

OFFICE SPACE FOR LEASE

1201 WEST 31ST STREET, KANSAS CITY, MISSOURI

1201 W. 31ST STREET

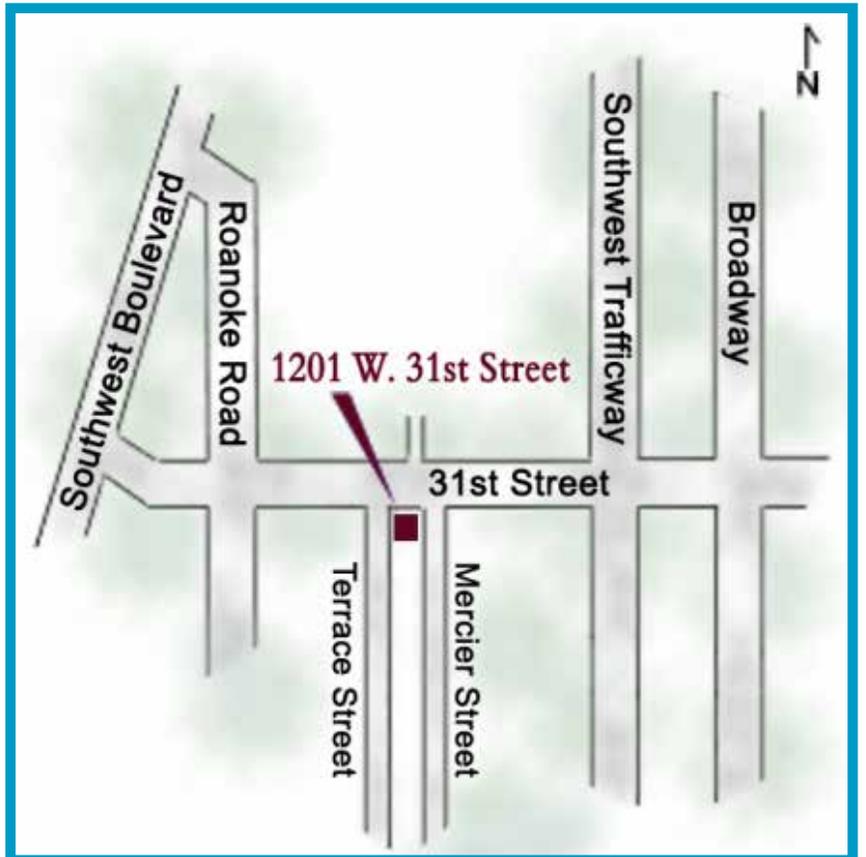


OFFICE/INDUSTRIAL HIGHLIGHTS

- 61,236 SF consisting of 21,620 SF office, 39,616 SF warehouse/service
- 15 drive-in loading doors and 2 dock-high loading doors
- Accommodates private offices, reception and spacious area for cubicle work units
- 800 amps, 3 phase, 208 volt power
- Large fenced and gated side lot
- Signage available to high traffic counts on 31st Street
- Business park location with private streets; security patrolled with walkout/lockout service
- Excellent Interstate 35 access

LEASING CONTACTS

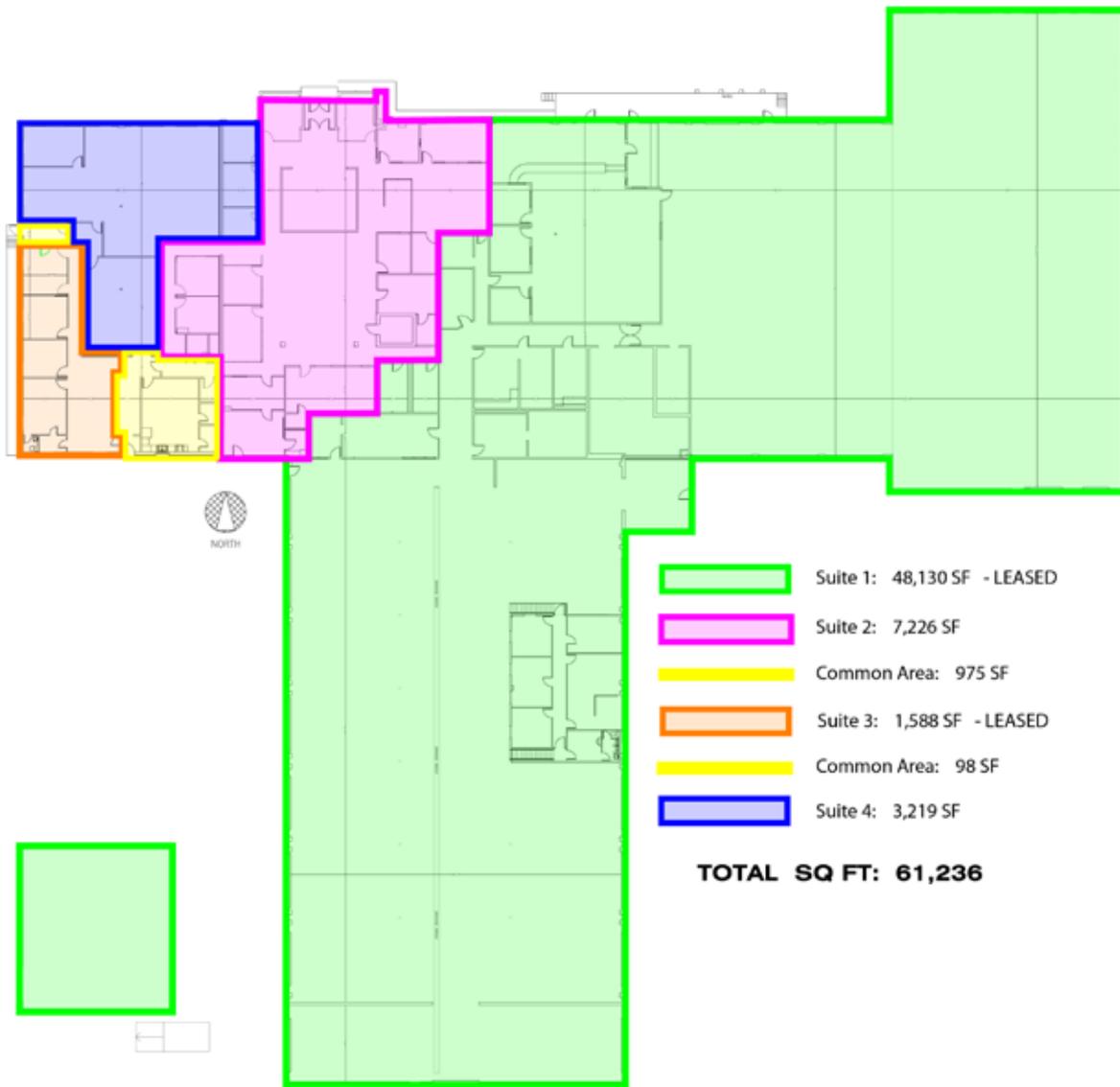
JEREMIAH DEAN, CCIM
(816) 701 5012
jdean@copaken-brooks.com



SUITE 2 & 4

1201 W. 31st Street, Suite 2 & 4
 Kansas City, Missouri

- 10,445 SF Suite Available (Divisible)
- Floor plan features generous windows with views
- Lighted marquee sign on 31st Street; option for back-lit building signage
- On-site parking



OFFICE SPACE AVAILABLE



LEASING CONTACT

JEREMIAH DEAN, CCIM

(816) 701 5012

jdean@copaken-brooks.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.