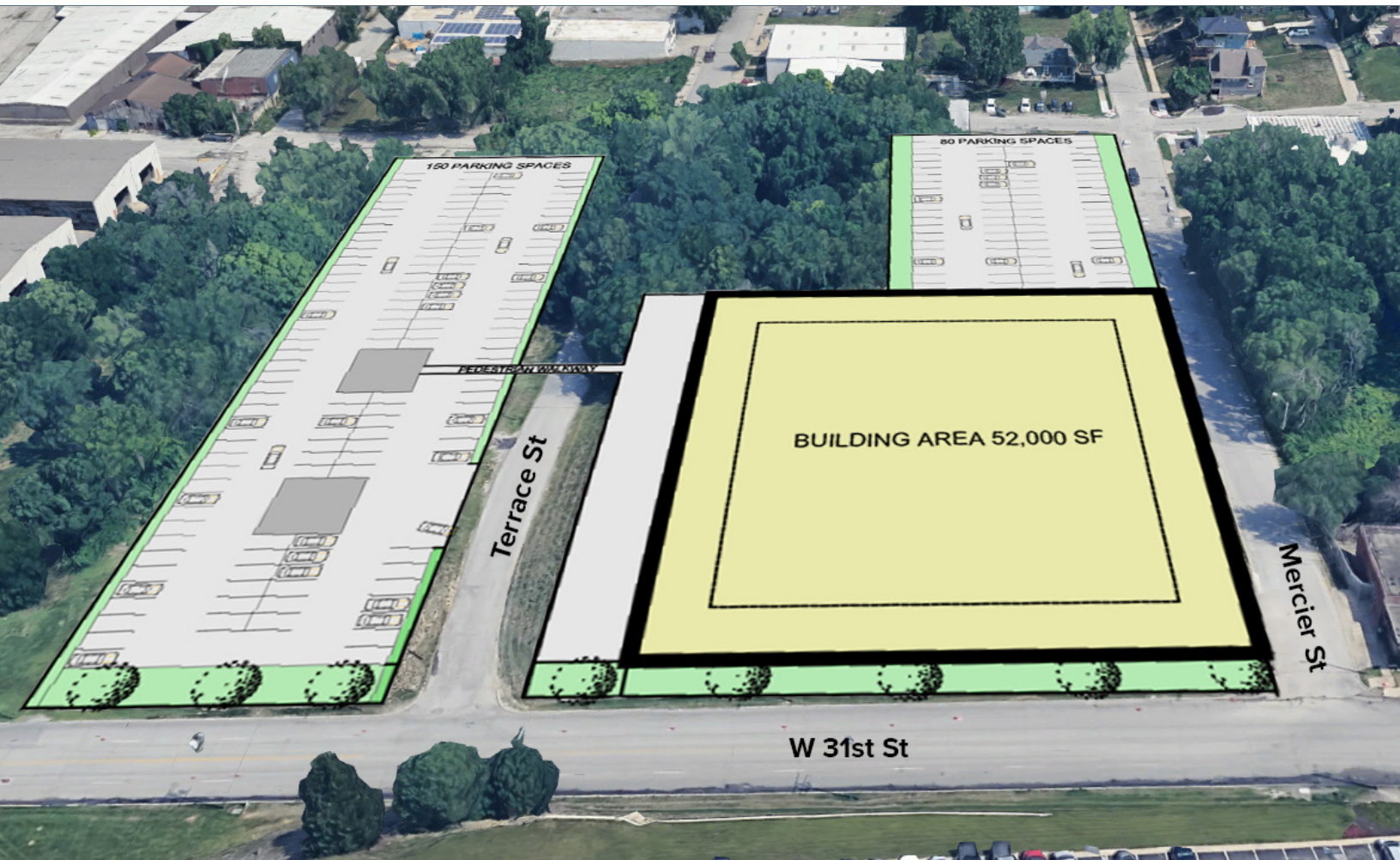


BUILD-TO-SUIT OPPORTUNITY



LAND PARCEL HIGHLIGHTS

- **1.01 Acres**
- **Prominent signage** on busy 31st Street corridor
- **Free, Convenient On-site Parking;** generous front and side lot parking
- **Great location** central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

LEASING CONTACT

JEREMIAH DEAN, CCIM

P (816) 701-5012

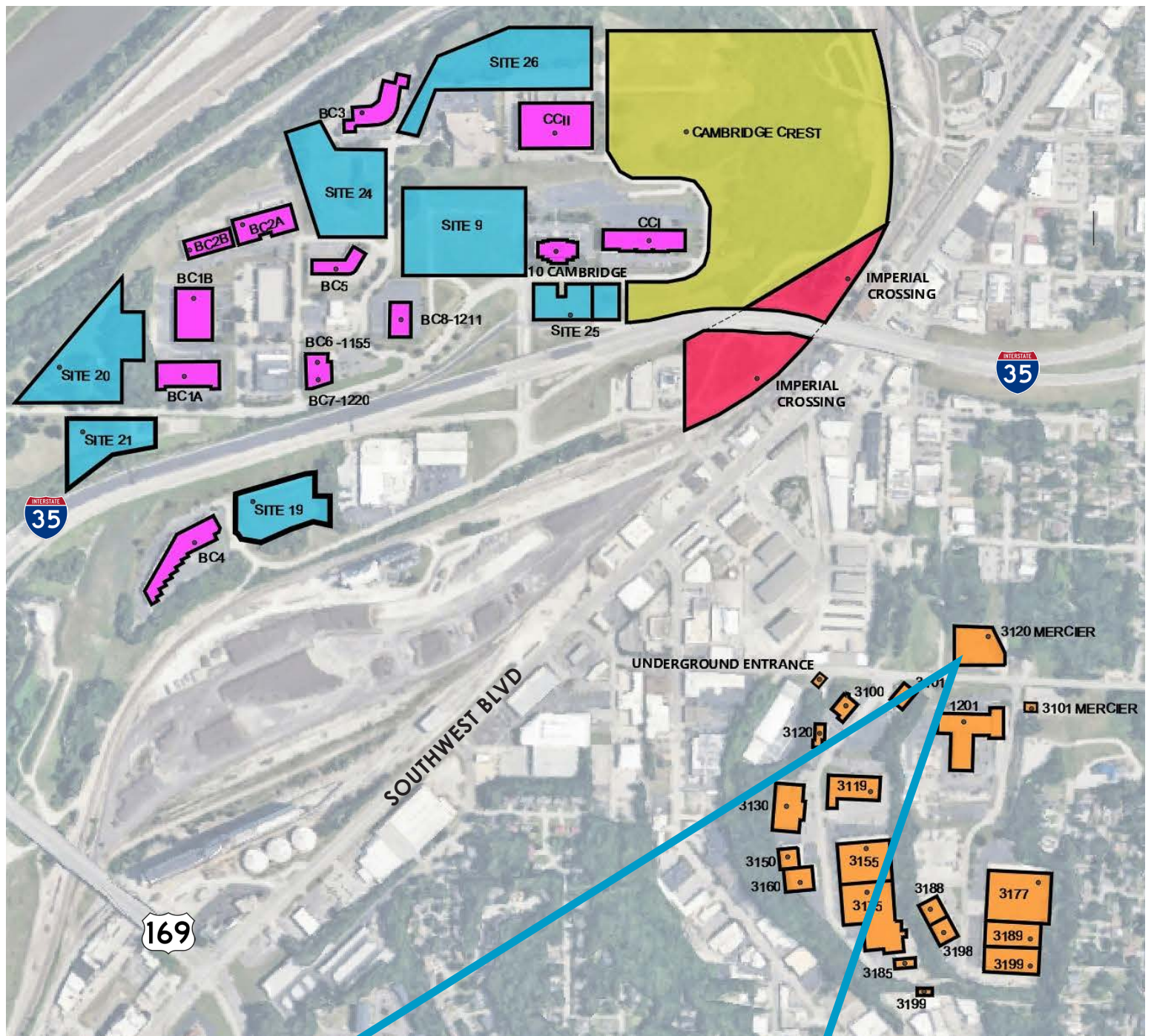
jdean@copaken-brooks.com

MOLLY CRAWFORD MUNNINGHOFF

P (816) 701-5013

mcrawford@copaken-brooks.com

LOCATION & DEMOS



DEVELOPMENT OPPORTUNITY

- Ideal for a 52,000 SF Flex building
- 4:1 Parking Ratio
- Promient visibility from W 31st Street



BUILD-TO-SUIT OPPORTUNITY



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