

COUNTRY CLUB PLAZA OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **Suite 425: 9,881 RSF**
- **Suite 500: 18,372 RSF**
- **Suite 650: 18,212 RSF** - Available 1/1/2025
- New Tenant Lounge and Fitness Center
- Prime location within walking distance to the Country Club Plaza restaurants and retail.
- Secured Parking Structure
- 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 and Brush Creek.

LEASING CONTACTS

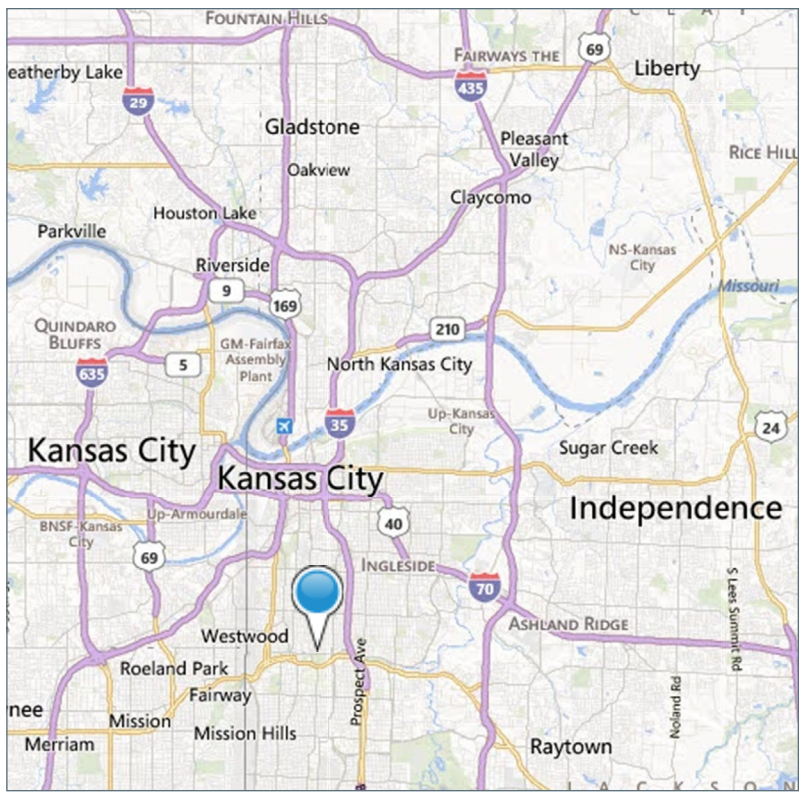
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LISTING INFORMATION

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 SF; Six-story secured parking garage
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
Fiber	AT&T and Unite Private Networks
Security	24/7 On-Site Security
Property Management	On-Site Property Manager and Assistant Property Manager by Copaken Brooks
Conferencing Facilities	Available through the Library with special nonprofit rates. Meeting Rooms: 10-45 people Cohen Center: 30-85 people Truman Auditorium: 222-453 people

KANSAS CITY, MISSOURI



SUITE 425

9,881 RSF



SUITE 500

18,372 RSF

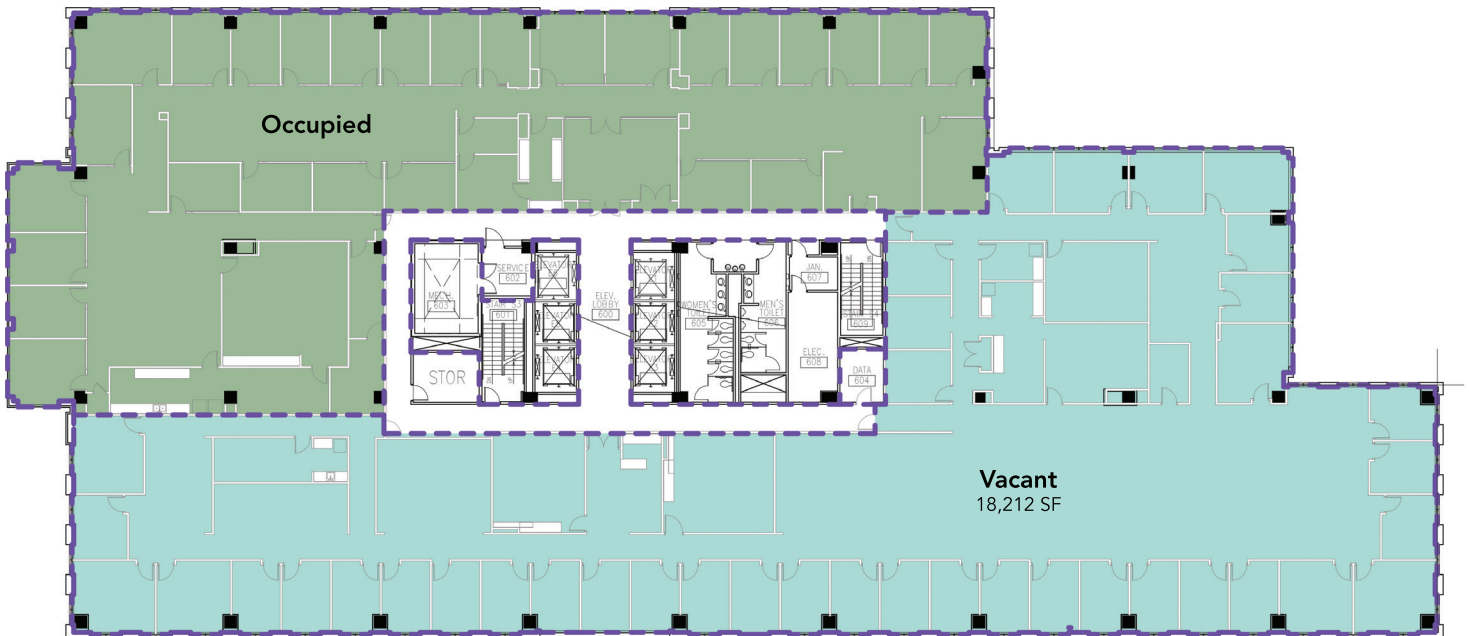
Available
18,372 RSF



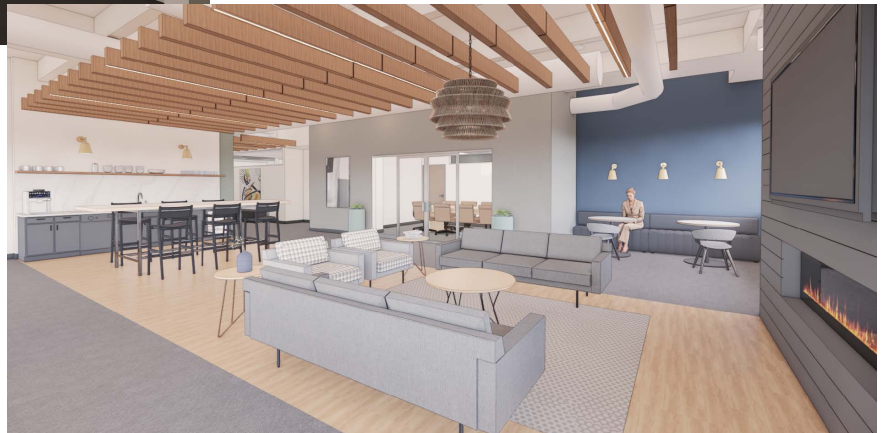
SUITE 650

18,212 RSF

Available 1/1/2025



NEW TENANT LOUNGE & FITNESS CENTER



OFFICE SPACE FOR LEASE



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