



Rooted in Kansas City

4435 Main
One Main Plaza

4520 Main
Tower II

4550 Main
Parkside Plaza

Highly amenitized and uniquely placed along the streetcar line and adjacent to The Country Club Plaza.



4520 Main
Tower II



4435 Main
One Main Plaza



4550 Main
Parkside Plaza

Features

Located along the 3.5 mile streetcar extension with 45th Street & Main stop

Strong local ownership on-site

Excellent Accessibility to Downtown Kansas City

Sits on the eastern border of Mill Creek Park

Immediately adjacent to Country Club Plaza

Outstanding Country Club Plaza views

On-Site dining facility

Tower II tenants have access to an exercise facility at Tower I

Hotel connected to One Main Plaza with conferencing facilities, coffee shop and restaurant

Adjacent to future residential development

The Country Club Plaza is Kansas City's Signature Destination

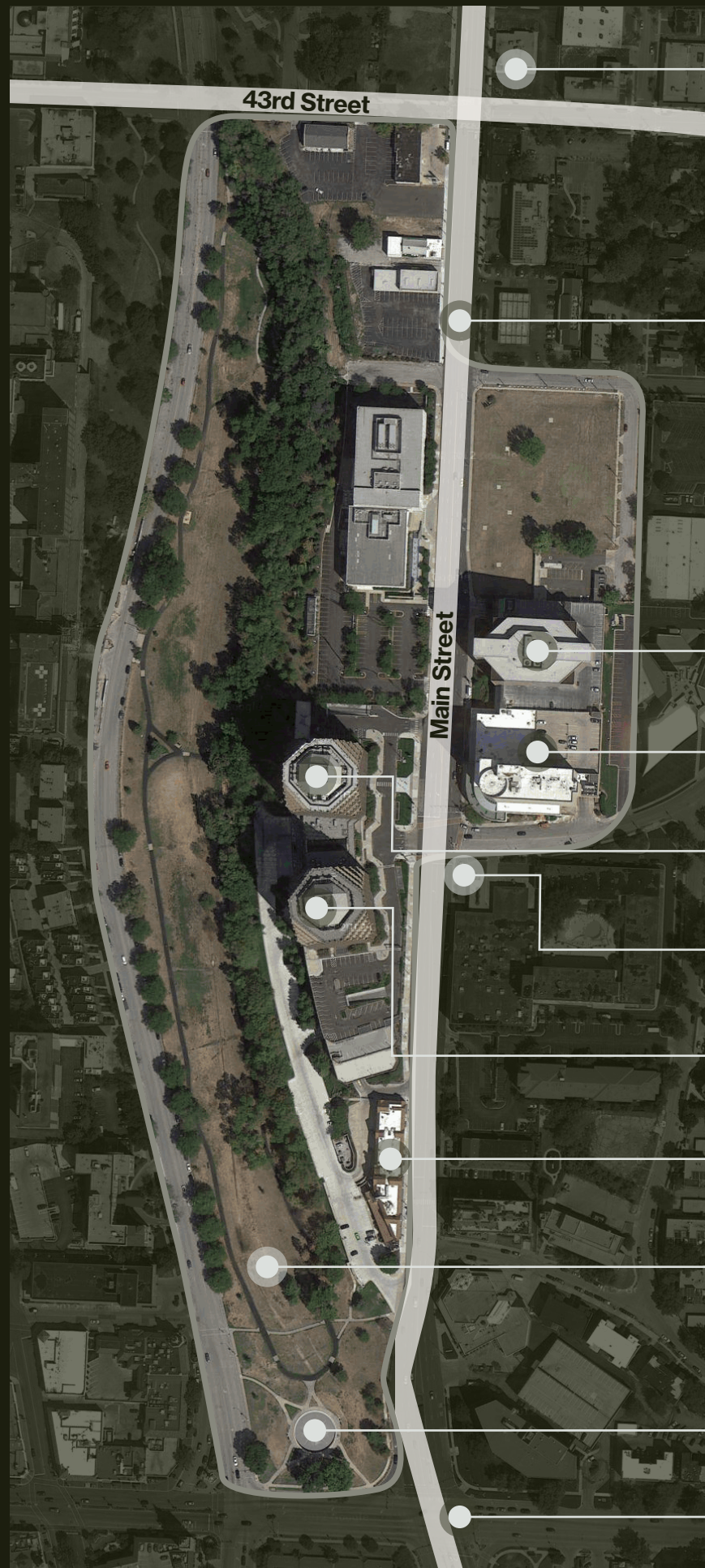
An iconic 15-block district known nationwide for its Spanish-inspired architecture, upscale shopping, and vibrant dining scene. With over 120 shops and dozens of acclaimed restaurants, the Plaza offers everything from luxury fashion and fine jewelry to artisan chocolates and boutique salons.

Culinary options span contemporary American, Sushi, Kansas City steaks, and more—whether you're seeking a lively hotspot or a quiet courtyard café.

A year-round calendar of music and cultural events, including the beloved Plaza Lights and celebrated Plaza Art Fair, keeps the district buzzing.

With its rich heritage and unmatched atmosphere, the Plaza remains the Midwest's premier retail, dining, and entertainment experience.





Streetcar
Stop

Streetcar
Stop

4435 Main
One Main Plaza

Marriott
Hotel

American
Century HQ

Streetcar
Stop

4520 Main
Tower II

4550 Main
Parkside Plaza

Mill Creek
Park

Plaza
Fountain

Streetcar
Stop

American Century Realty
properties are Kansas City's
destination workplace offering
spectacular access to the
stunning Country Club Plaza.

7 minute walk to the
center of The Plaza



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COUNTRY CLUB
PLAZA





4520 Main Tower II

± 241,600 SF

Class A Property

Built in 1994

- ✚ Strong local ownership on site
- ✚ Efficient floor plate design
- ✚ Professionally staffed workout facility on site with towel service and showers
- ✚ Adjacent to Marriott Hotel
- ✚ Parkside Plaza retail amenities adjacent to building
- ✚ Prominent Country Club Plaza views
- ✚ Dining facility in building
- ✚ Covered parking: 3/1,000 ratio. \$70.00 monthly
- ✚ Free & convenient visitor parking
- ✚ Two separate power grids with full building generator back-up power



4435 Main One Main Plaza

± 182,400 SF

Great views

Built in 1986

- ✚ Strong local ownership on site
- ✚ On site marketplace & tenant lounge
- ✚ Connected to Marriott Hotel with dining , coffee shop & conferencing facilities available
- ✚ Unique floor plate design allows for eight corner offices
- ✚ Parkside Plaza retail amenities nearby
- ✚ Free covered visitor parking
- ✚ Covered parking: 3/1,000 ratio. \$50.00 monthly
- ✚ Entire building backed up by generator



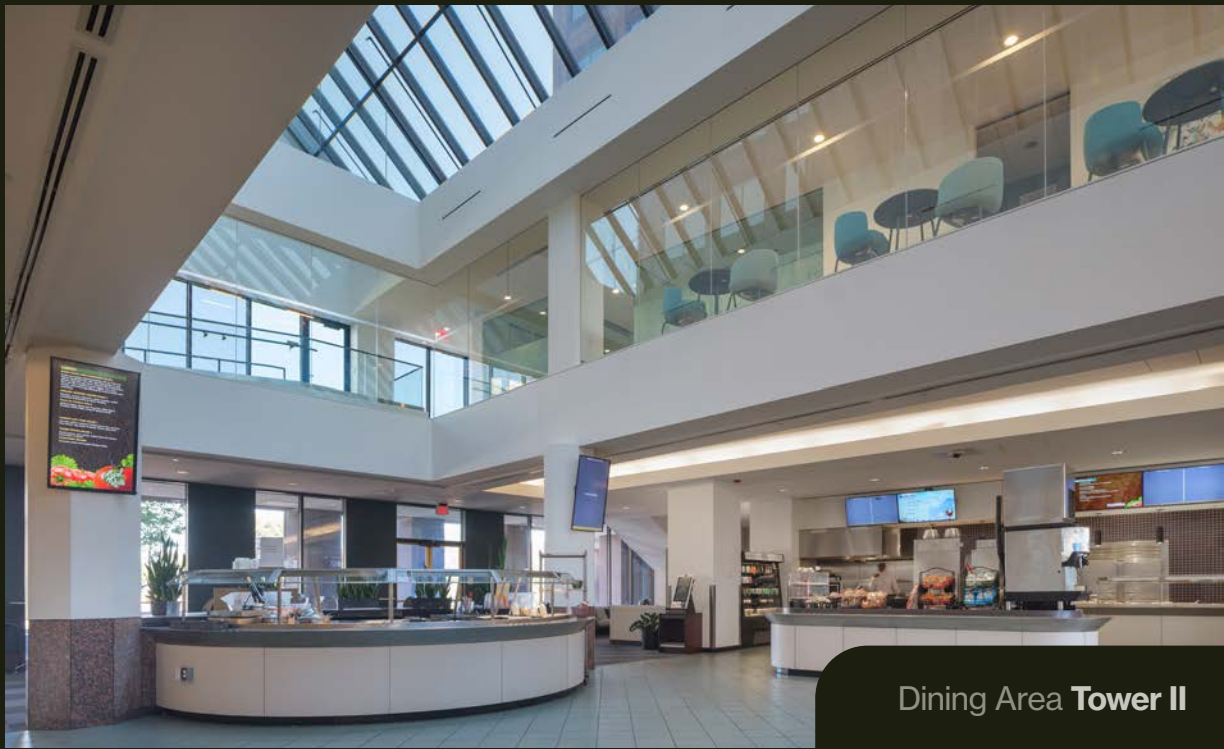
4550 Main Parkside Plaza

± 25,300 SF

**Excellent access
to The Plaza**

- ✚ Strong local ownership on site
- ✚ Free Surface Parking
- ✚ Retail opportunities on the first floor
- ✚ Office opportunities on the second floor
- ✚ Designated parking for customers

The Amenities



Dining Area **Tower II**



Fitness Facility **Tower II**



Outdoor Patio **Tower II**



Cafe Trio **Parkside Plaza**



Dr. Brian Sutton, DDS **Parkside Plaza**



The Salon **Parkside Plaza**



Tenant Lounge **One Main Plaza**



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CENTURY**
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