

BUILD-TO-SUIT OPPORTUNITY



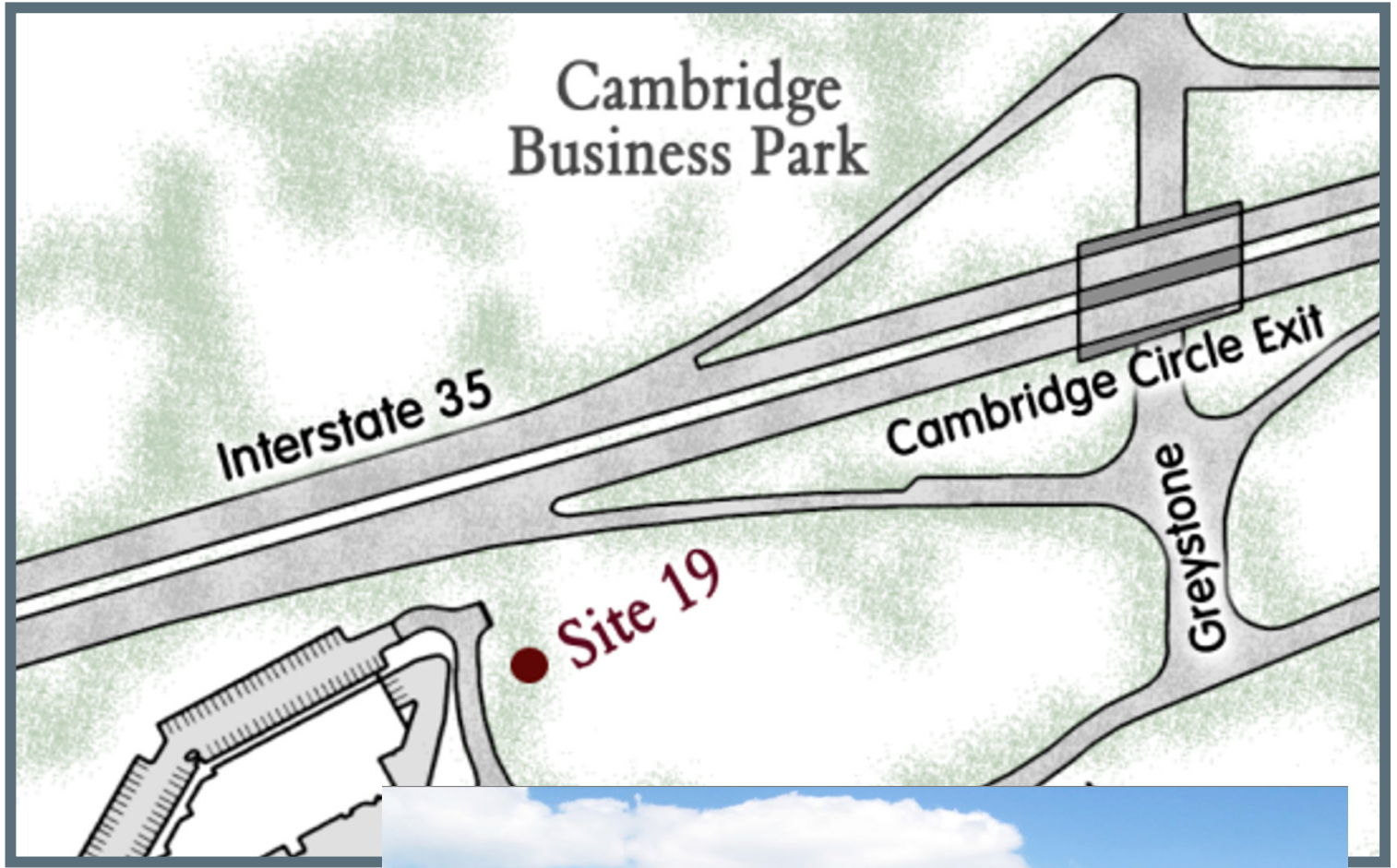
LAND PARCEL HIGHLIGHTS

- **2.36 Acres**, pad-ready site
- Visible to traffic counts over **100,000 vehicles** per day
- Positioned in a **well-maintained** and **secured** business park setting
- **Clear visibility** and **instant accessibility** to I-35
- **Great location** central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

LEASING CONTACT

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LOCATION



DEVELOPMENT OPPORTUNITY

- 25,000 to 40,000 SF Flex Building
- Located on elevated ground allowing for panoramic views of Downtown Kansas City and Suburbs



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