

COUNTRY CLUB PLAZA OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **Suite 550: 5,499 SF**
- **Suite 650: 18,212 RSF**
- New Tenant Lounge and Fitness Center
- Car detailing on site provided by Detail Pro
- 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

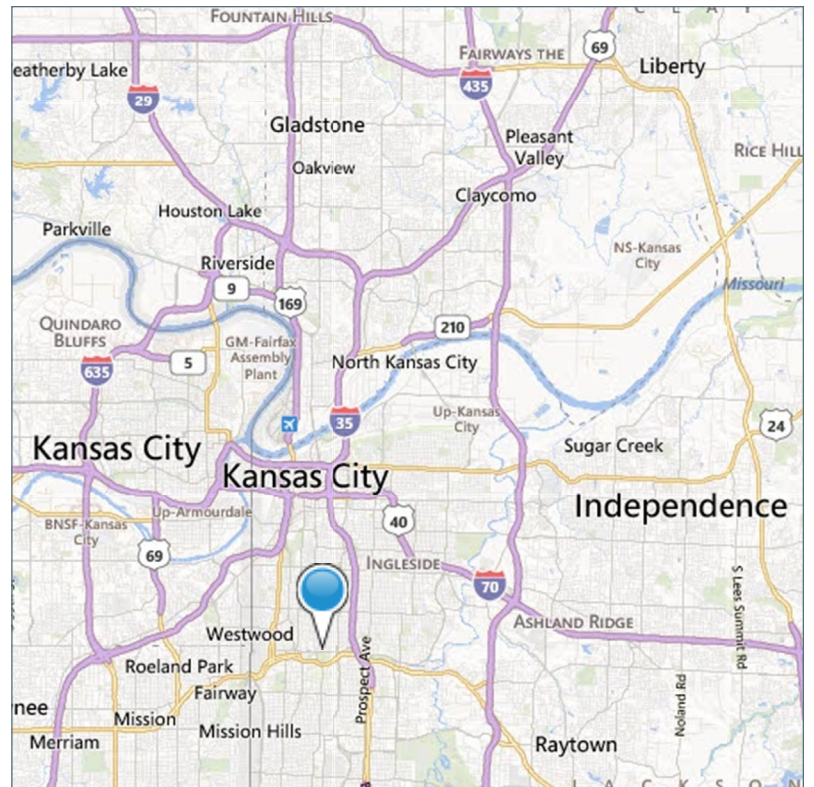
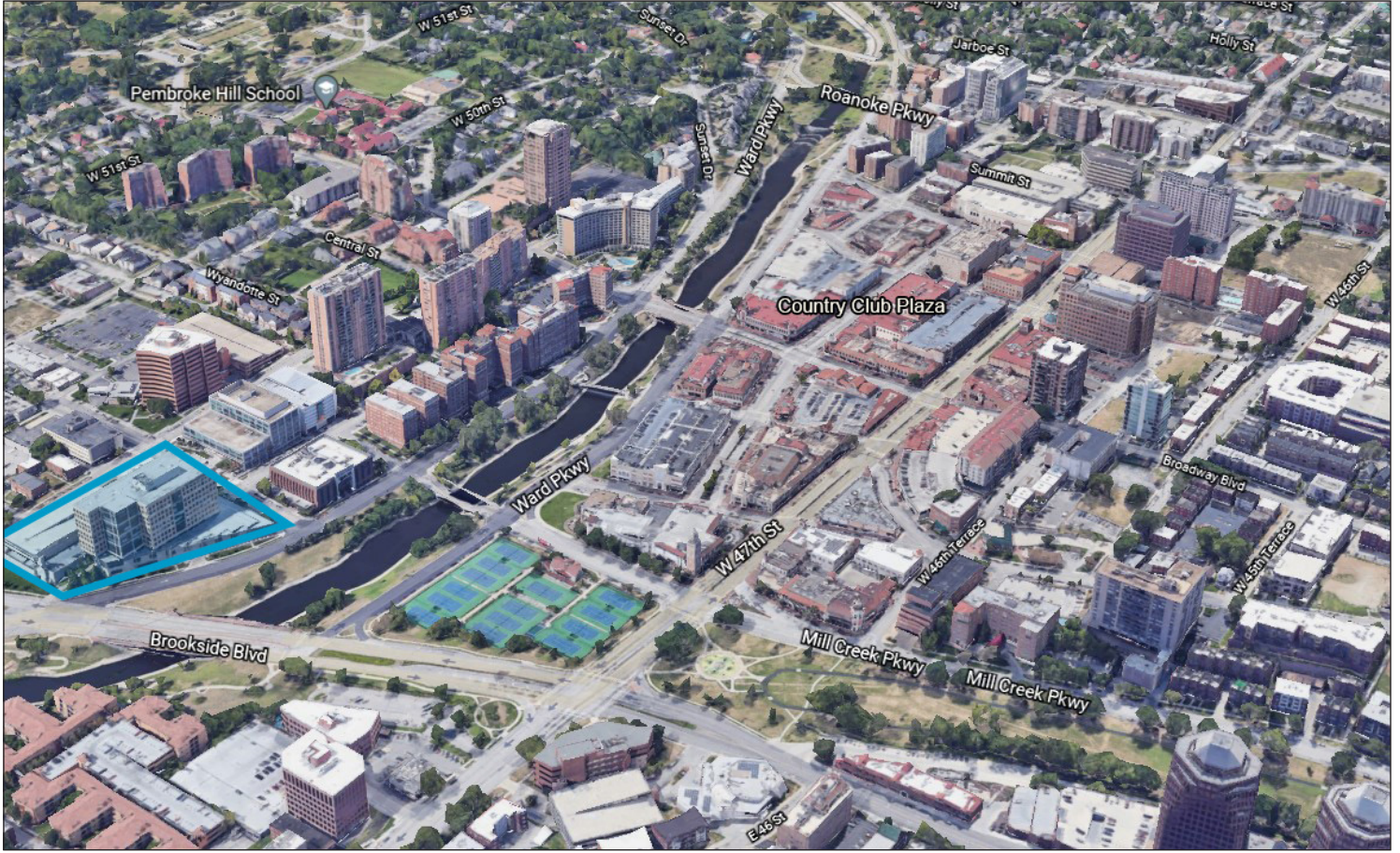
MOLLY CRAWFORD MUNNINGHOFF
P (816) 701-5013
mcrawford@copaken-brooks.com

JOHN D. COE, SIOR, CCIM
P (816) 701-5064
jcoe@copaken-brooks.com

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
Amenities	Car detailing on site provided by Detail Pro New Tenant Lounge New Top of the Line Fitness Center

KANSAS CITY, MISSOURI



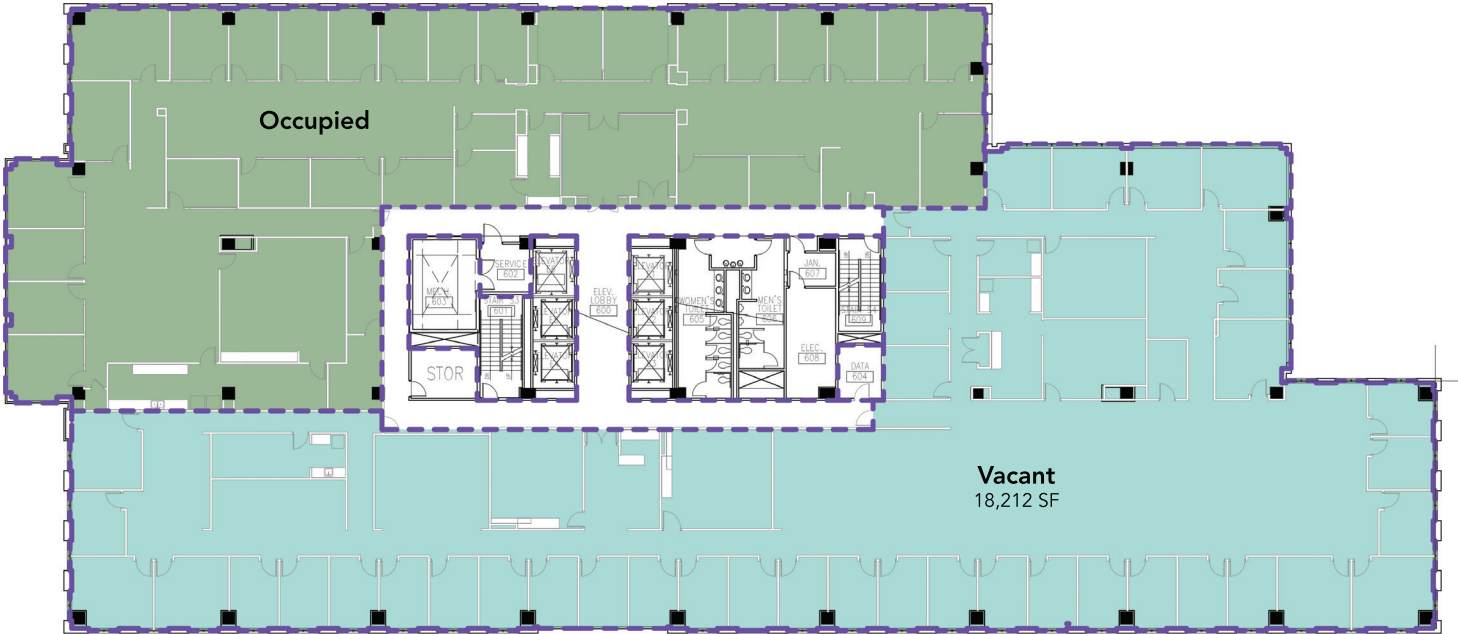
SUITE 550

5,499 RSF



SUITE 650

18,212 RSF



NEW TENANT LOUNGE



LOUNGE & FITNESS CENTER



OFFICE SPACE FOR LEASE



LEASING CONTACTS

MOLLY CRAWFORD MUNNINGHOFF
P (816) 701-5013
mcrawford@copaken-brooks.com

JOHN D. COE, SIOR, CCIM
P (816) 701-5064
jcoe@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.