

COUNTRY CLUB PLAZA OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **Suite 230: 2,788 RSF**
Suite 350: 8,135 RSF
Suite 450: 25,861 RSF
- Prime location on Country Club Plaza, corner of Ward Parkway & Brookside Blvd
- Secured Parking Structure (Market Rate)
- 24 hour access with on-site property management and 24/7 security
- Restaurants and hotels are walking distance from the building with unobstructed views of the Country Club Plaza.

LEASING CONTACTS

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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 combined with a 6-story parking garage which is accessible from the building lobby.

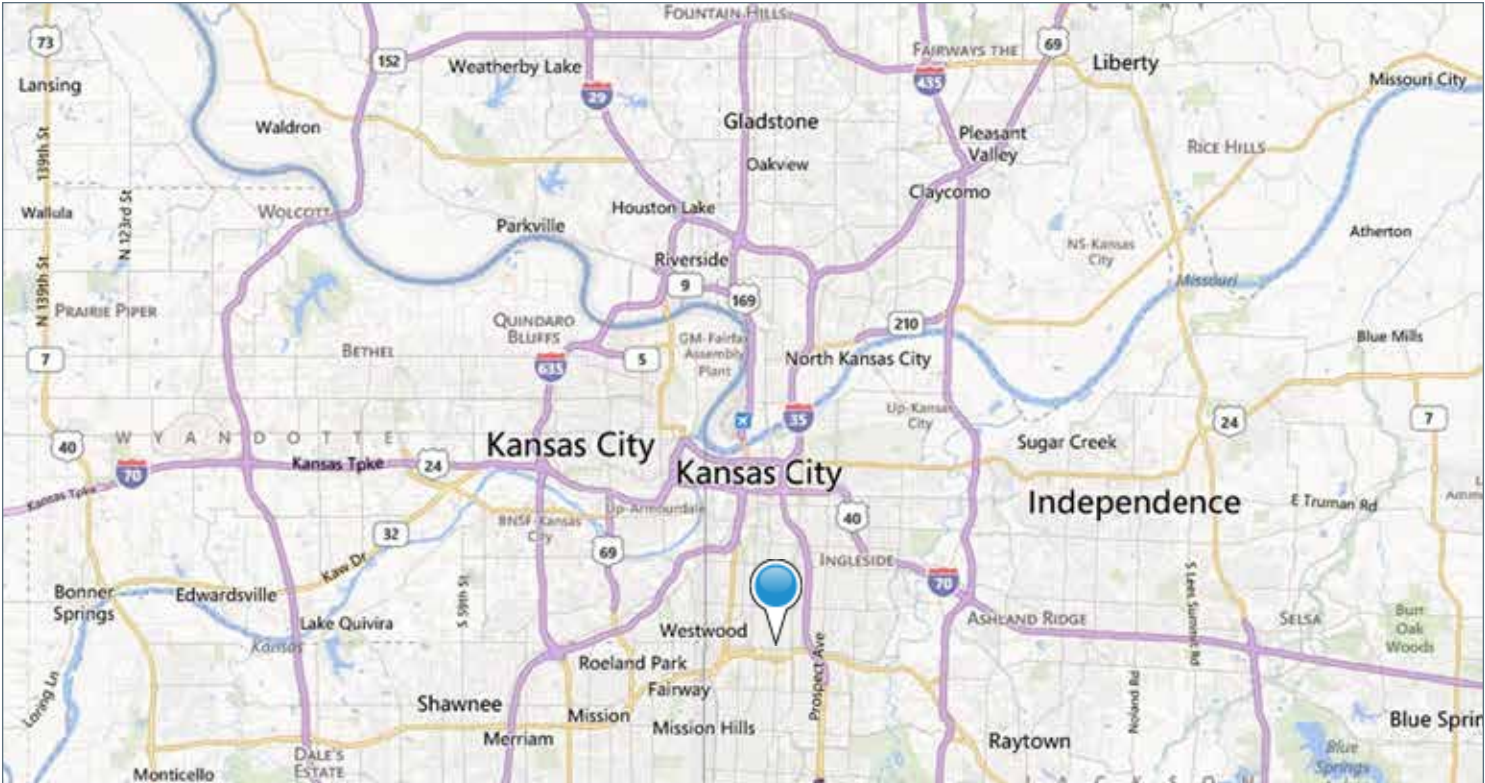
Country Club Plaza comprises high-end retail establishments, restaurants, and entertainment venues as well as offices. It consists of 8 separate buildings representing 784,000 SF of retail space and 219,000 of office space on a 55-acre site. Food, shopping and lodging abound within a short distance of the building perfect for employers and employees.



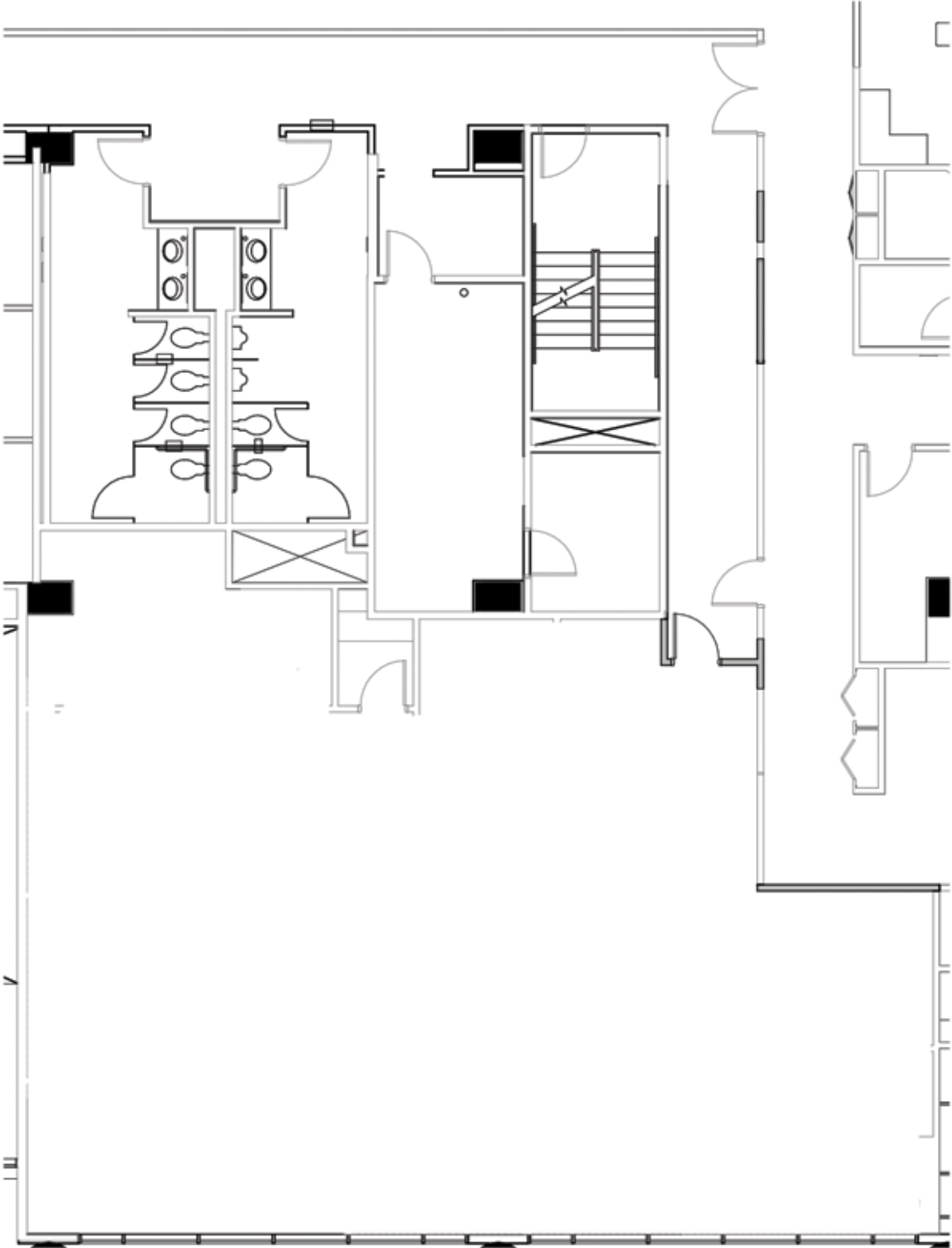
LISTING INFORMATION

Building Name	Plaza Colonnade
Building Address	4801 Main Street Kansas City, Missouri
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 1 designated freight elevator 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
Security	24/7 On-Site Security
Property Management	On-Site Property Manager and Assistant Property Manager by Copaken Brooks

KANSAS CITY, MISSOURI

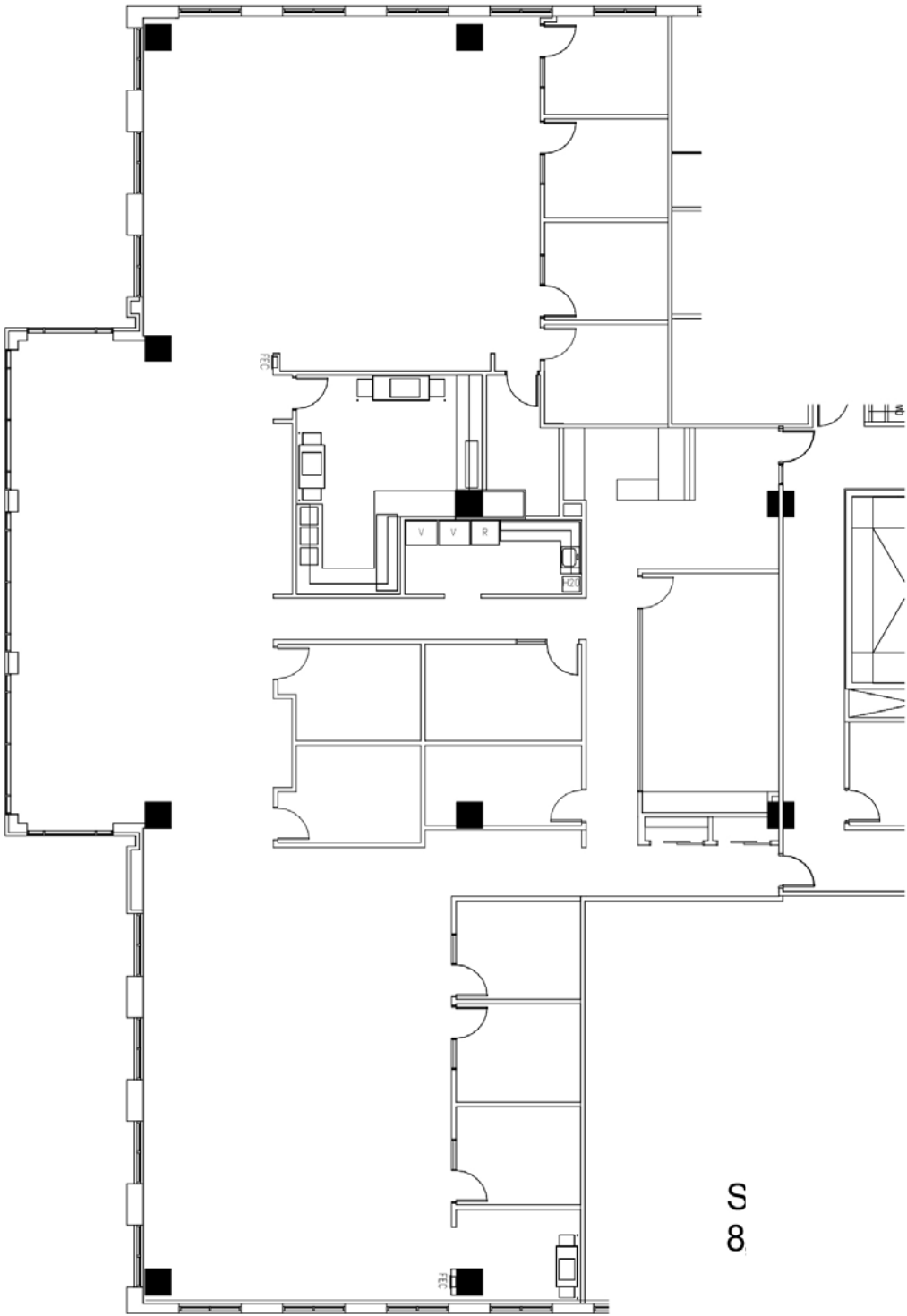


2nd Floor



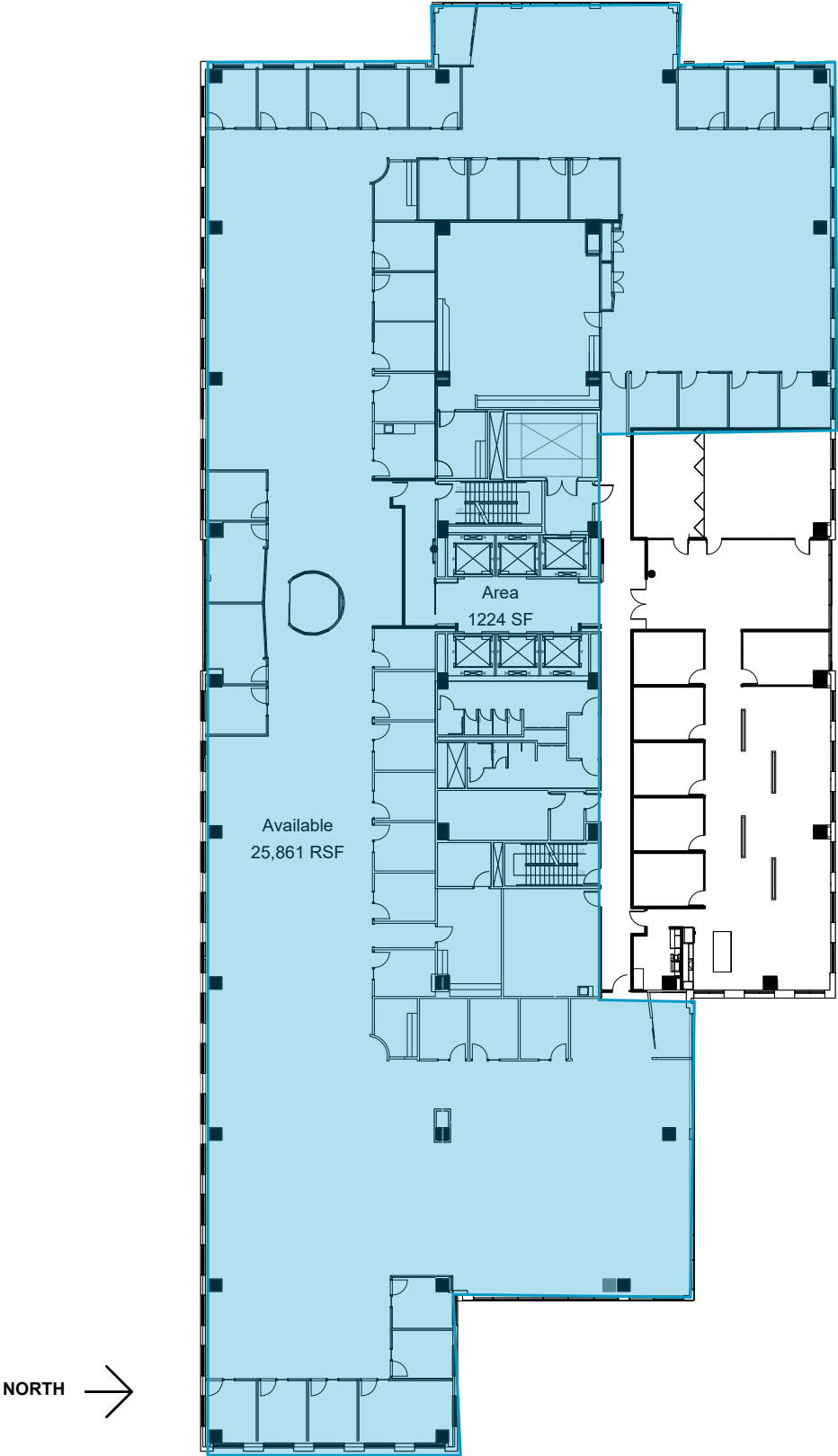
SUITE 230
2,788 RSF

3rd Floor



SUITE 350
8,135 RSF

4th Floor



SUITE 450
25,861 RSF

OFFICE SPACE FOR LEASE



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