

DOWNTOWN UNDERGROUND SPACE FOR LEASE



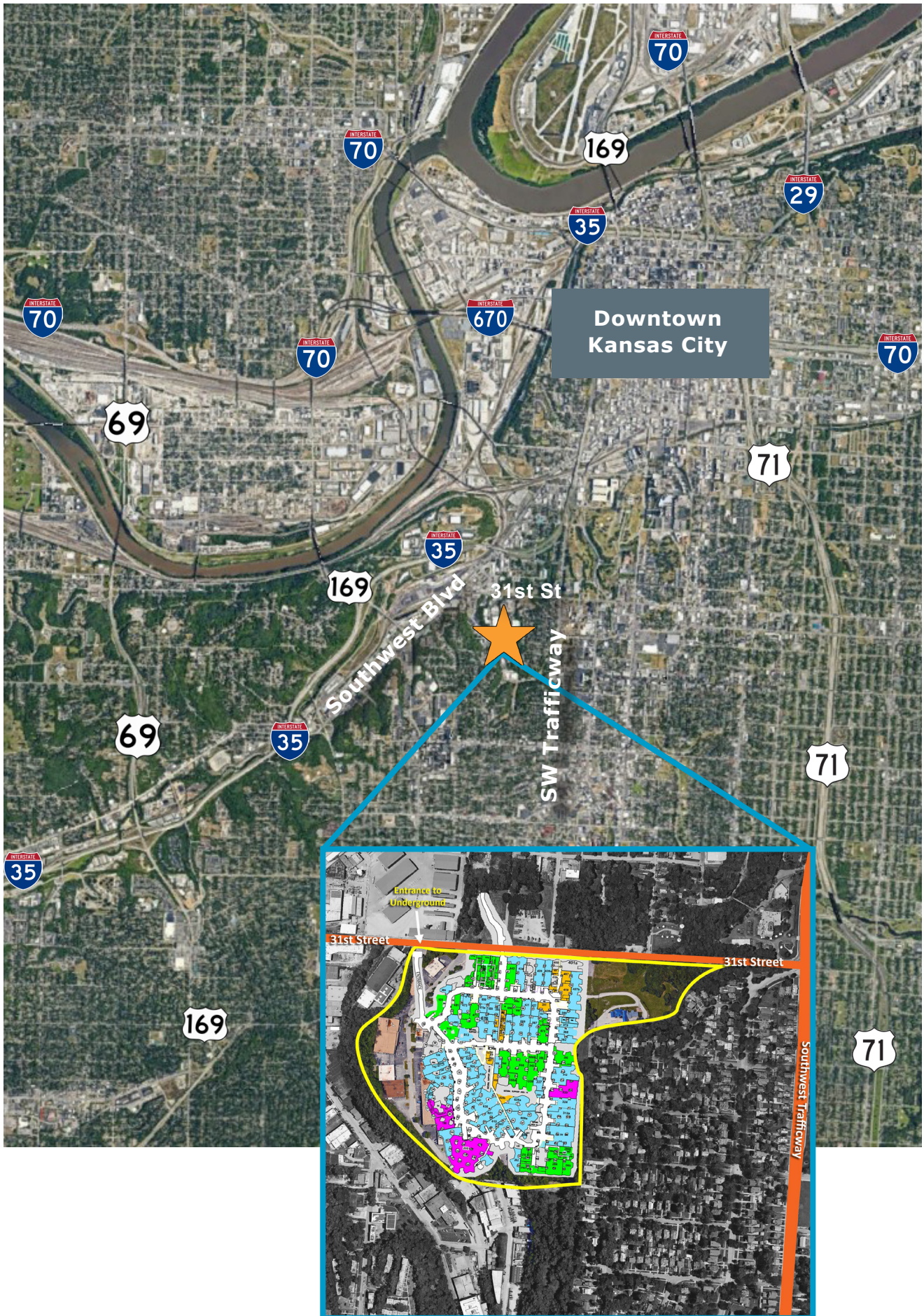
UNDERGROUND HIGHLIGHTS

- Various office and industrial spaces available
- **Free, Convenient On-Site Parking**
- **Google Fiber Available**
- Accommodates 53' Tractor Trailer Traffic
- No gas, electric, water or sewer bills
- A terrific option for businesses seeking to **reduce overhead**—the underground's natural climate requires no gas heating
- **Convenient location;** minutes to I-35
- Underground environments are inherently **green**, appealing for companies interested in reducing their carbon imprint

LEASING CONTACT

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

LOCATION



Owned & Managed by



SECURE SELF-STORAGE UNITS

KANSAS CITY'S PREMIER UNDERGROUND STORAGE

Located in the Downtown Underground

From compact 5x5 units up to 4,000 sq ft spaces

24-Hour Access

Climate Controlled

Dock Height Loading

High ceilings: 10'-13'

Accessible to 53' Tractor Trailers



**MULTIPLE
MOVE-IN
PROMOTIONS
AVAILABLE!**

**CALL OR VISIT OUR
WEBSITE**

816-701-5057

www.SmartStorageKC.com

LEASING OFFICE: 3101 MERCIER, KCMO (ABOVE GROUND)
GATE ADDRESS: 1501 W. 31ST STREET, KCMO

UNDERGROUND MAP

KEY PAD ENTRY

31 ST STREET

LEASING OFFICE SUITE 407



UNDERGROUND AVAILABILITY

Suite Number	Total SF	Office SF	Warehouse SF
200	25,000 SF - 58,383 SF		
608, 608A, 628	37,118 SF	7,007 SF	30,111 SF
675	34,091 SF	0 SF	34,091 SF
298, 312	33,963 SF	0 SF	33,963SF
298	22,417 SF	0 SF	22,417 SF
608, 608A	19,171 SF	3,201 SF	15,970 SF
407B	19,138 SF	151 SF	18,987 SF
628	17,947 SF	3,806 SF	14,141 SF
608	15,970 SF	0 SF	15,970 SF
312	11,546 SF	0 SF	11,546SF
567	8,457 SF	0 SF	8,457 SF
543	6,970 SF	0 SF	6,970 SF
362	5,652 SF	1,053 SF	4,599 SF
368	5,245 SF	463 SF	4,782 SF
608A	2,064 SF	2,064 SF	0 SF
683	1,633 SF	1,633 SF	0 SF
422	1,446 SF	1,446 SF	0 SF

SUITE 200

Total SF Available 25,000 SF - 58,383 SF

Office SF 0 SF

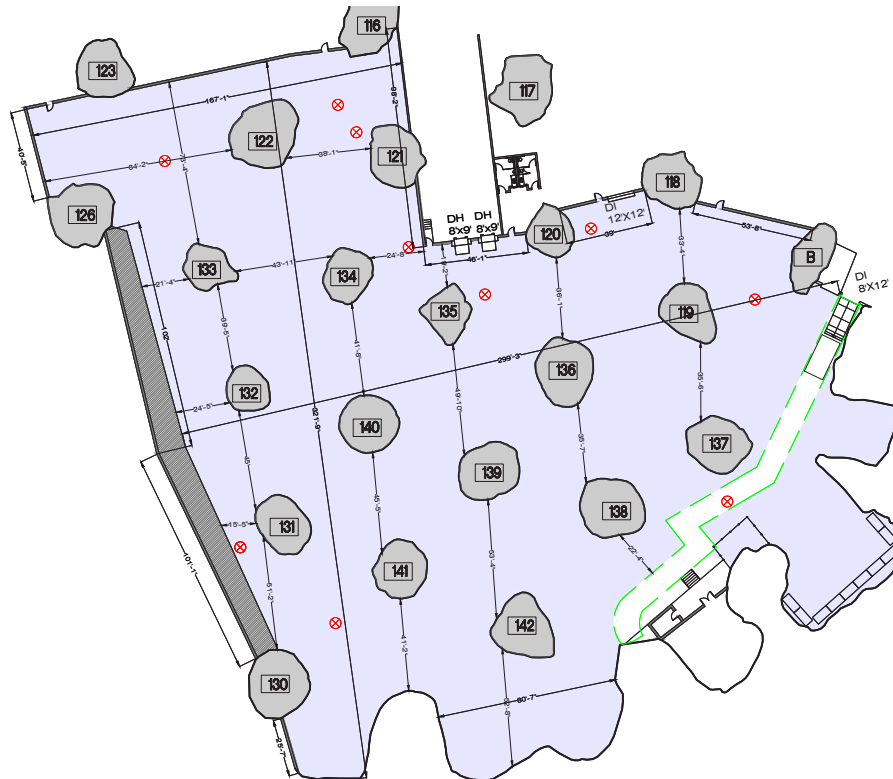
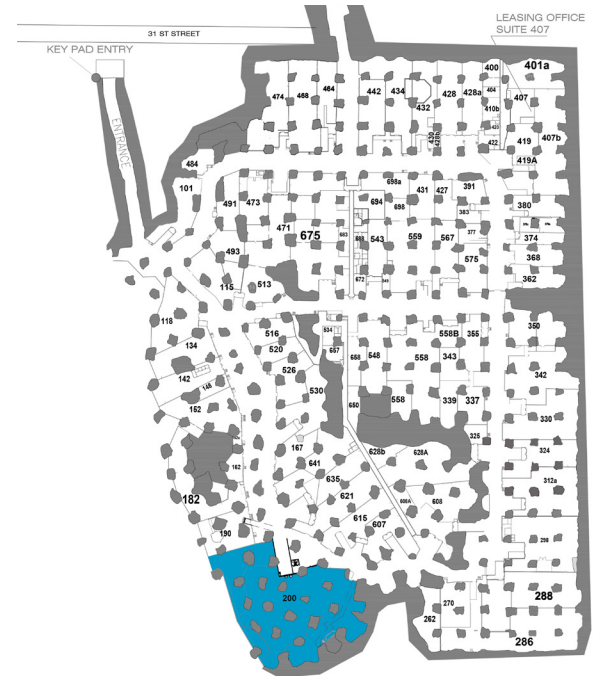
Warehouse SF 58,383 SF

Dock High Doors 3 (8'x10')

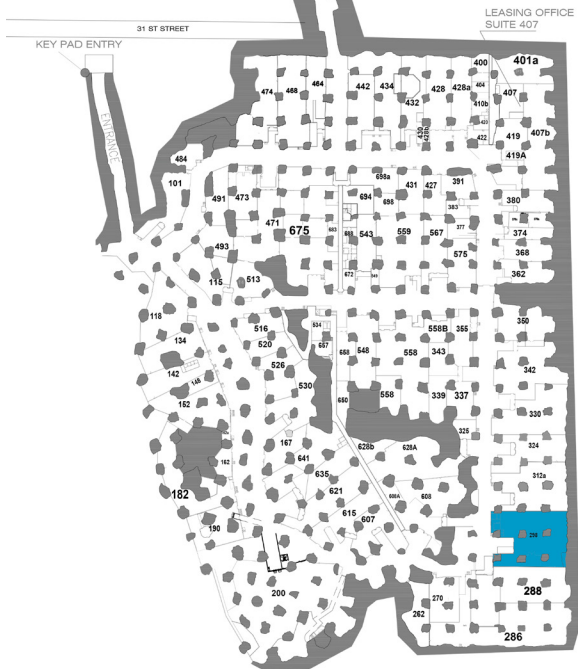
Drive In Doors 1 (8'x12') & 1 (12'x12')

Dock Depth 100'

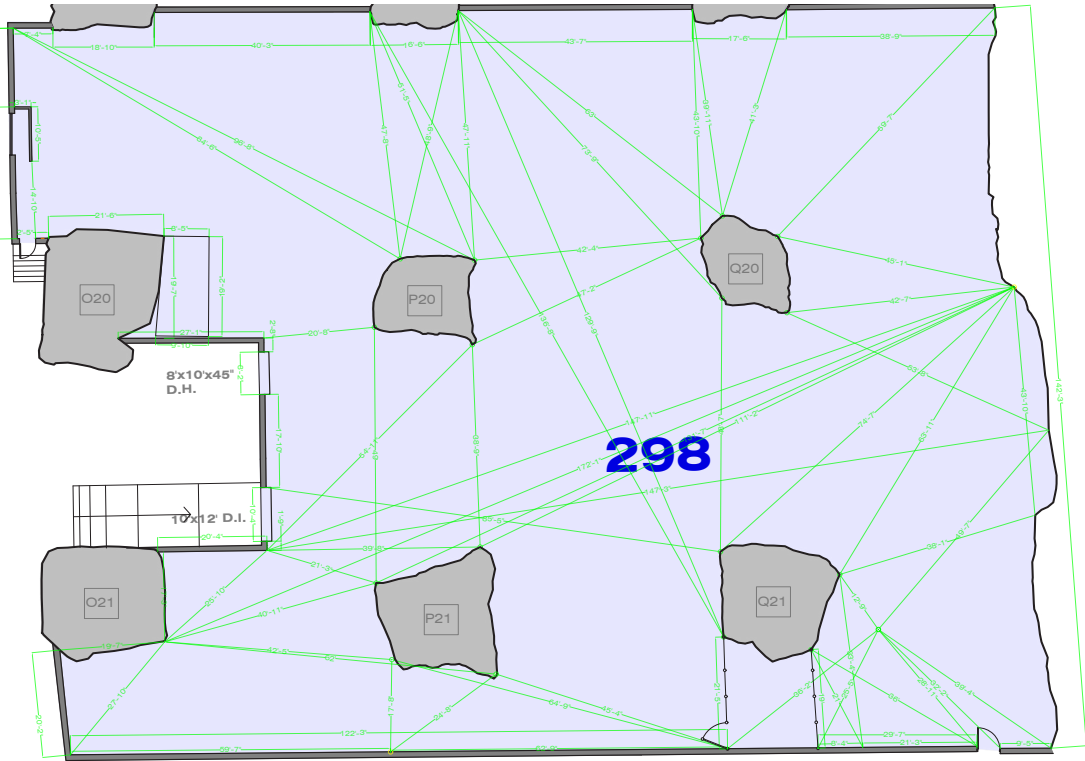
Notes Wet Sprinkler System
New Restrooms
Google Fiber Available



SUITE 298

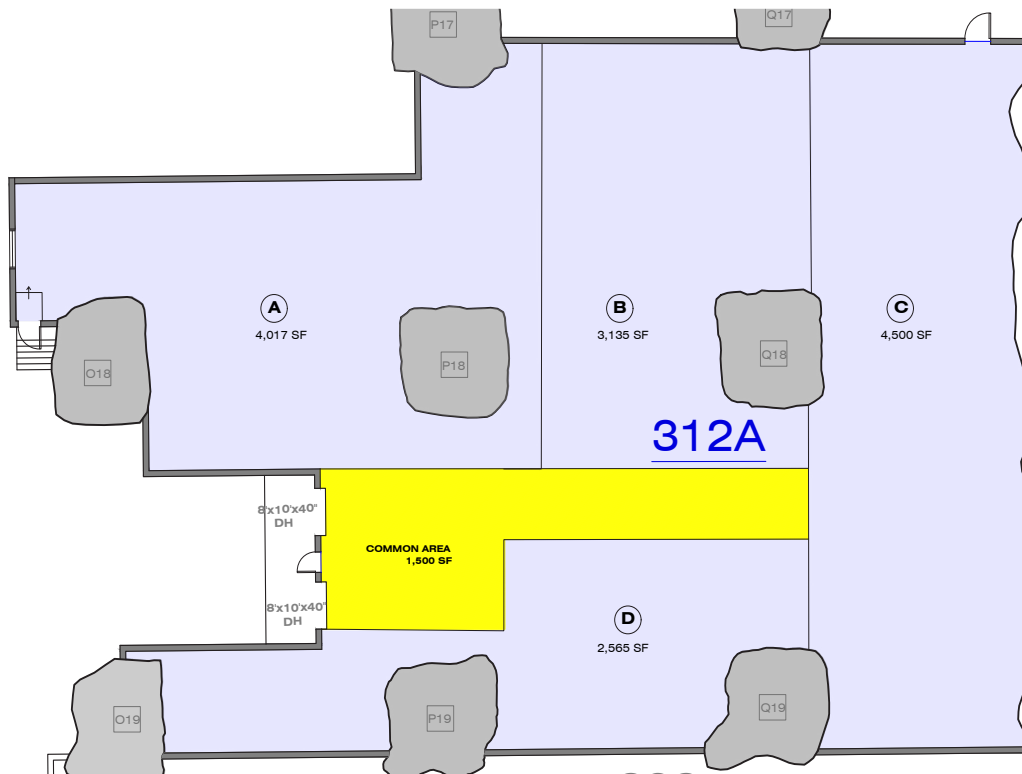
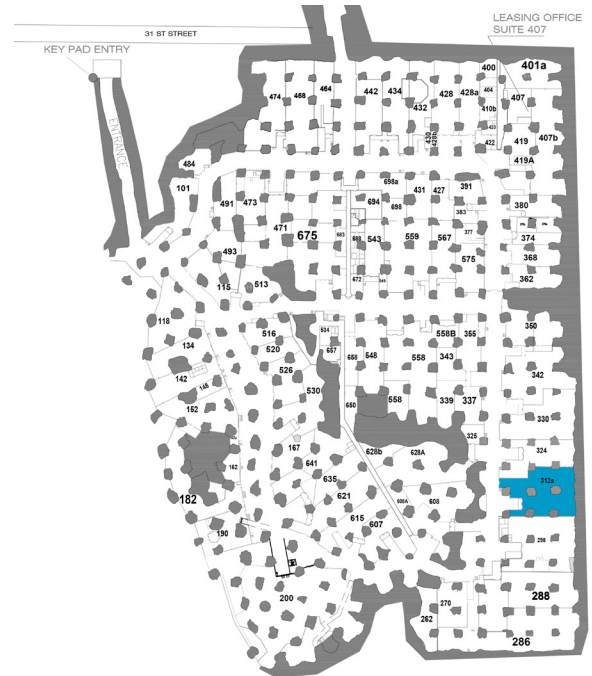


Total SF Available	22,417 SF
Office SF	0 SF
Warehouse SF	22,417 SF
Dock High Doors	1 (8'x10')
Drive In Doors	1 (10'x12')
Notes	Google Fiber Available



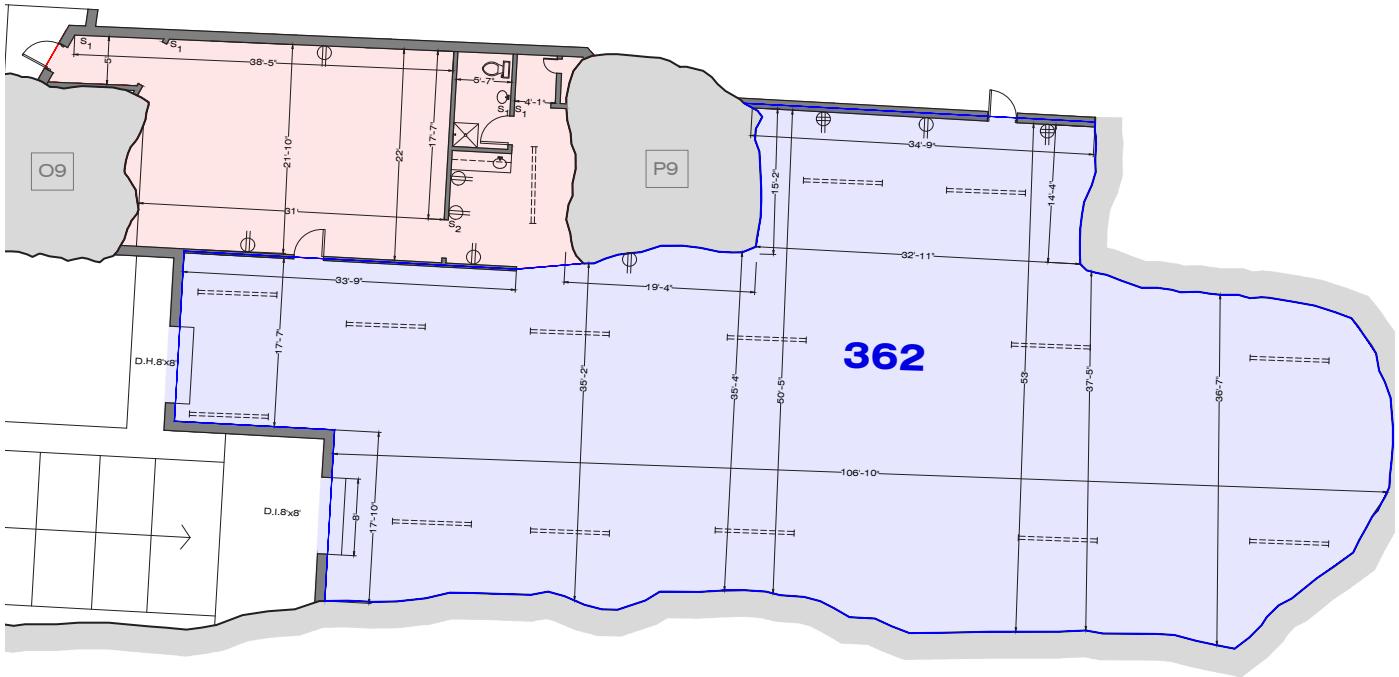
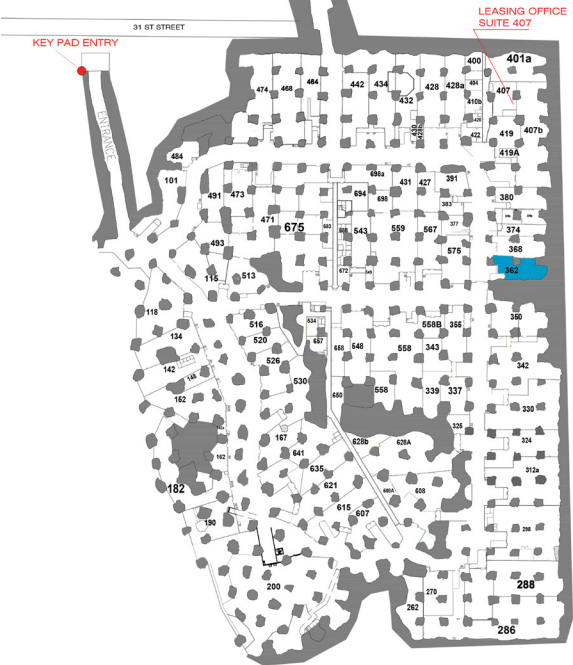
SUITE 312

Total SF Available	Up To 16,046 SF
Office SF	238 SF
Warehouse SF	15,808 SF
Dock High Doors	2 (8'x10')
Restrooms	1 Private Restroom
Notes	Google Fiber Available



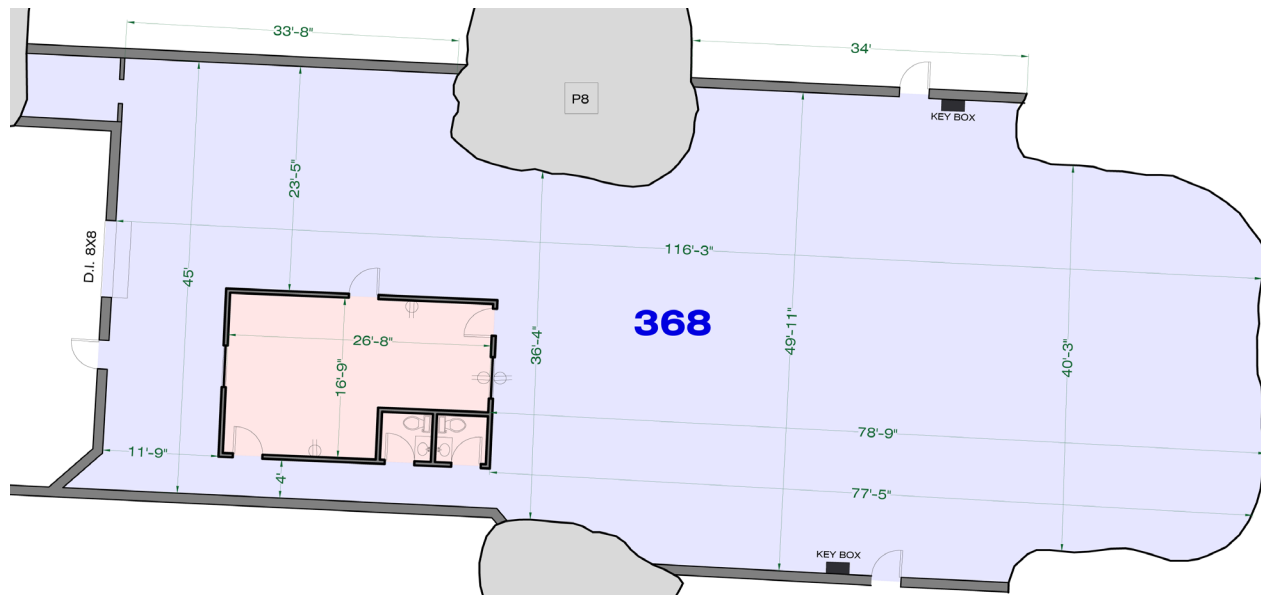
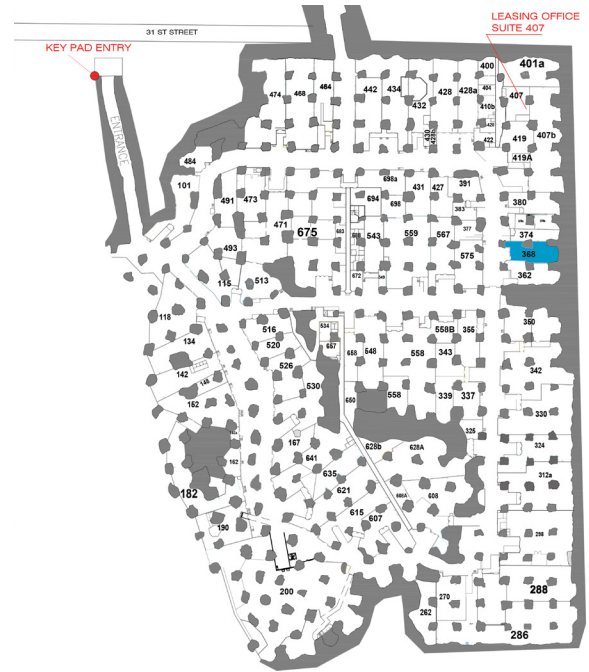
SUITE 362

Total SF Available	5,652 SF
Office SF	1,053 SF
Warehouse SF	4,599 SF
Dock High Doors	1 (8'x8')
Drive In Doors	1 (8'x8')
Notes	Google Fiber Available

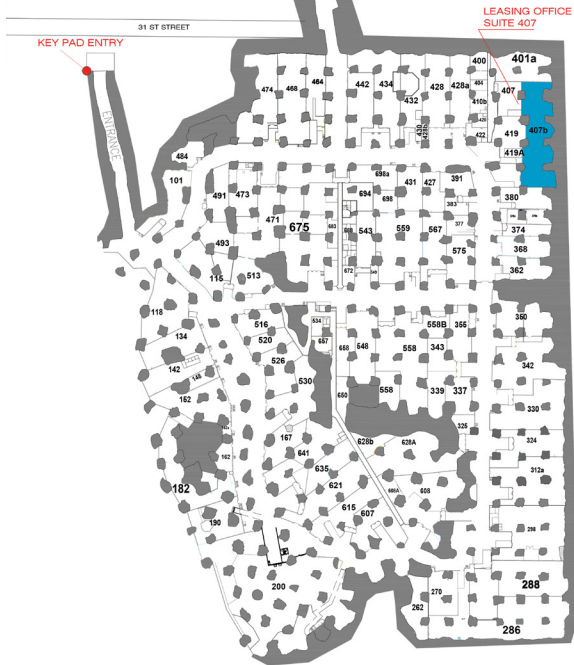


SUITE 368

Total SF Available	5,245 SF
Office SF	463 SF
Warehouse SF	4,782 SF
Drive In Doors	1 (8'x8')
Restrooms	2 Private Restrooms
Notes	Google Fiber Available



SUITE 407B



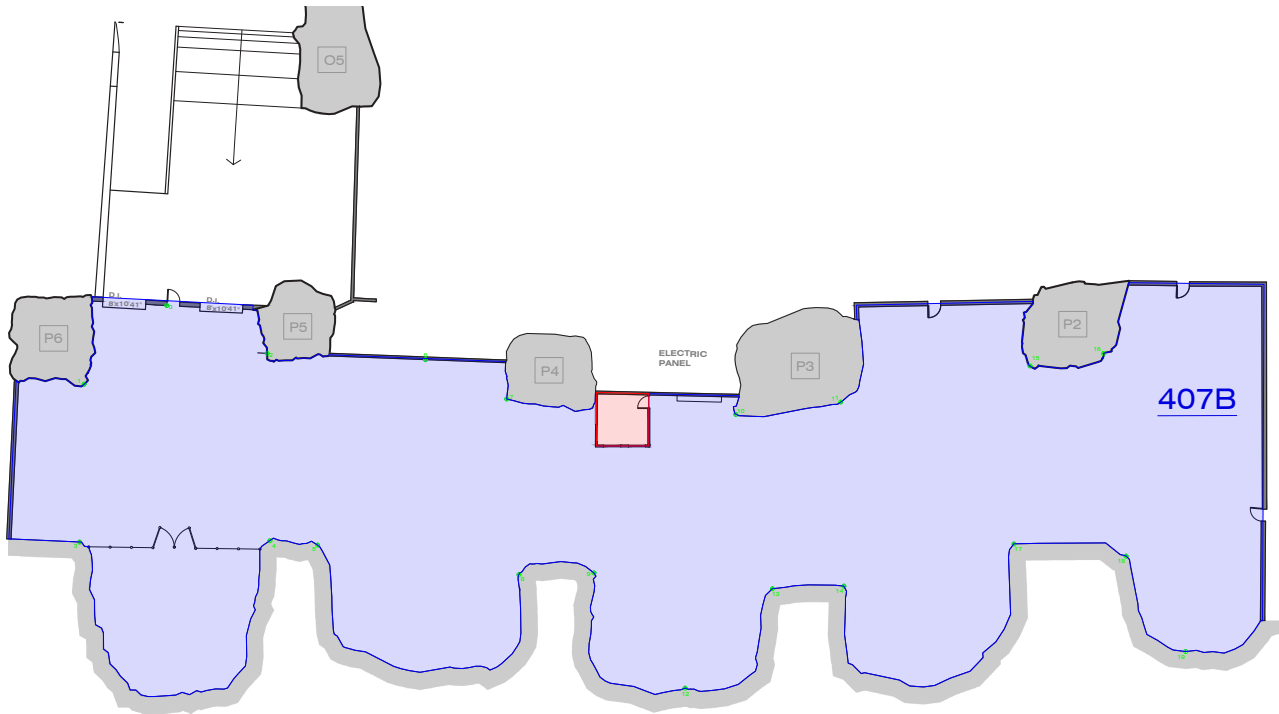
Total SF Available 19,138 SF

Office SF 151 SF

Warehouse SF 18,987 SF

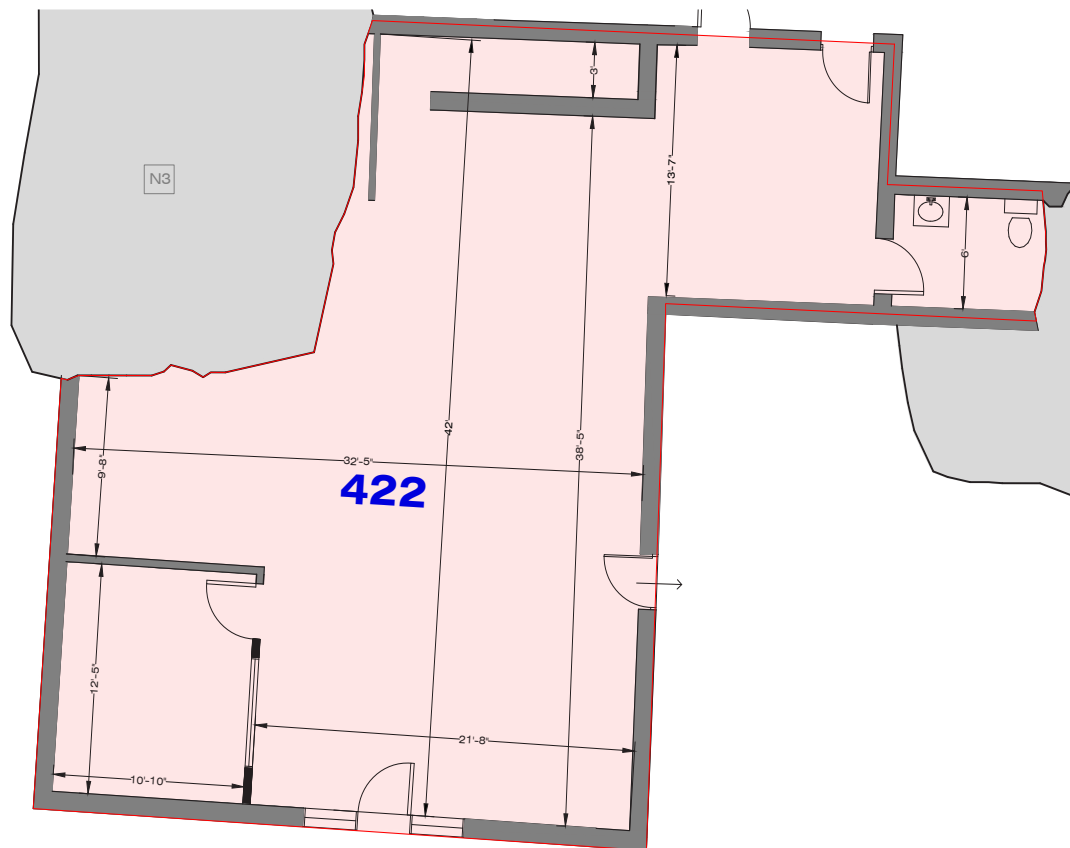
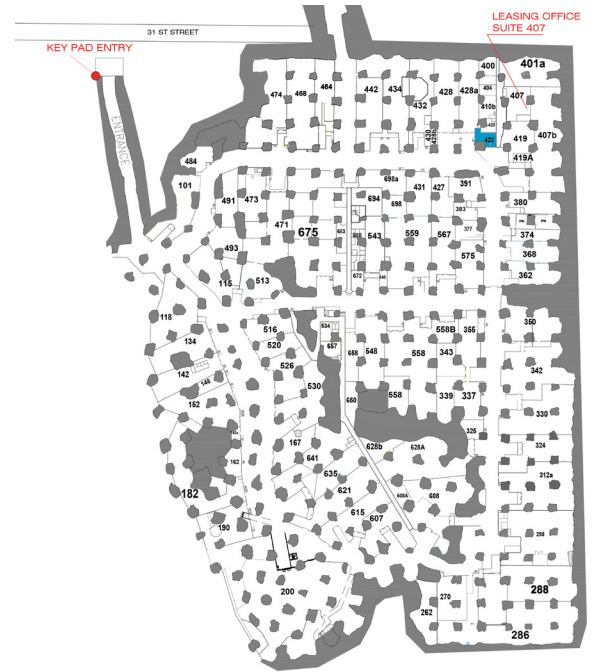
Drive In Doors 2 (8'x10')

Notes Google Fiber Available



SUITE 422

Total SF Available	1,446 SF
Office SF	1,446 SF
Warehouse SF	0 SF
Restrooms	1 Private Restroom
Notes	Google Fiber Available



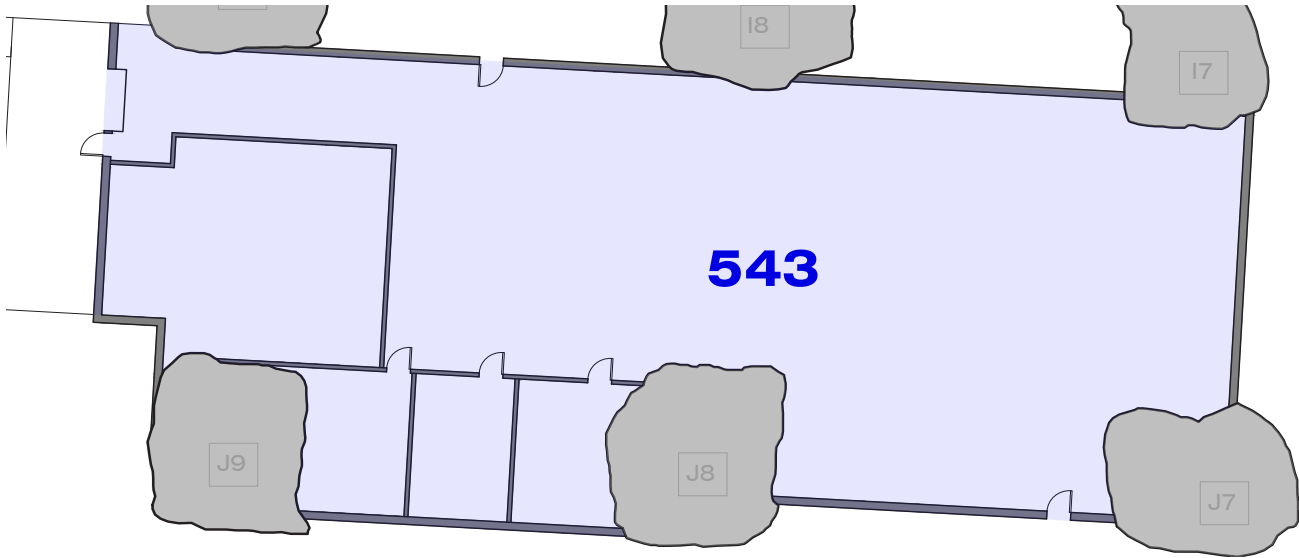
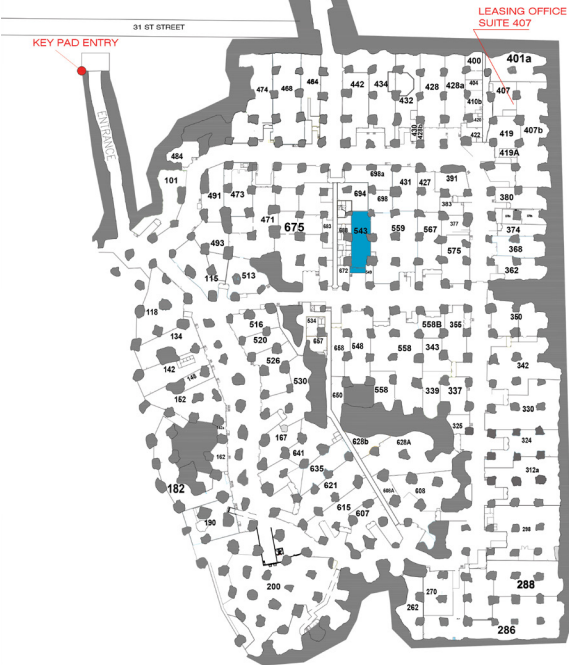
SUITE 543

Total SF Available 6,970 SF

Office SF 0 SF

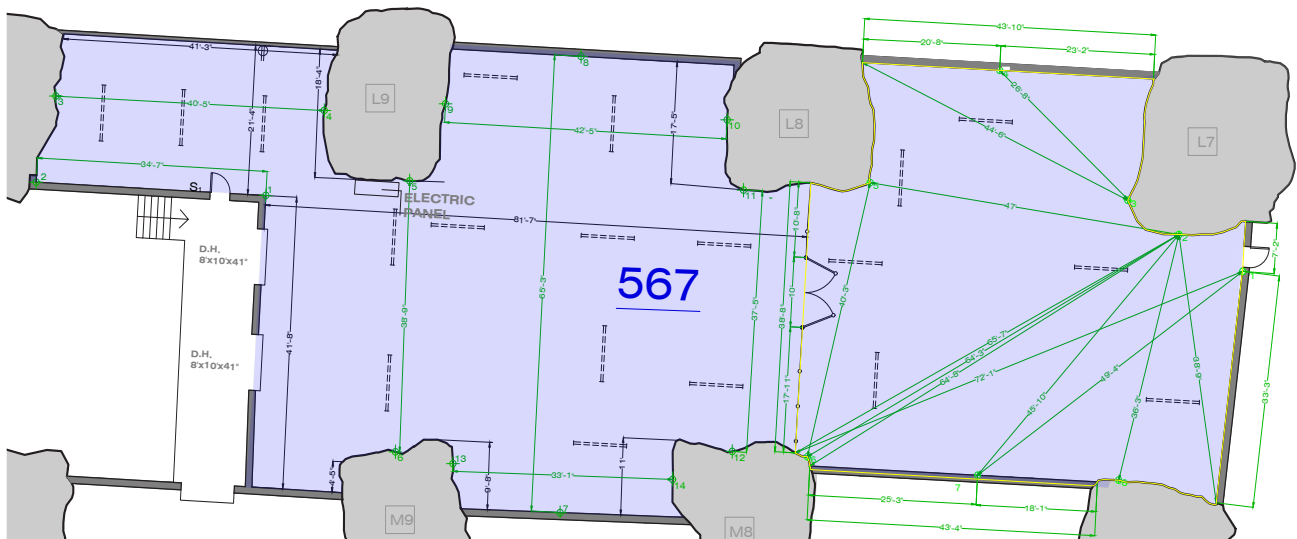
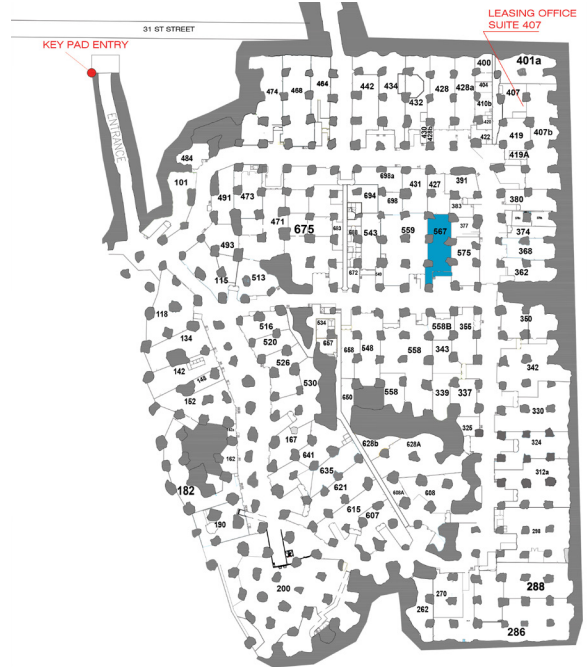
Warehouse SF 6,970 SF

Notes Google Fiber Available

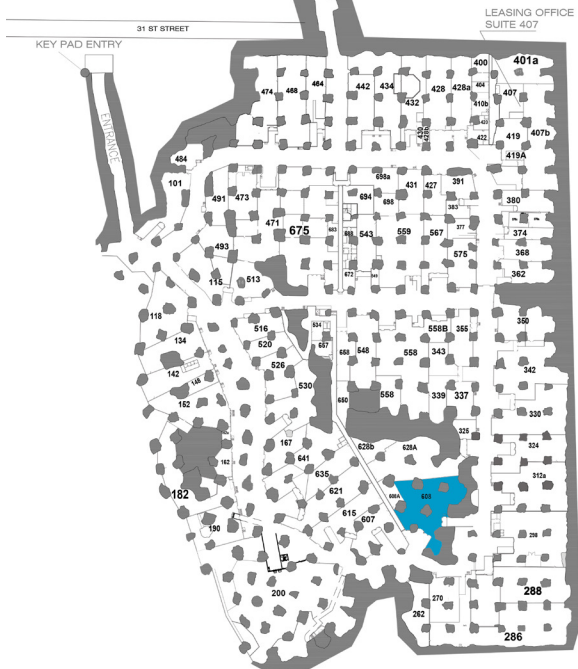


SUITE 567

Total SF Available	8,457 SF
Office SF	0 SF
Warehouse SF	8457 SF
Dock High Doors	2 (8'x10')
Notes	Google Fiber Available



SUITE 608



Total SF Available 17,107 SF

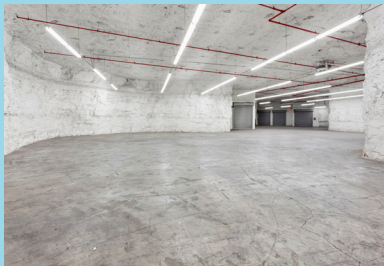
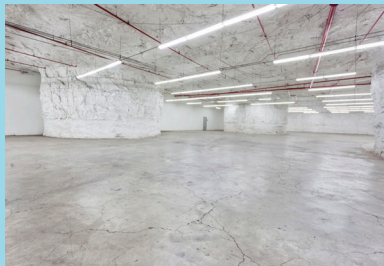
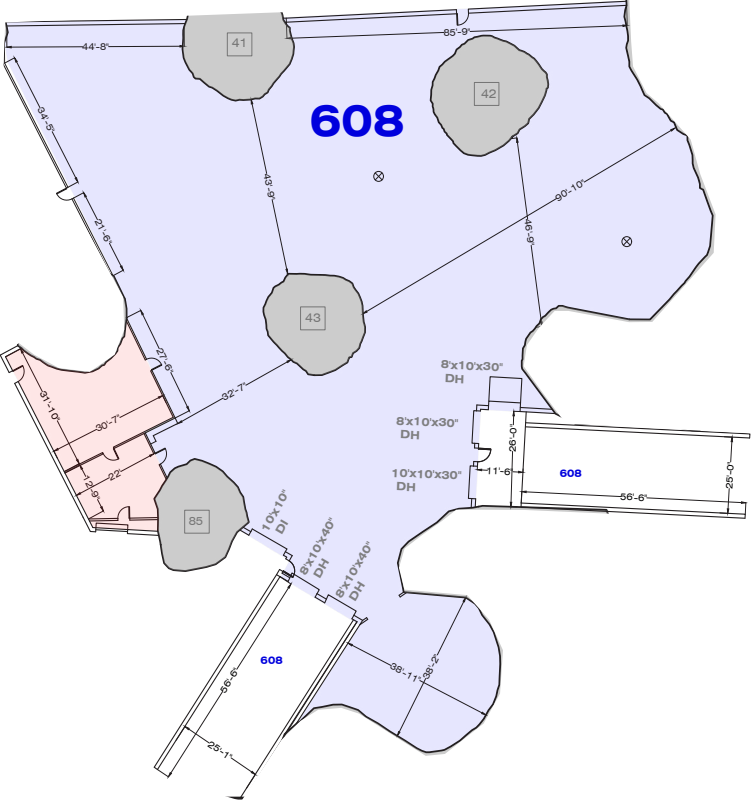
Office SF 1,137 SF

Warehouse SF 15,970 SF

Dock High Doors 5 (8' x 10')

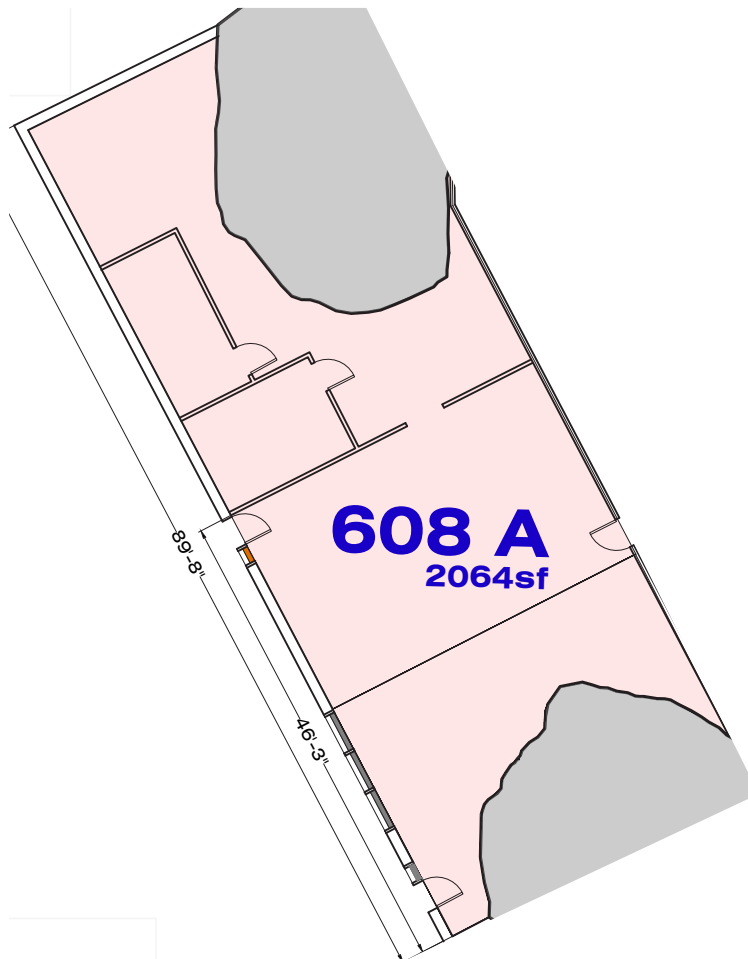
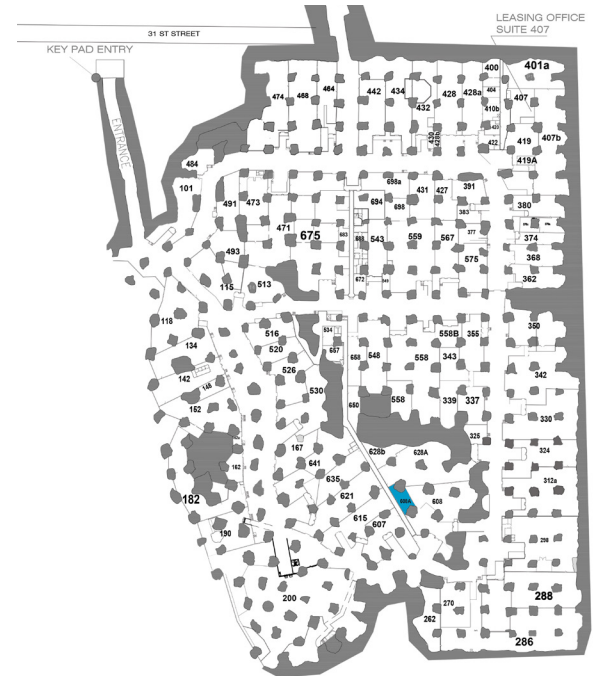
Drive In Doors 1 (10' x 10')

Notes Google Fiber Available

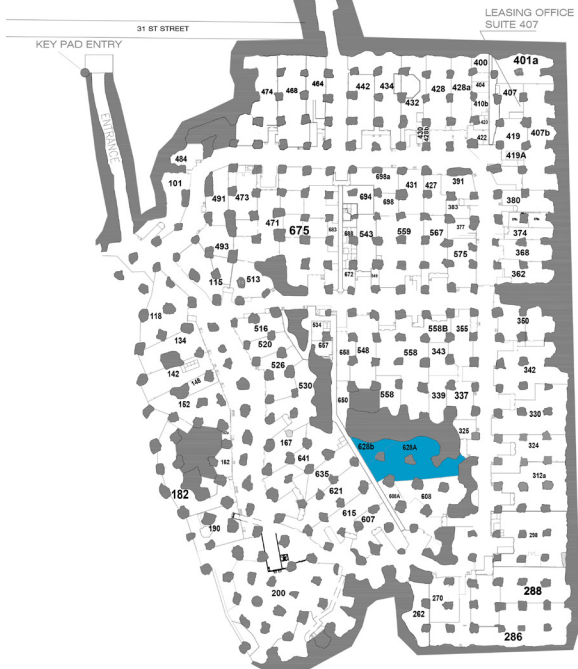


SUITE 608A

Total SF Available	2,064 SF
Office SF	2,064 SF
Warehouse SF	0 SF
Notes	Google Fiber Available



SUITE 628



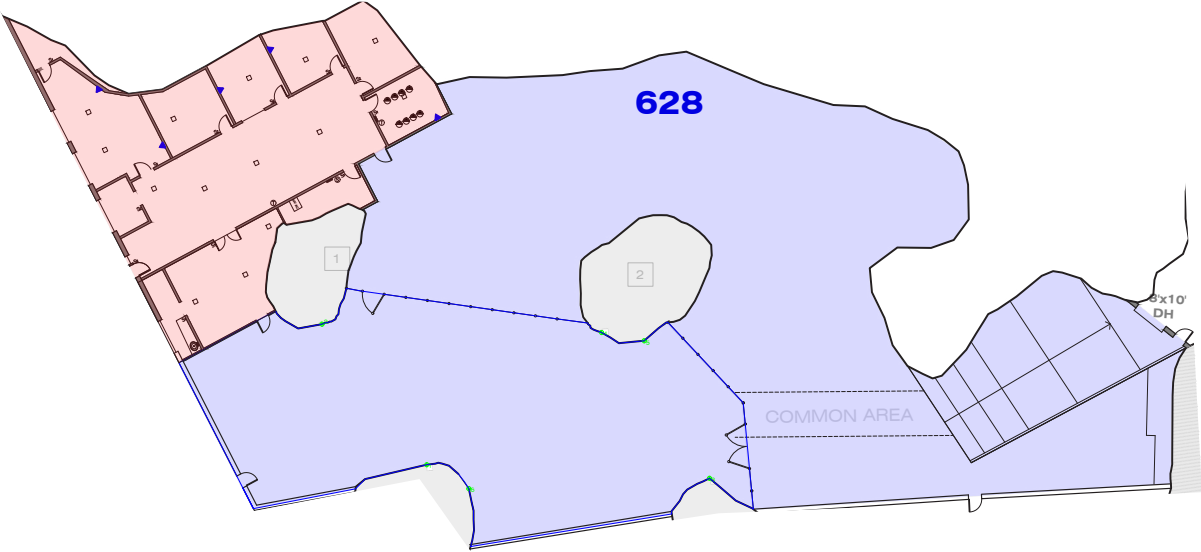
Total SF Available 17,947 SF

Office SF 3,806 SF

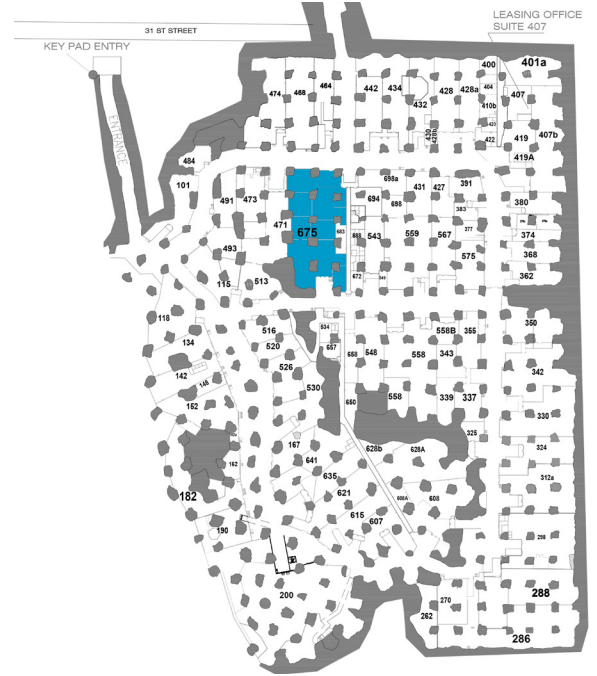
Warehouse SF 14,141 SF

Dock High Doors 1 (8'x10')

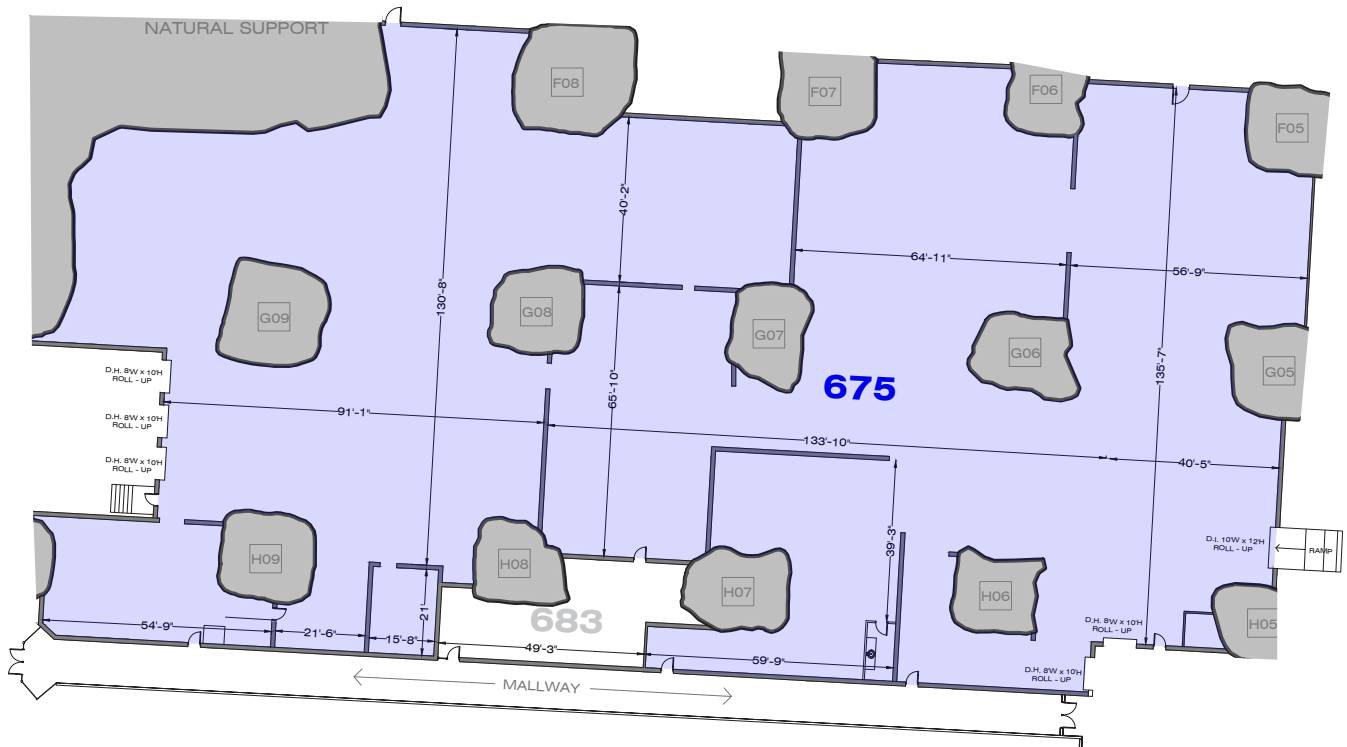
Notes Google Fiber Available



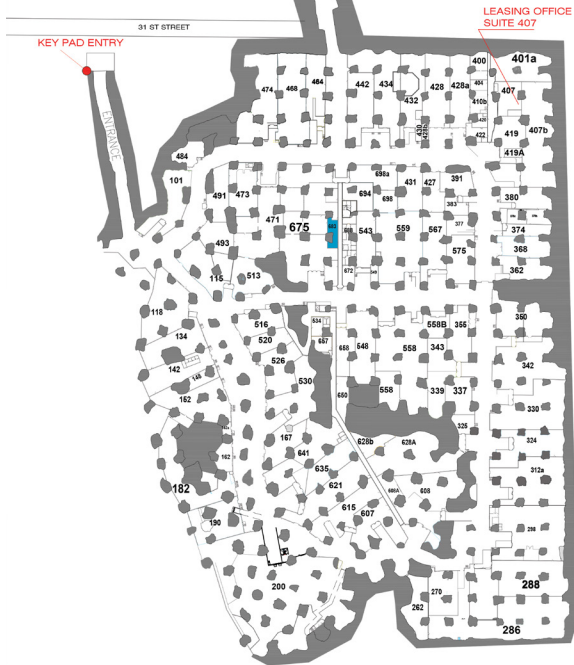
SUITE 675



Total SF Available	34,091 SF
Office SF	0 SF
Warehouse SF	34,091 SF
Dock High Doors	5 (8'x10')
Drive In Doors	1 (10'x12')
Notes	Google Fiber Available



SUITE 683

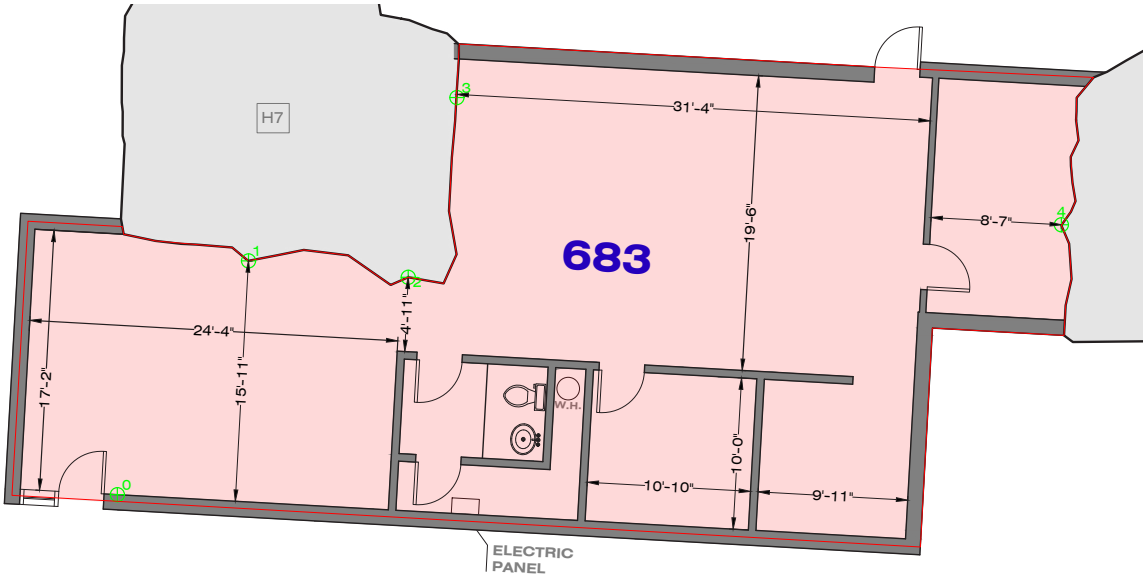


Total SF Available 1,633 SF

Office SF 1,633 SF

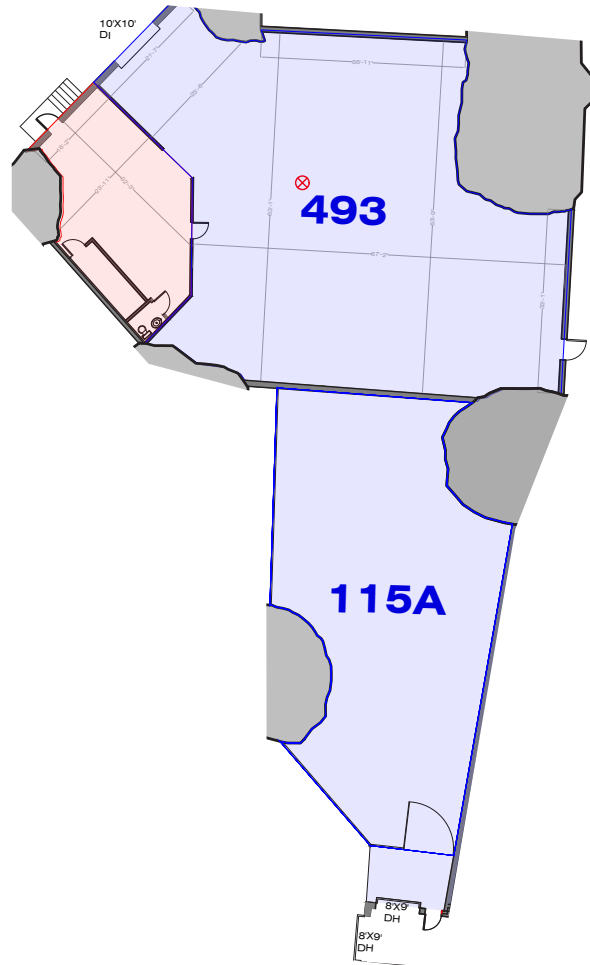
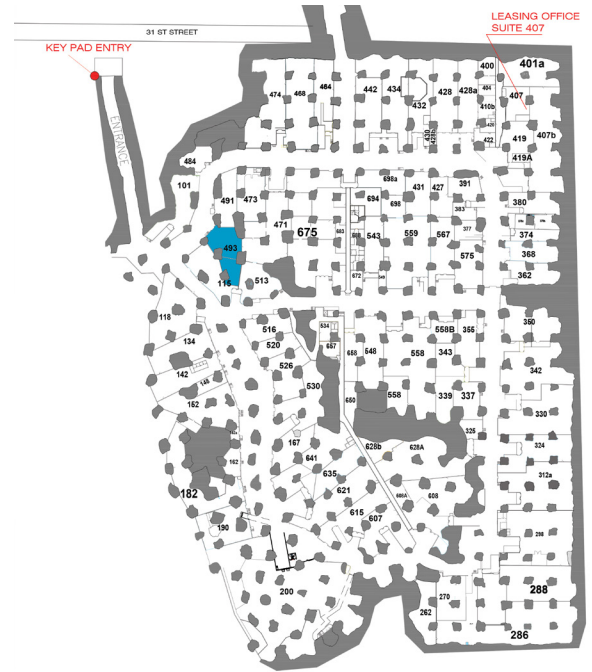
Warehouse SF 0 SF

Notes Google Fiber Available



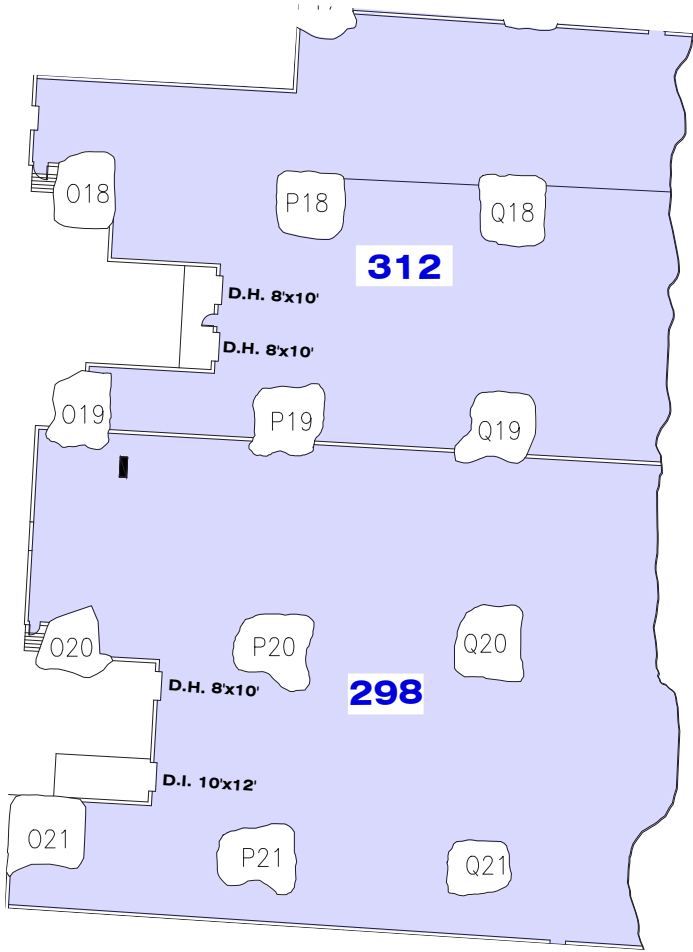
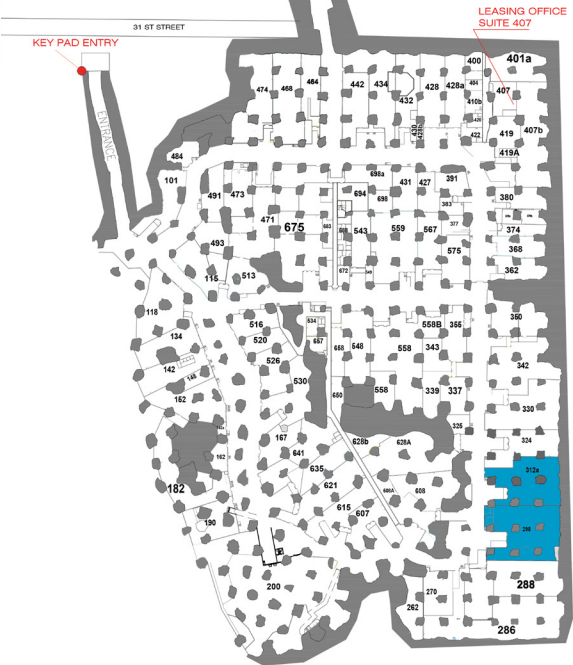
SUITE 115A, 493

Total SF Available	7,485 SF
Office SF	804 SF
Warehouse SF	6,681 SF
Dock High Doors	2 (8'x9')
Drive In Doors	1 (10'x10')
Notes	Google Fiber Available



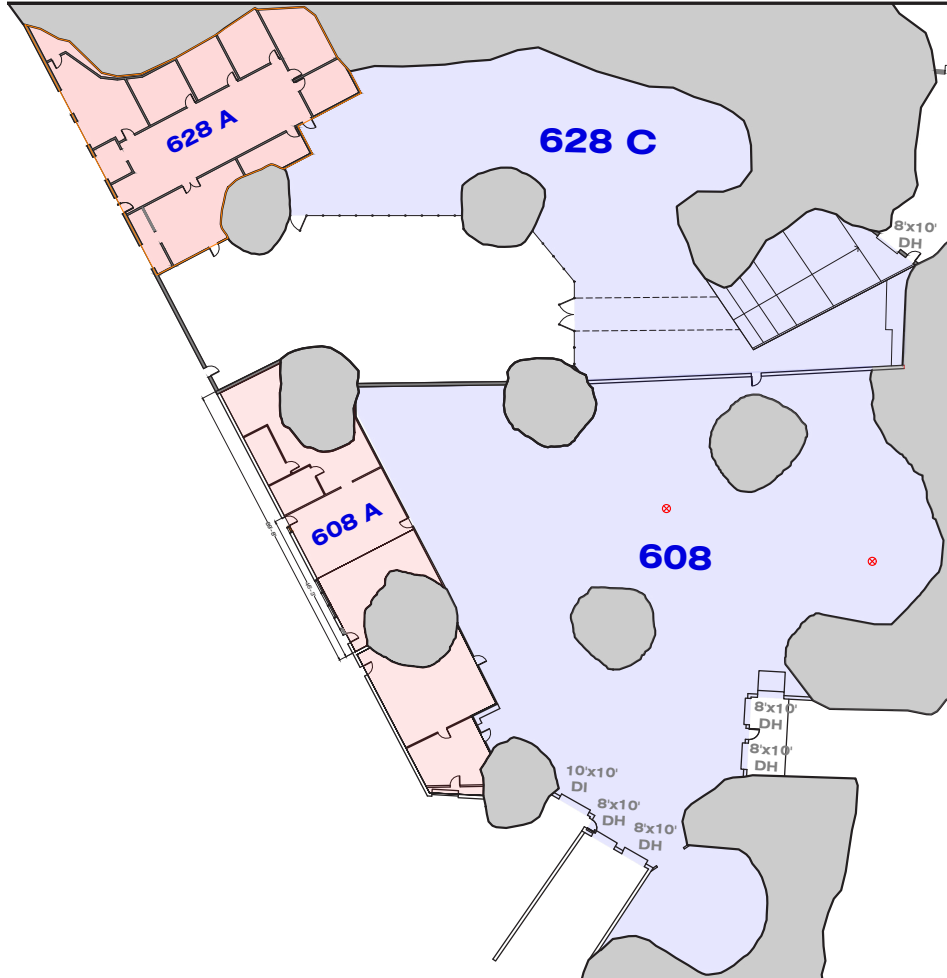
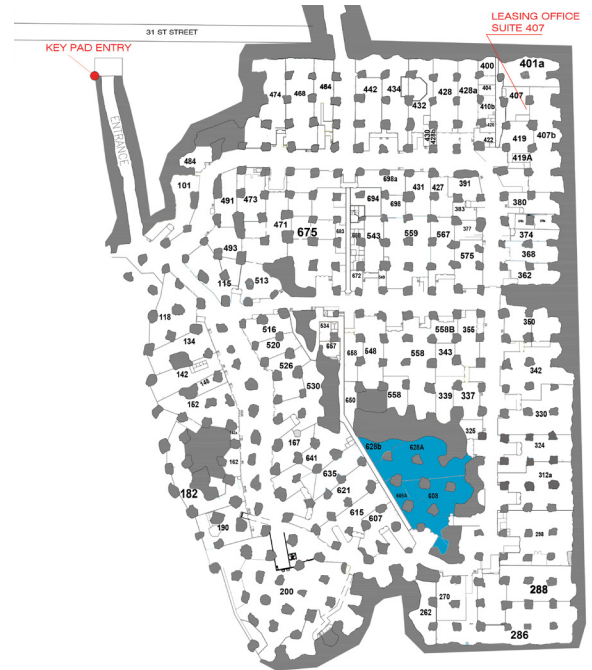
SUITE 298, 312

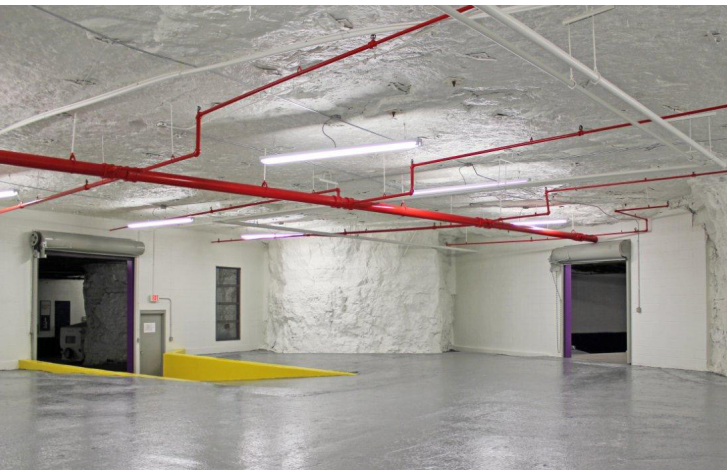
Total SF Available	33,963 SF
Office SF	0 SF
Warehouse SF	33,963 SF
Dock High Doors	3 (8'x10')
Drive In Doors	1 (10'x12')
Notes	Google Fiber Available



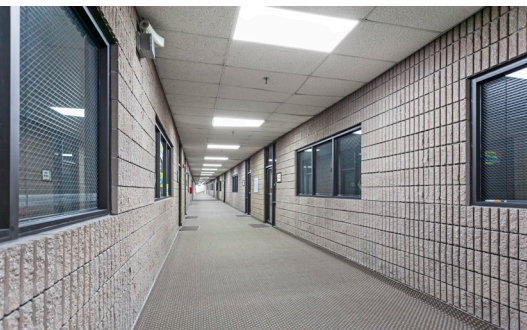
SUITE 608, 608A, 628

Total SF Available	37,118 SF
Office SF	7,007 SF
Warehouse SF	30,111 SF
Dock High Doors	6 (8'x10')
Drive In Doors	1 (10'x10')
Notes	Google Fiber Available





UNDERGROUND OFFICE & INDUSTRIAL



LEASING CONTACT

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