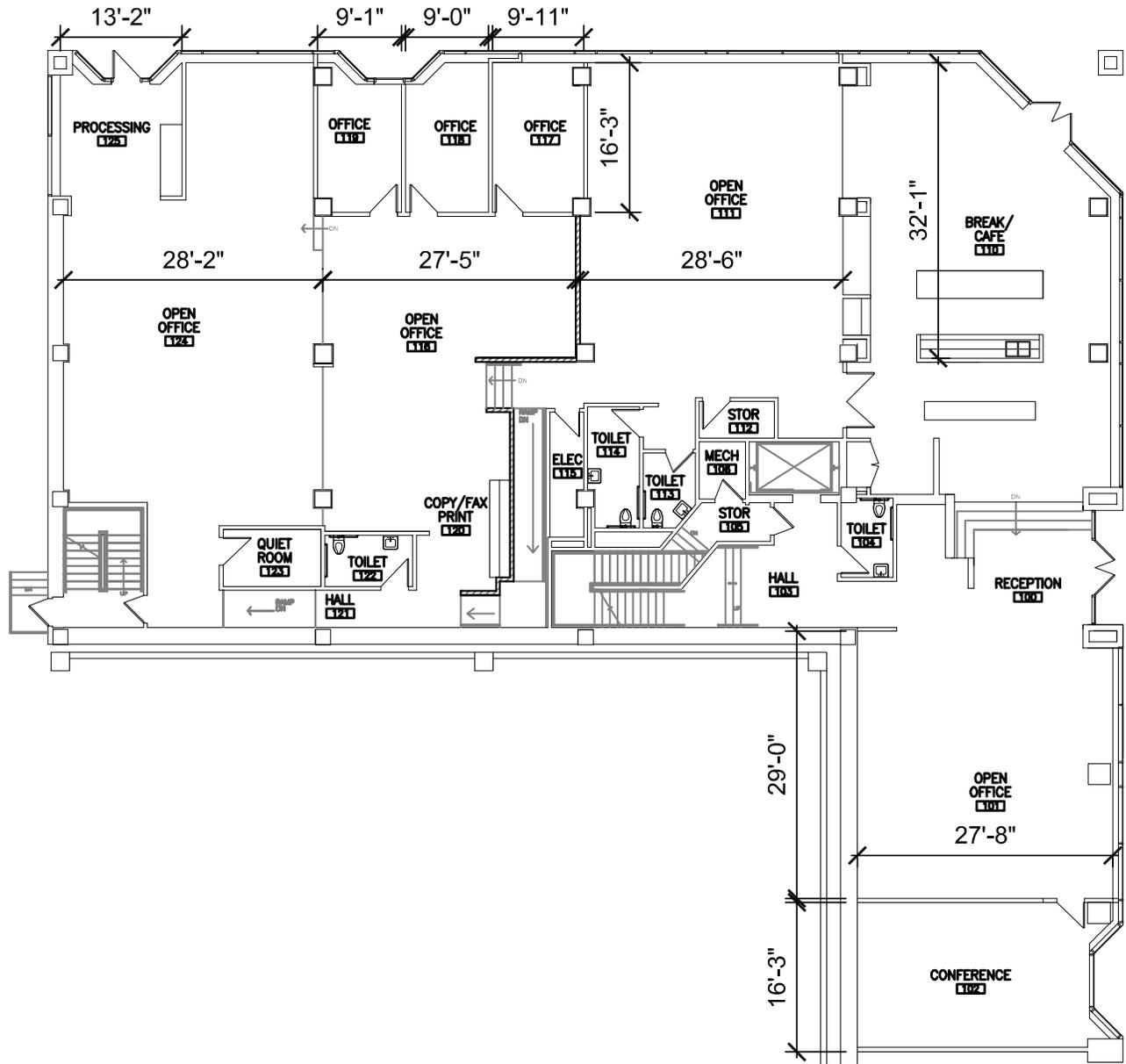
COLLEGE BASKETBALL  
EXPERIENCE

13TH STREET

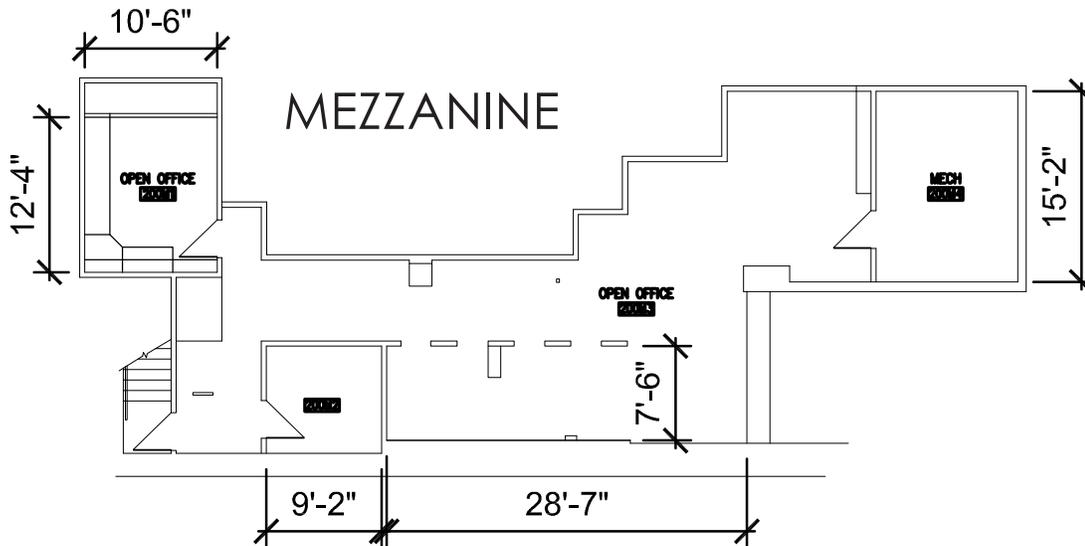
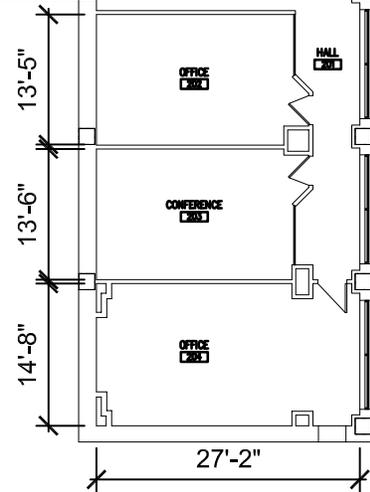
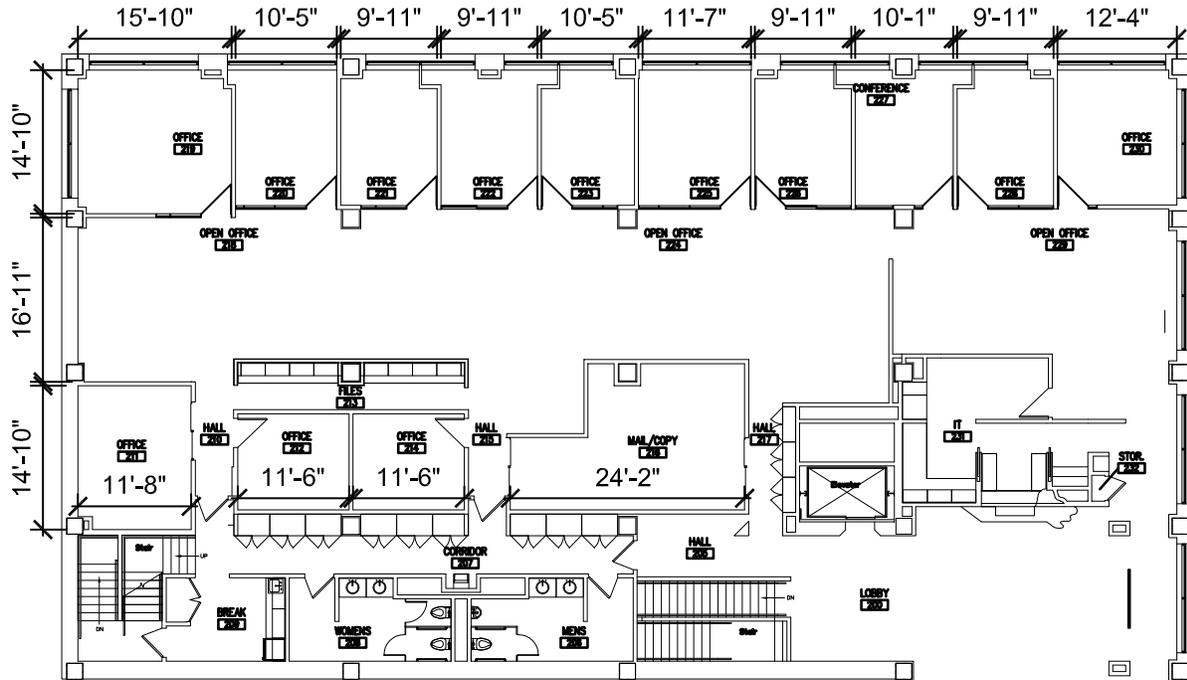
GRAND BLVD

# Place yourself in the heart of the action

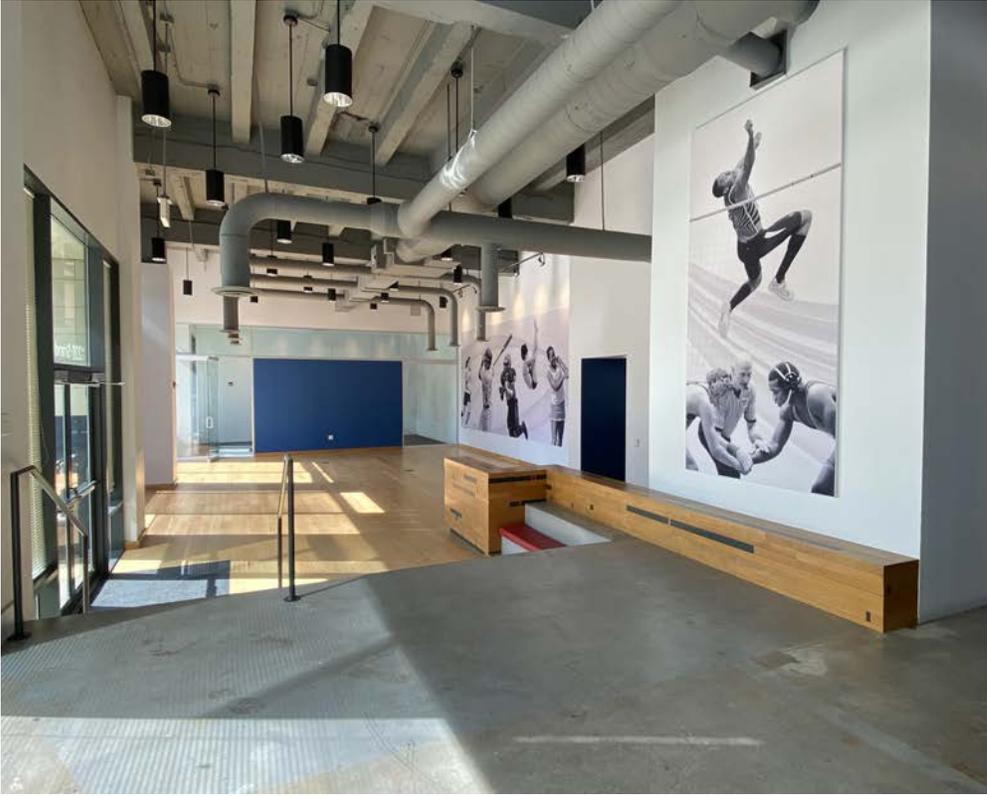




# SECOND FLOOR



# INTERIOR IMAGES



FOR LEASE



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