

FOR SALE OR LEASE

700 E 8TH ST SUITE 400-500
KANSAS CITY, MO 64106



Nathan Prather | Partner
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BUILDING FEATURES

- EXCELLENT OFFICE/MULTI-FAMILY OPPORTUNITY IN THE MANHATTAN DOWNTOWN
- CENTRALIZED LOCATION WITH GREAT HIGHWAY ACCESS TO I-70, I-35 AND I-29
- MINUTES AWAY FROM THE RIVER MARKET, POWER AND LIGHT DISTRICT, AND SPRINT CENTER
- CLOSE PROXIMITY TO NEW KC CURRENT SOCCER STADIUM
- SEVEN SPACES IN GATED PARKING ON THE LOBBY LEVEL ON THE EAST SIDE OF THE BUILDING
- OFF STREET PARKING AND LOT ACROSS 8TH ST
- AMENITIES INCLUDING; LAUNDRY ROOM, WORKOUT ROOM, PENTHOUSE POOL, GAME ROOM, MOVIE THEATER, AND 24- HOUR SECURITY

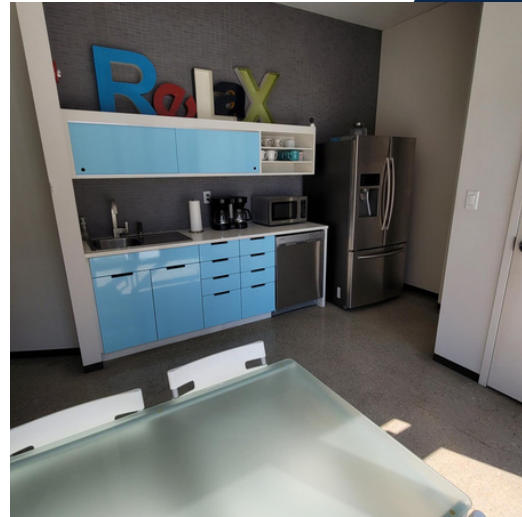


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SUITE 400-500



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Sale Price: \$695,000

Lease Rate: \$27.50/SF Full Service





SUITE 400-500

SUITE FEATURES:

- 3,450 +/- SF
- BEAUTIFUL BUILD OUT, STAINED CONCRETE FLOOR, OPEN LAYOUT WITH INCREDIBLE NATURAL LIGHT
- RECEPTION
- 2 CONFERENCE ROOMS
- 7 OFFICES
- KITCHEN
- PERSONAL RESTROOM WITH SHOWER
- OPEN BULLPEN AREA
- BALCONY
- TWO DOORS LEAD FROM SPACE INTO WEST PARKING LOT



Workout Room



Workout Room



Movie Theater



Penthouse Pool



Penthouse Pool Bar



Pent House Pool & Jacuzzi

BUILDING AMENITIES



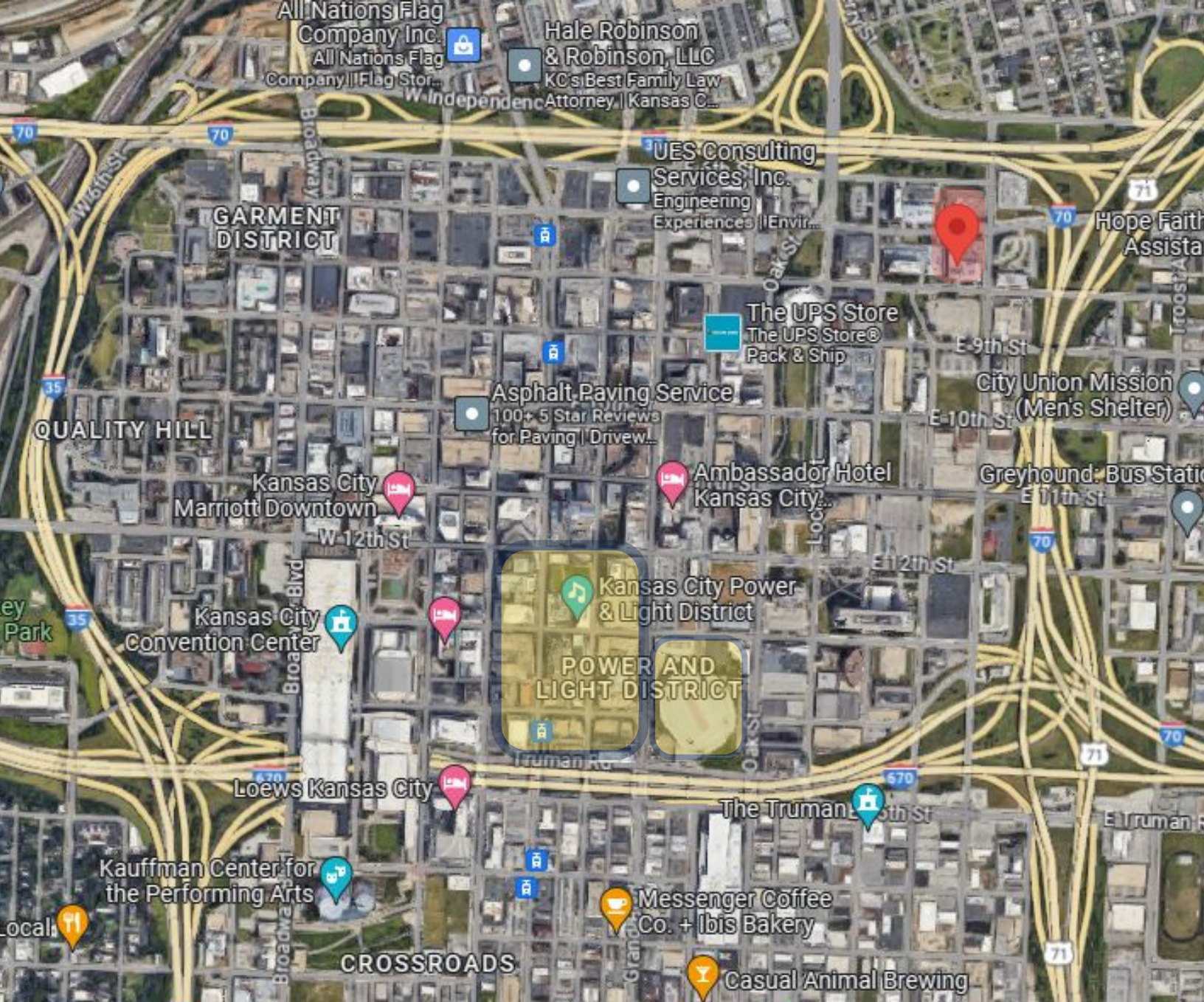
Game Room Bar



Game Room



Laundry Room



SUPERB LOCATION

700 E 8th St Suite 400-500
Kansas City, MO 64106



LOCATED A FEW BLOCKS FROM...

- KANSAS CITY POWER AND LIGHT DISTRICT
- SPRINT CENTER
- STREET CAR

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FOR MORE INFORMATION PLEASE CONTACT:

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