

## 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

**JEREMIAH DEAN, CCIM**

P (816) 701-5012

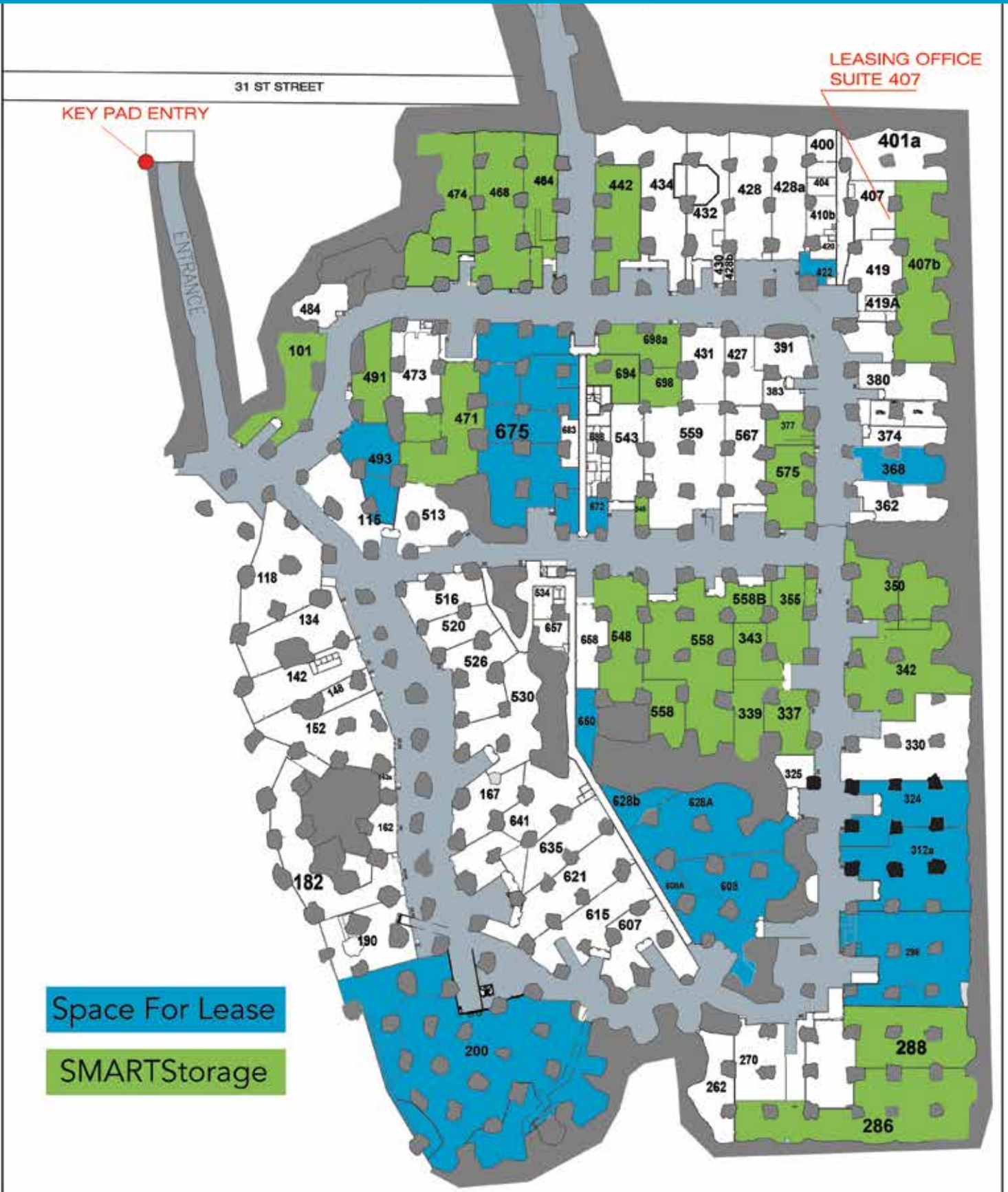
[jdean@copaken-brooks.com](mailto:jdean@copaken-brooks.com)

**MOLLY CRAWFORD MUNNINGHOFF**

P (816) 701-5013

[mcrawford@copaken-brooks.com](mailto:mcrawford@copaken-brooks.com)

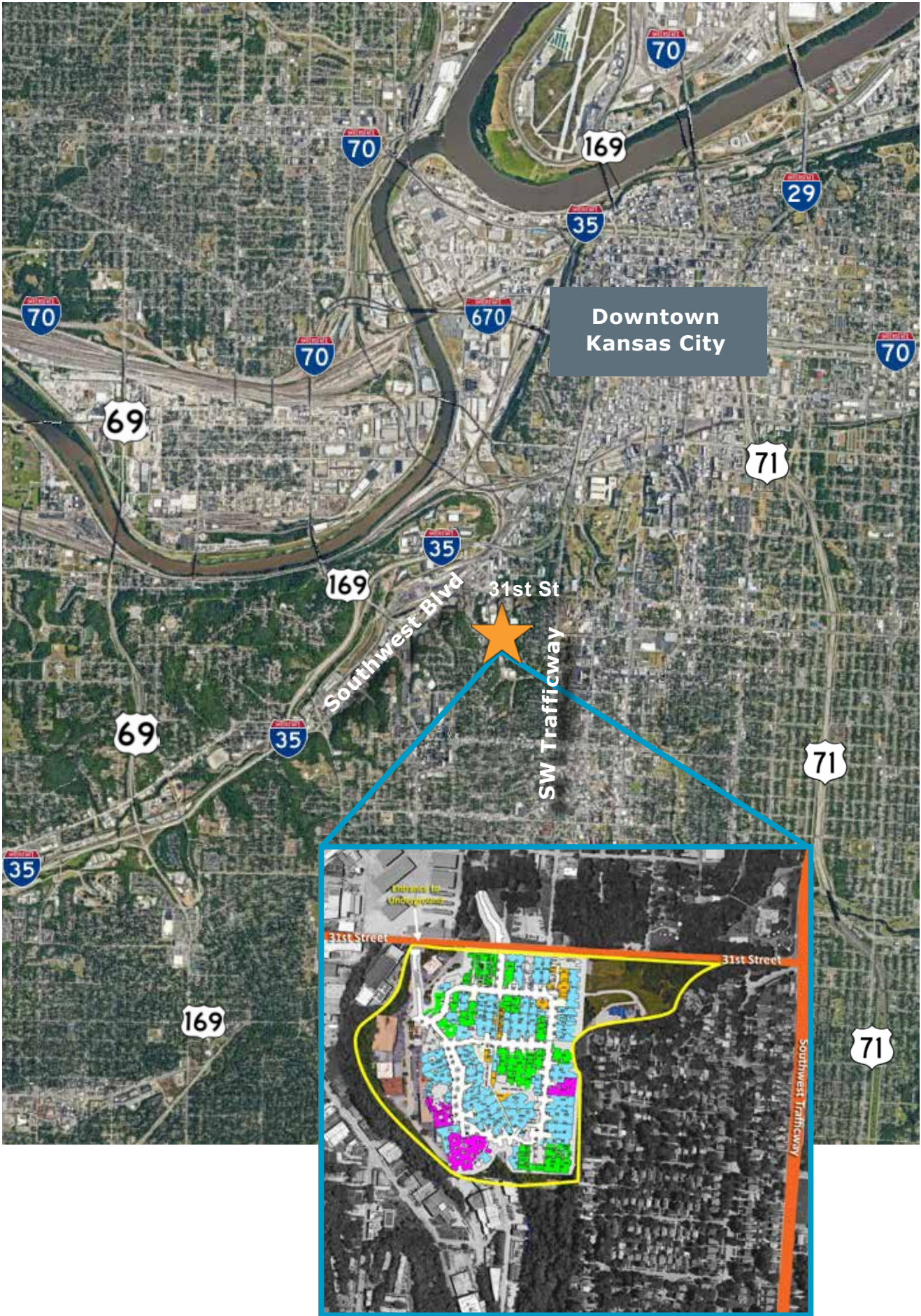
# UNDERGROUND MAP



# UNDERGROUND AVAILABILITY

Suite Number	Total SF	Office SF	Warehouse SF
200	25,000 SF - 58,383 SF		
298, 312, 324	49,852 SF	238 SF	49,614 SF
608, 608A, 628	37,118 SF	7,007 SF	30,111 SF
675	34,091 SF	0 SF	34,091 SF
298	22,417 SF	0 SF	22,417 SF
628	17,947 SF	3,806 SF	14,141 SF
608	17,107 SF	1,137 SF	15,970 SF
312	16,046 SF	238 SF	15,808 SF
324	11,389 SF	0 SF	11,389 SF
115A, 493	7,485 SF	804 SF	6,681 SF
368	5,245 SF	463 SF	4,782 SF
493	4,883 SF	804 SF	4,079 SF
115A	2,602 SF	0 SF	2,602 SF
650	2,561 SF	0 SF	2,561 SF
608A	2,064 SF	2,064 SF	0 SF
422	1,446 SF	1,446 SF	0 SF
672	1,429 SF	1,429 SF	0 SF

# 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**

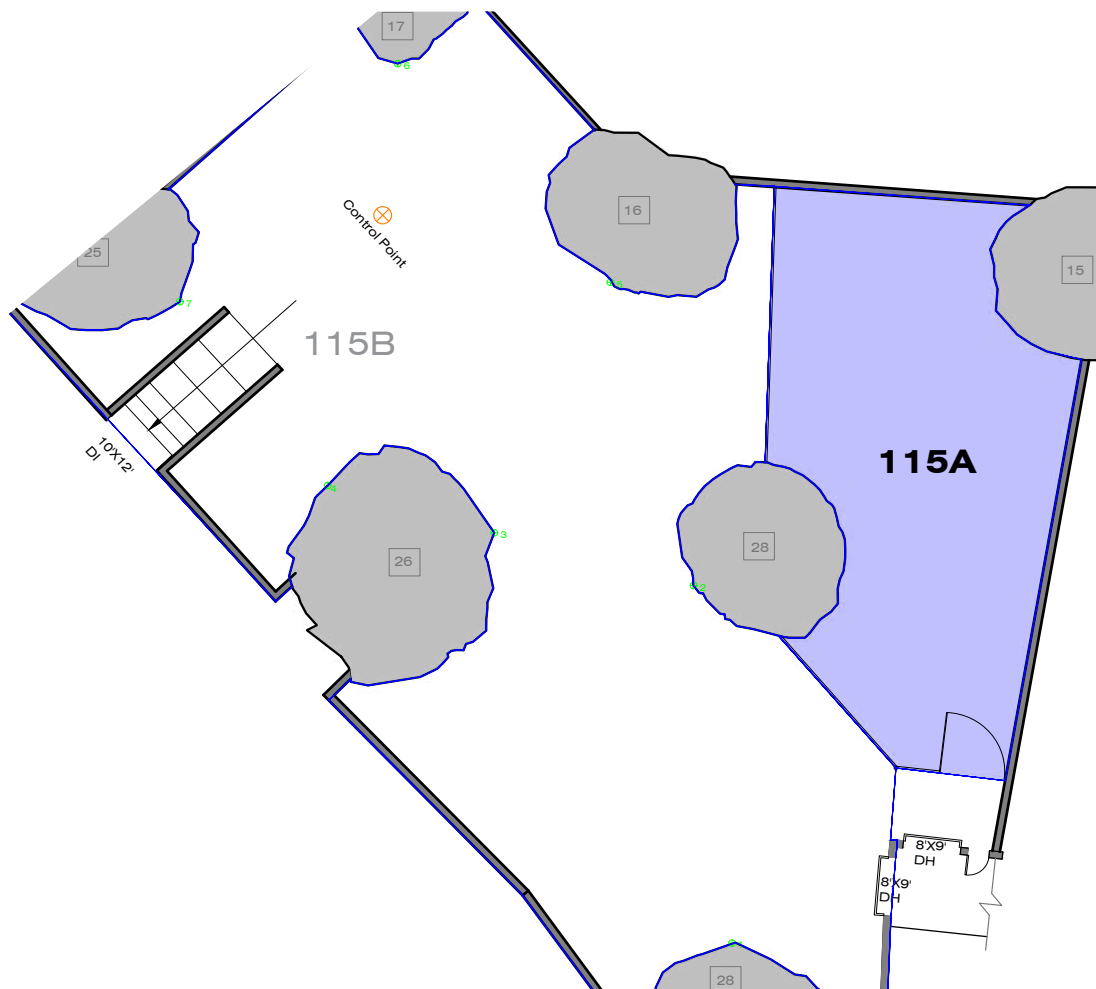
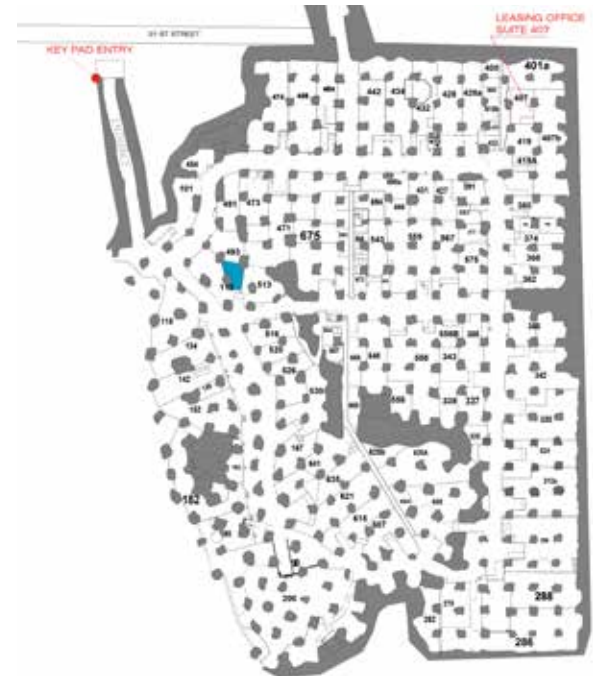
**816-701-5057**

[www.SmartStorageKC.com](http://www.SmartStorageKC.com)

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

# SUITE 115A

<b>Total SF Available</b>	<b>2,602 SF</b>
<b>Office SF</b>	0 SF
<b>Warehouse SF</b>	2,602 SF
<b>Notes</b>	Google Fiber Available



# SUITE 200



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

**Office SF** 0 SF

**Warehouse SF** 58,383 SF

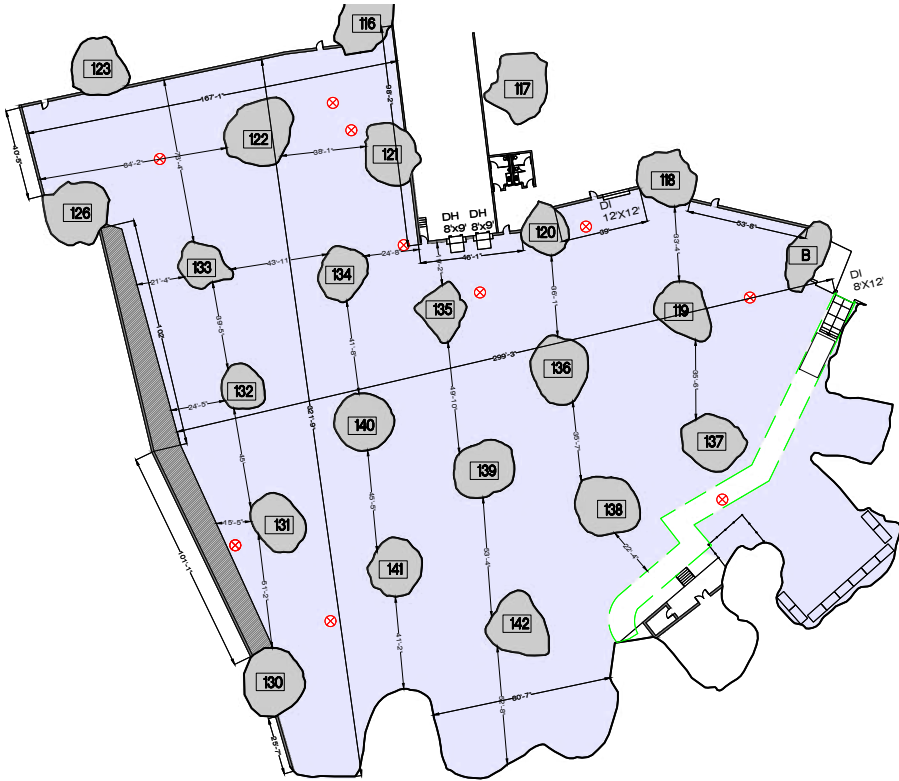
**Dock High Doors** 3 (8'x10')

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

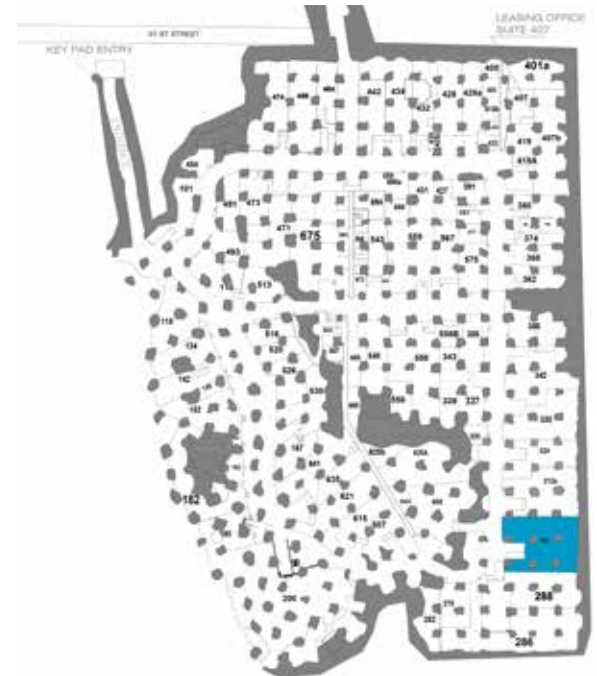
**Dock Depth** 100'

**Notes**

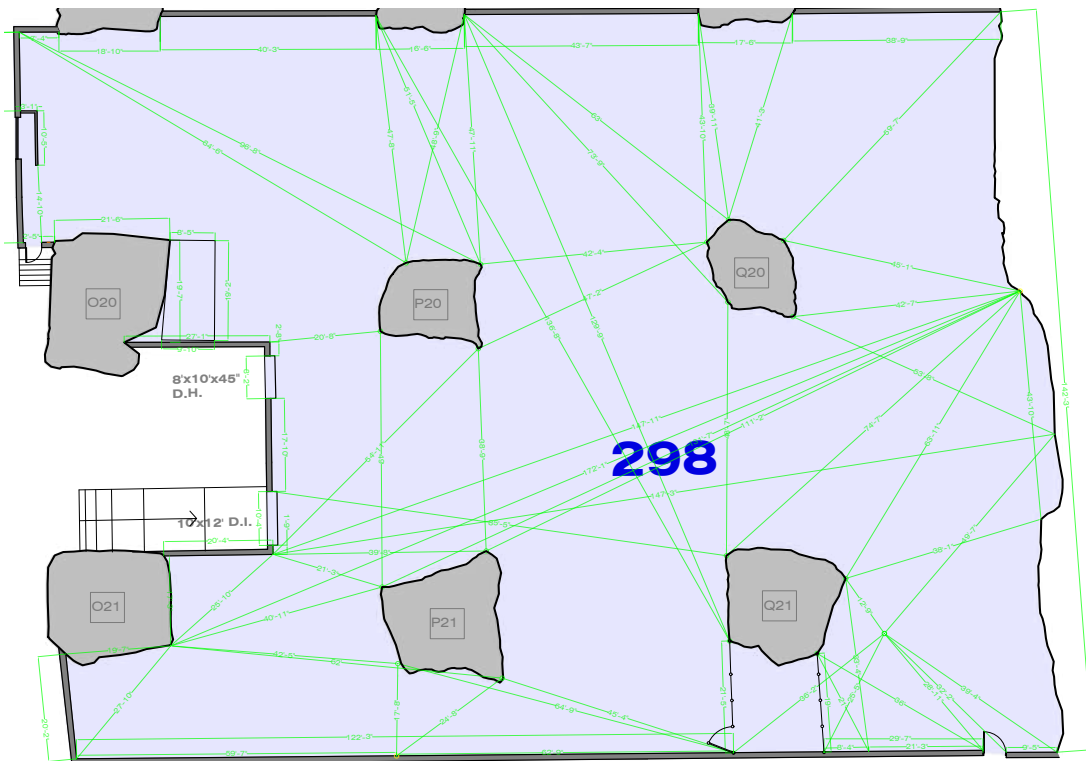
- Wet Sprinkler System
- New Restrooms
- Google Fiber Available



# SUITE 298



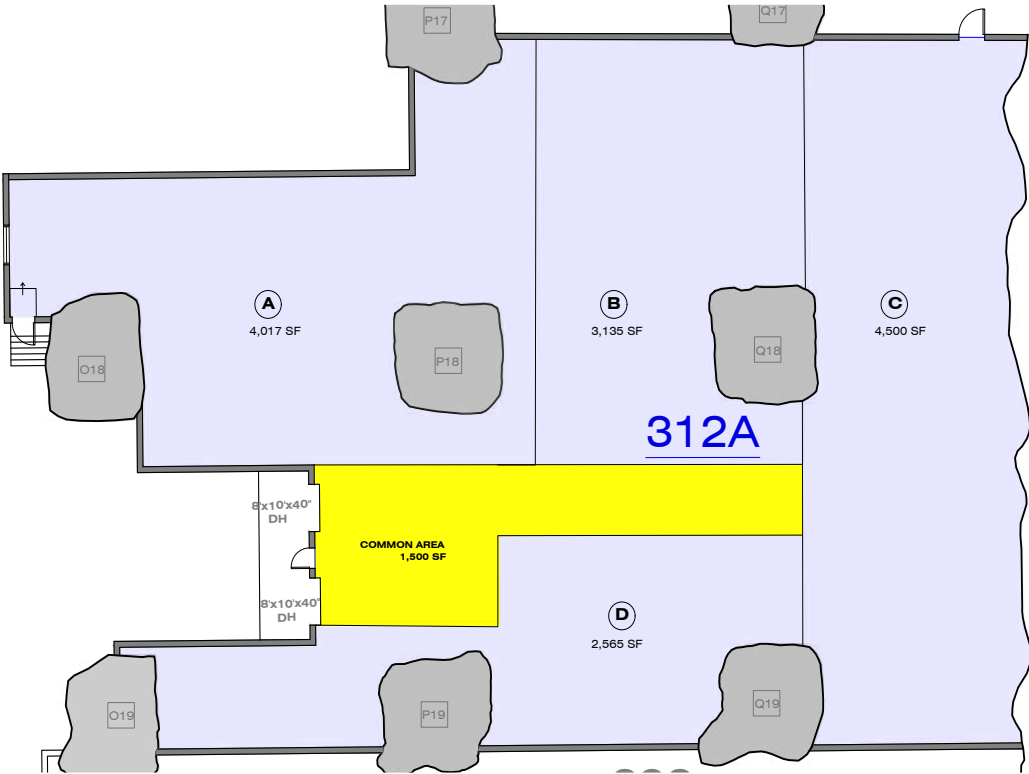
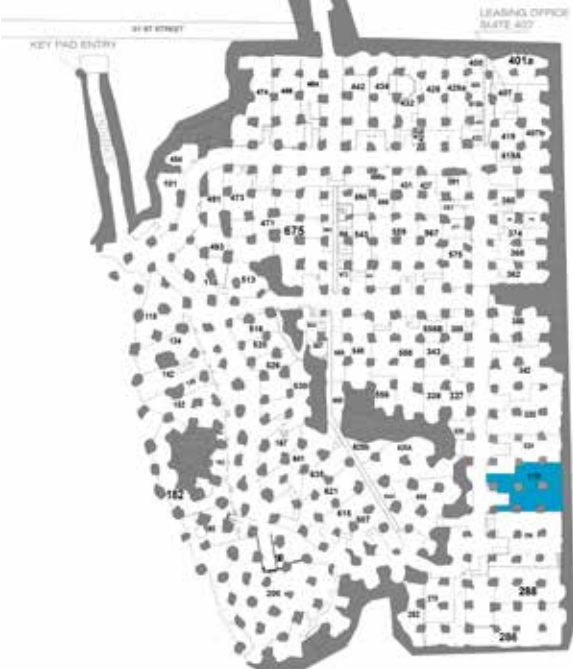
<b>Total SF Available</b>	<b>22,417 SF</b>
<b>Office SF</b>	0 SF
<b>Warehouse SF</b>	22,417 SF
<b>Dock High Doors</b>	1 (8'x10')
<b>Drive In Doors</b>	1 (10'x12')
<b>Notes</b>	Google Fiber Available





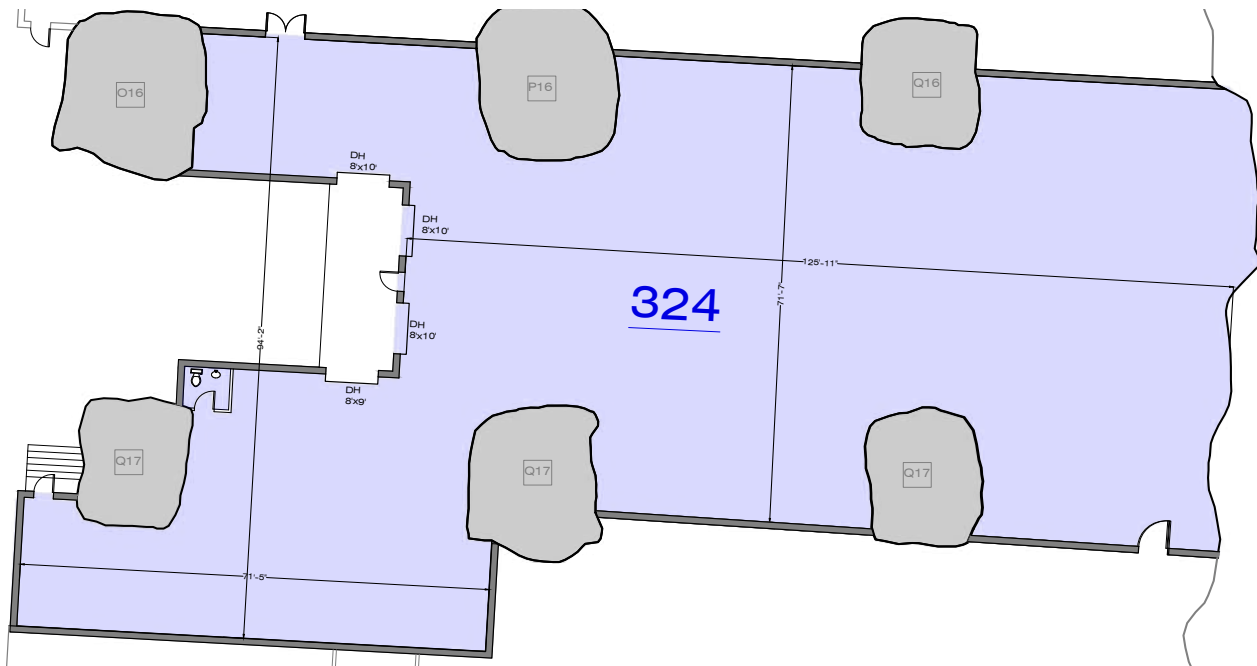
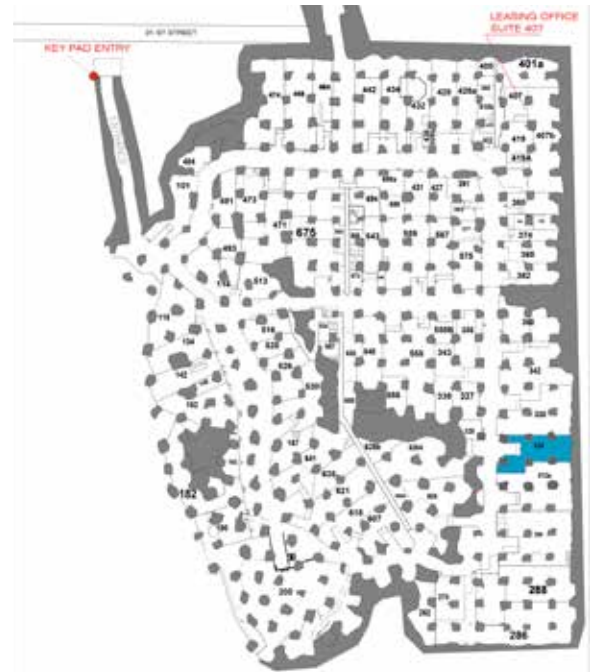
# SUITE 312

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



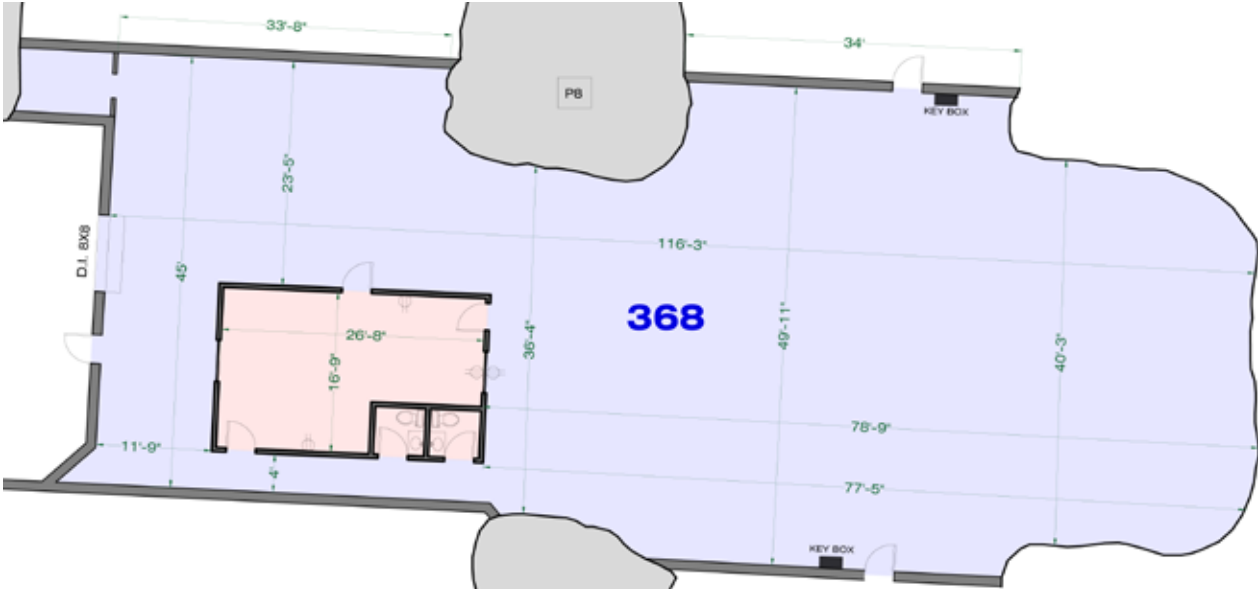
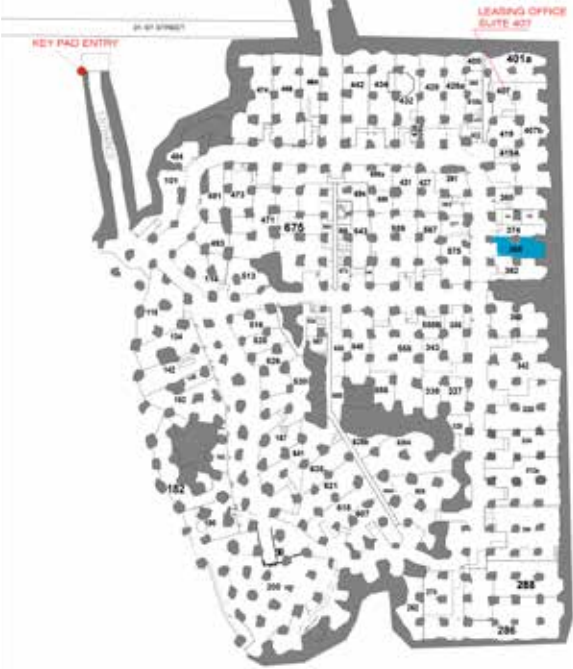
# SUITE 324

<b>Total SF Available</b>	<b>11,389 SF</b>
<b>Office SF</b>	0 SF
<b>Warehouse SF</b>	11,389 SF
<b>Dock High Doors</b>	3 (8'x10') 1 (8'x9')
<b>Notes</b>	Google Fiber Available



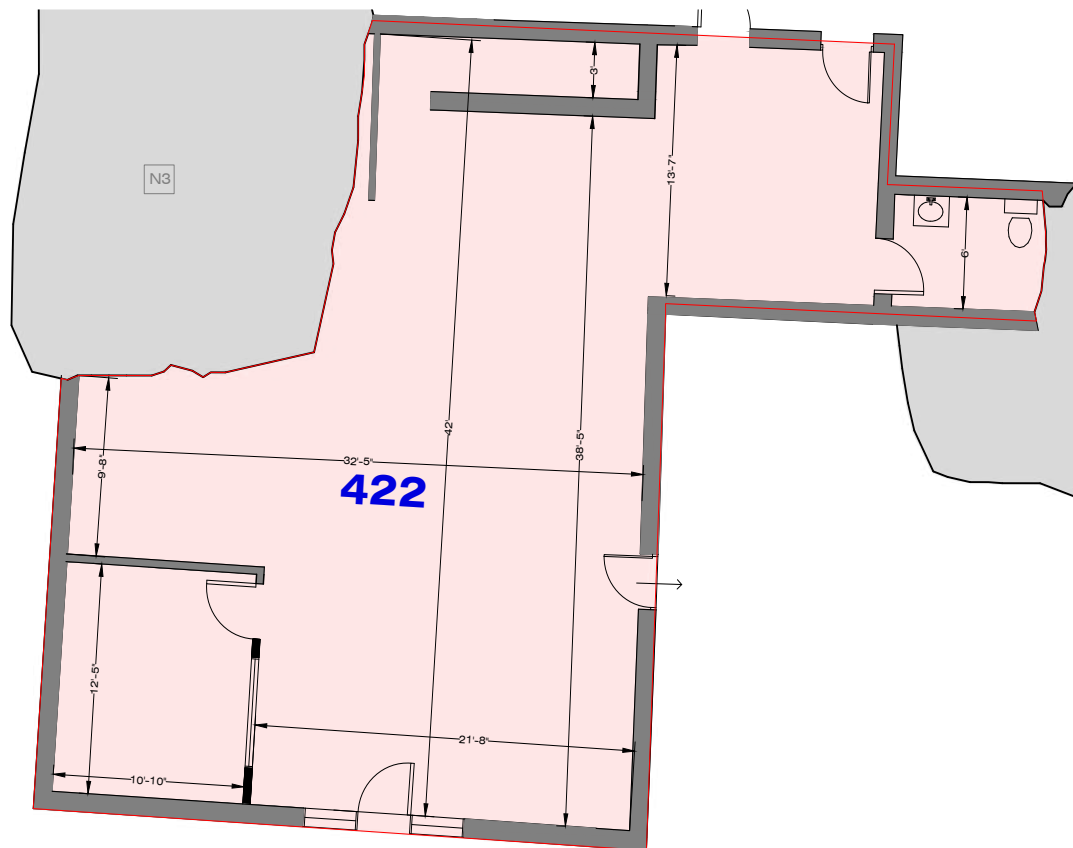
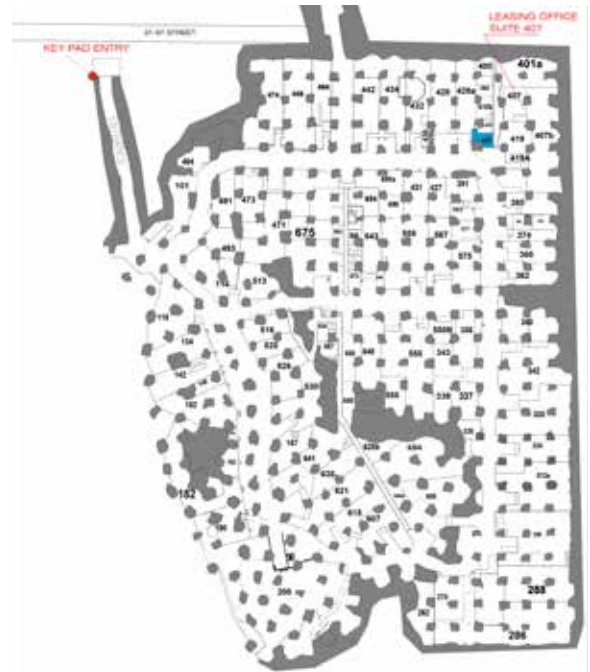
# SUITE 368

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

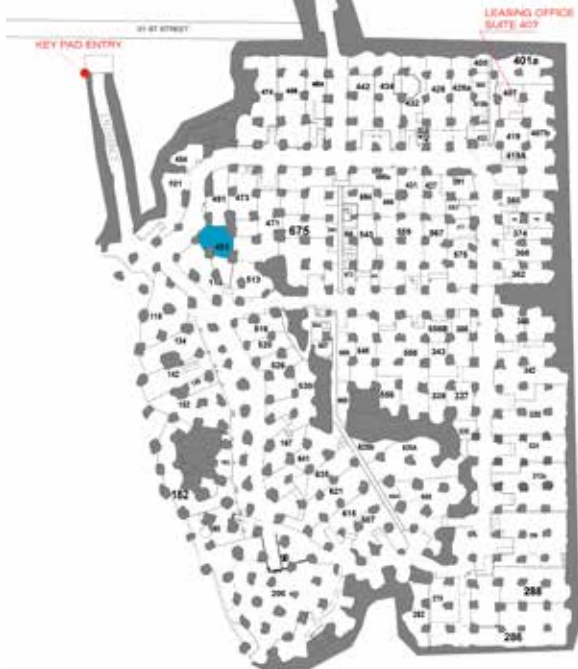


# SUITE 422

<b>Total SF Available</b>	<b>1,446 SF</b>
<b>Office SF</b>	1,446 SF
<b>Warehouse SF</b>	0 SF
<b>Dock High Doors</b>	2 (8'x10')
<b>Restrooms</b>	1 Private Restroom
<b>Notes</b>	Google Fiber Available



# SUITE 493



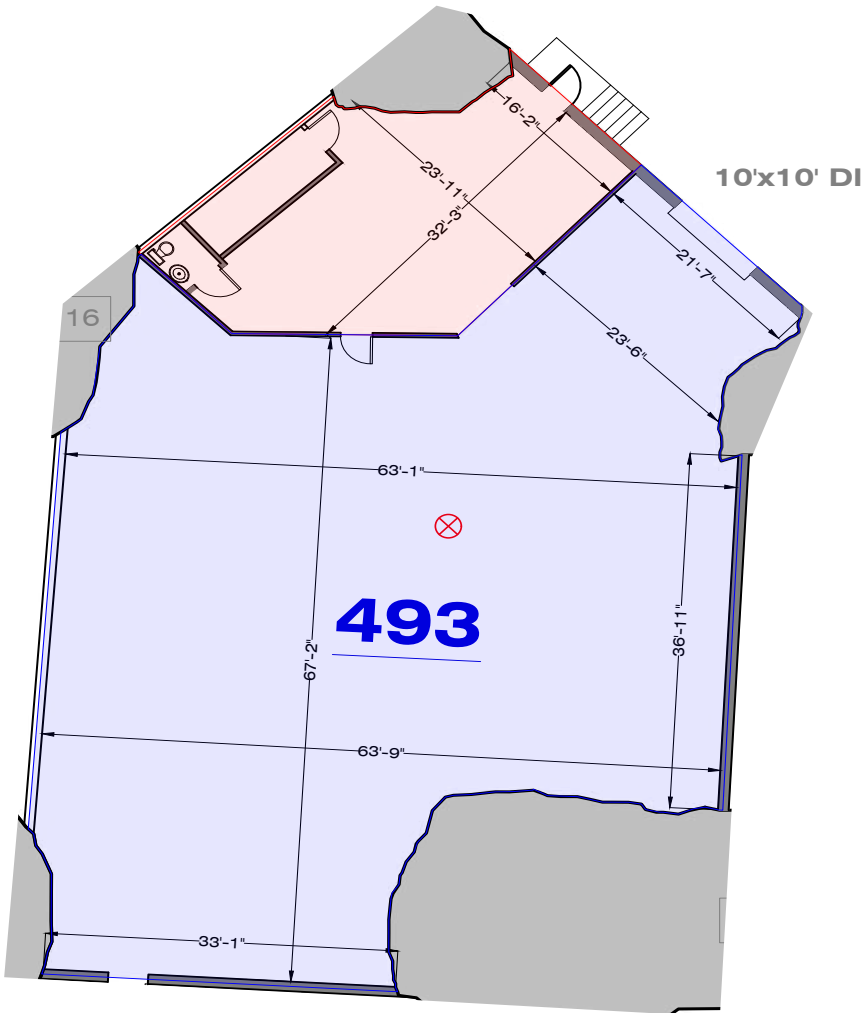
Total SF Available **4,883 SF**

Office SF 804 SF

Warehouse SF 4,883 SF

Drive In Doors 1 (10'x10')

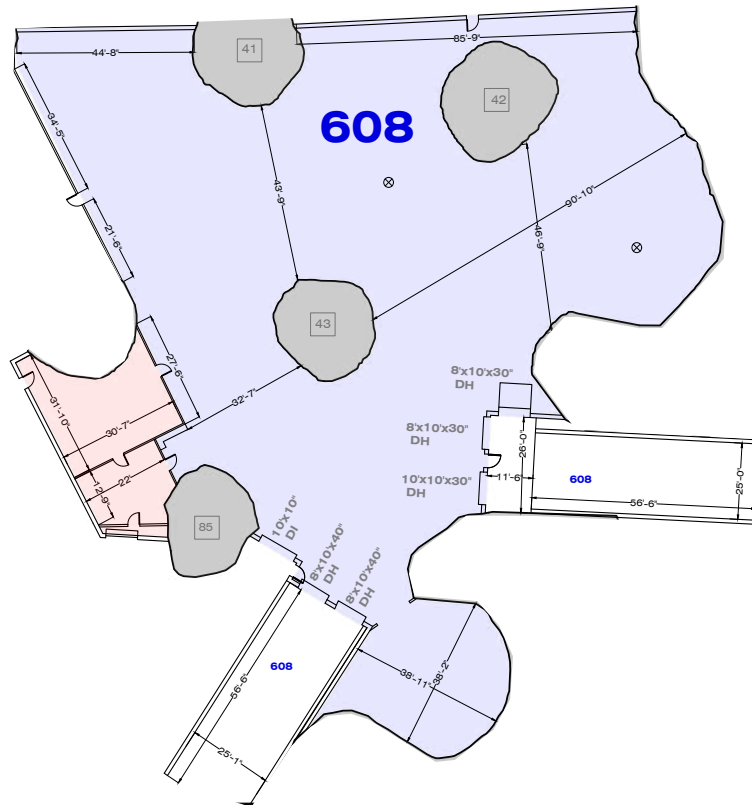
Notes Private Restroom  
Google Fiber Available



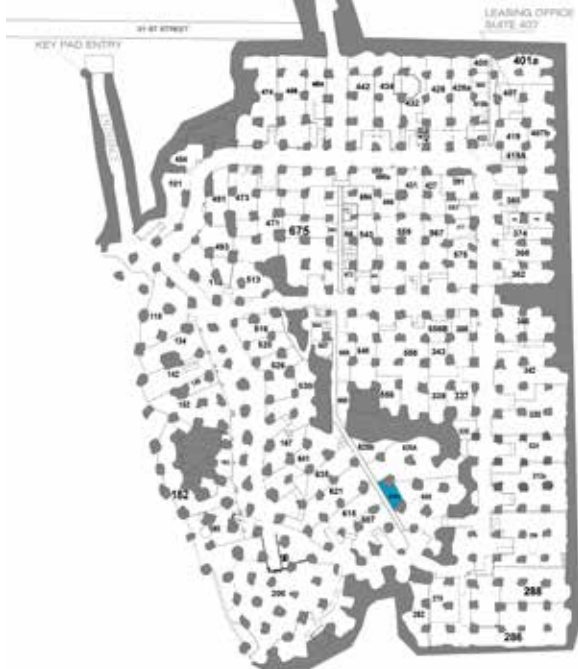
# SUITE 608



<b>Total SF Available</b>	<b>17,107 SF</b>
<b>Office SF</b>	1,137 SF
<b>Warehouse SF</b>	15,970 SF
<b>Dock High Doors</b>	5 (8' x 10')
<b>Drive In Doors</b>	1 (10' x 10')
<b>Notes</b>	Google Fiber Available



# SUITE 608A

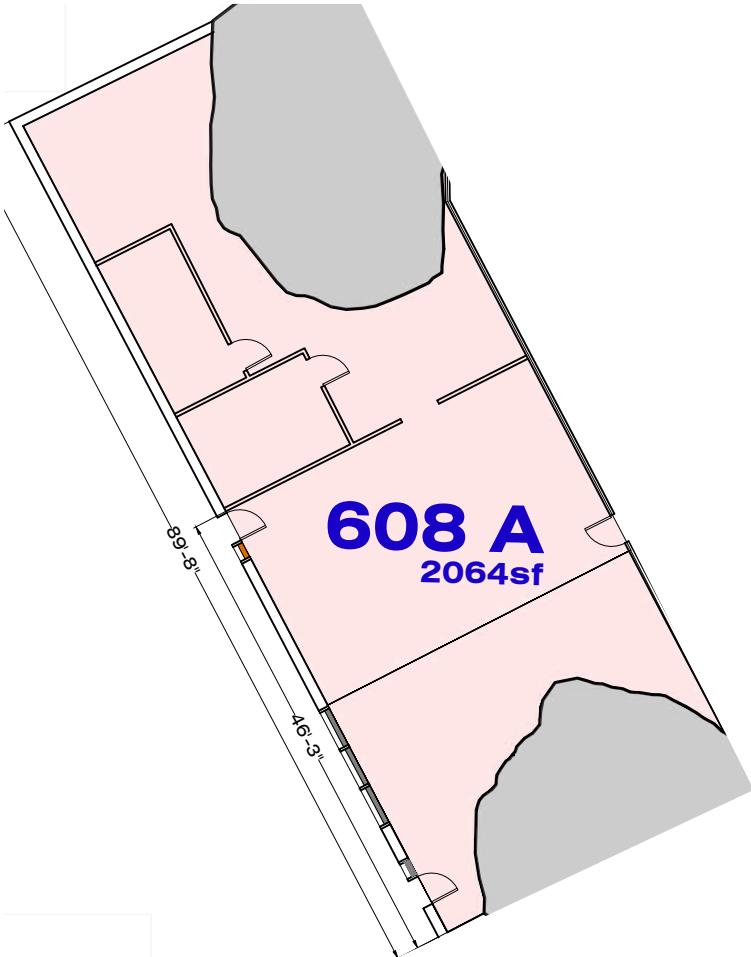


**Total SF Available** 2,064 SF

**Office SF** 2,064 SF

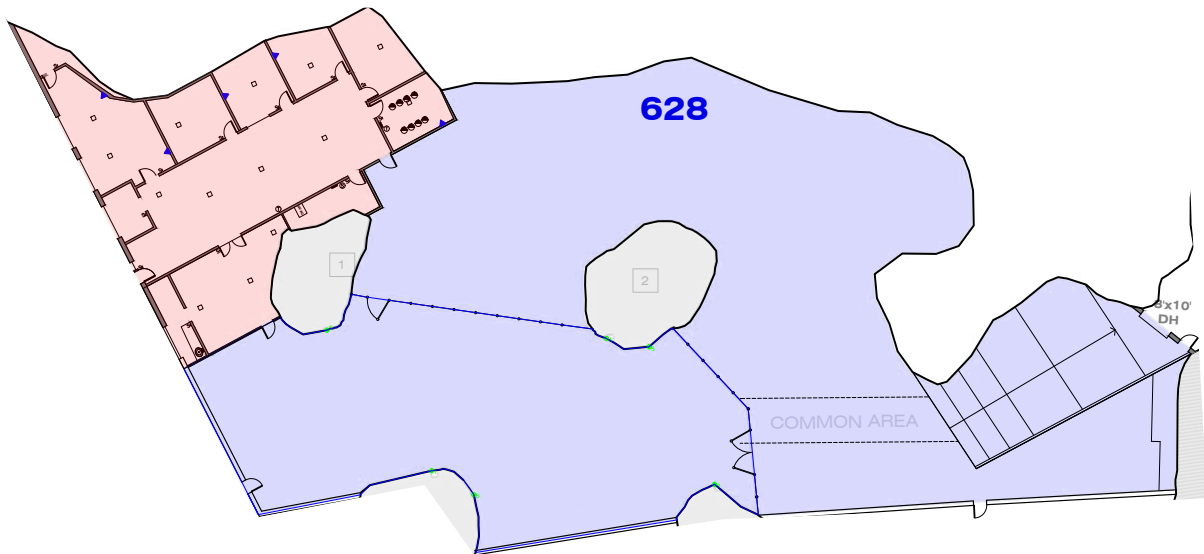
**Warehouse SF** 0 SF

**Notes** Google Fiber Available



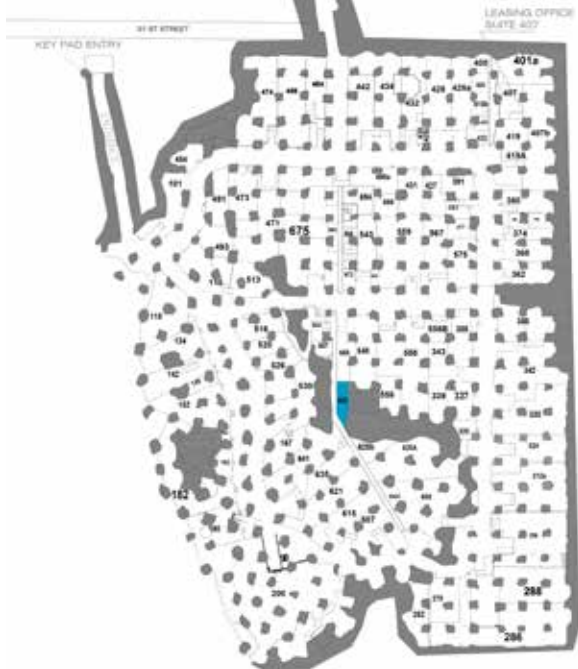
# SUITE 628

<b>Total SF Available</b>	<b>17,947 SF</b>
<b>Office SF</b>	3,806 SF
<b>Warehouse SF</b>	14,141 SF
<b>Dock High Doors</b>	1 (8'x10')
<b>Notes</b>	Google Fiber Available





# SUITE 650

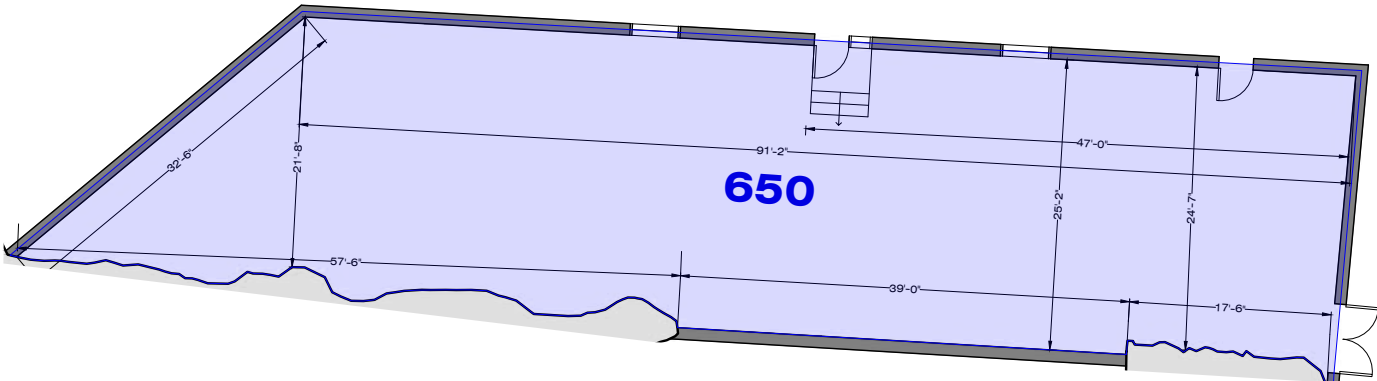


Total SF Available **2,561 SF**

Office SF 0 SF

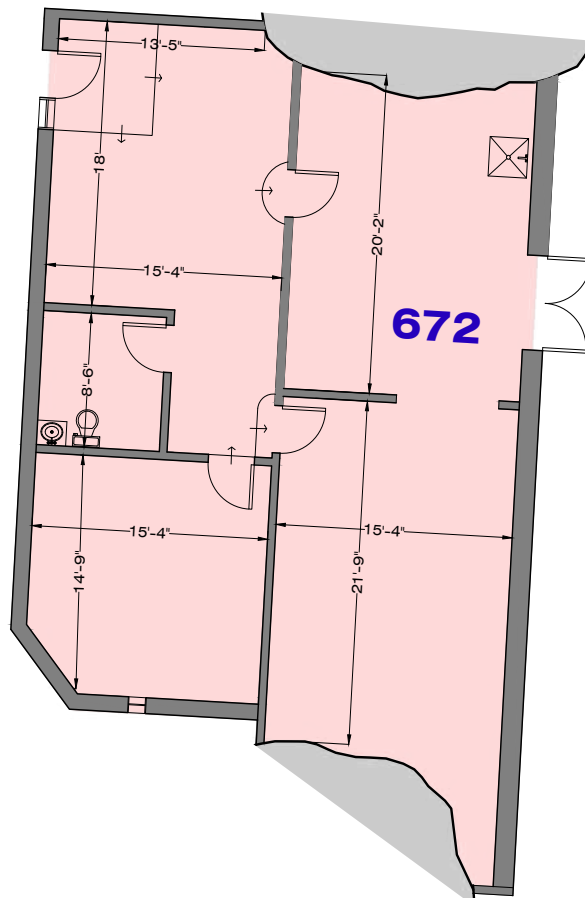
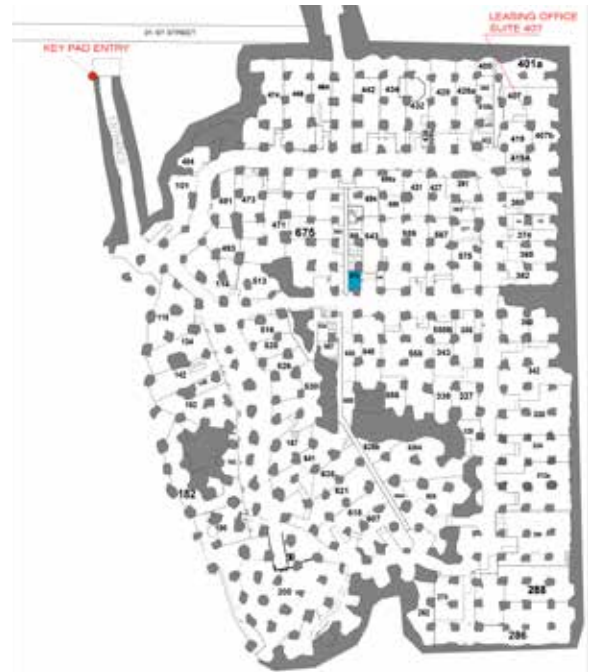
Warehouse SF 2,561 SF

Notes Google Fiber Available

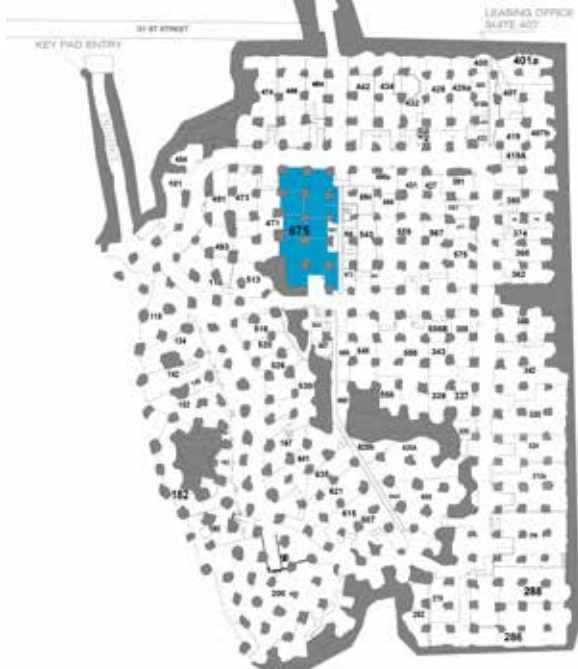


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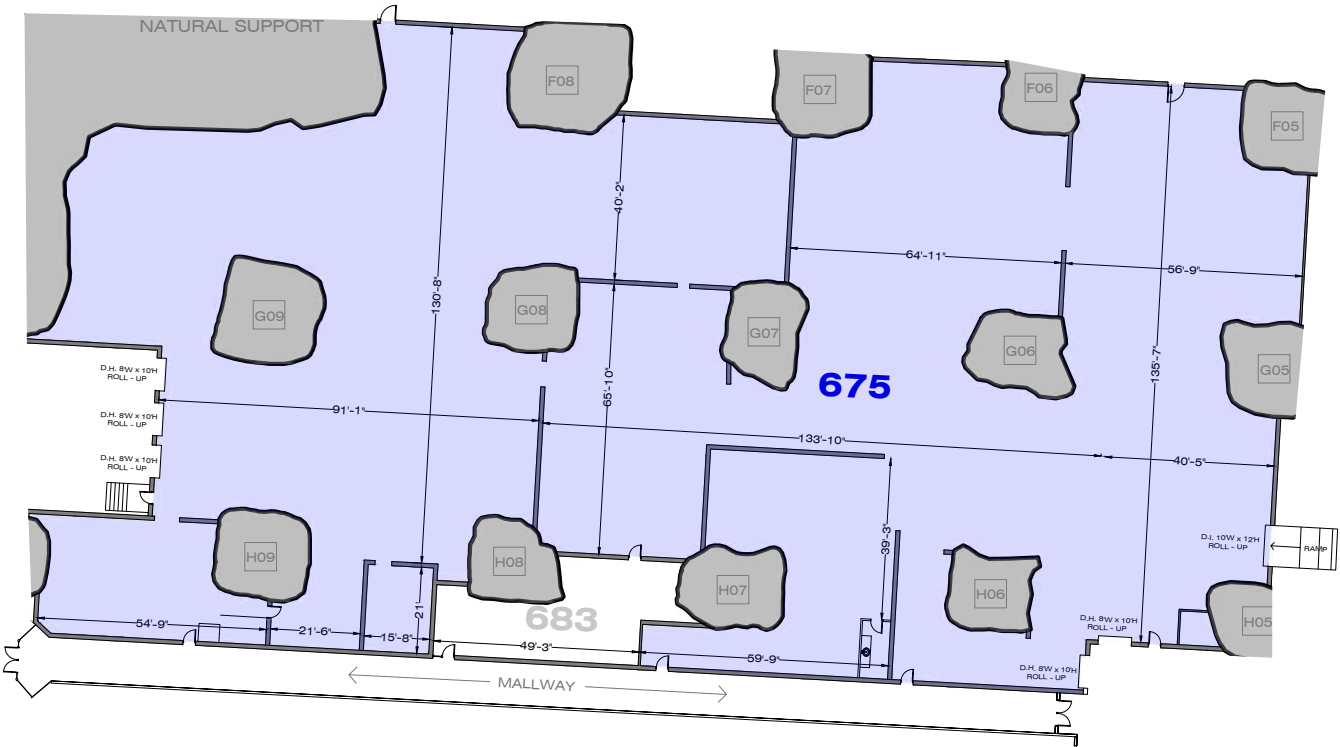
<b>Total SF Available</b>	<b>1,429 SF</b>
<b>Office SF</b>	1,429 SF
<b>Warehouse SF</b>	0 SF
<b>Notes</b>	Google Fiber Available



# SUITE 675

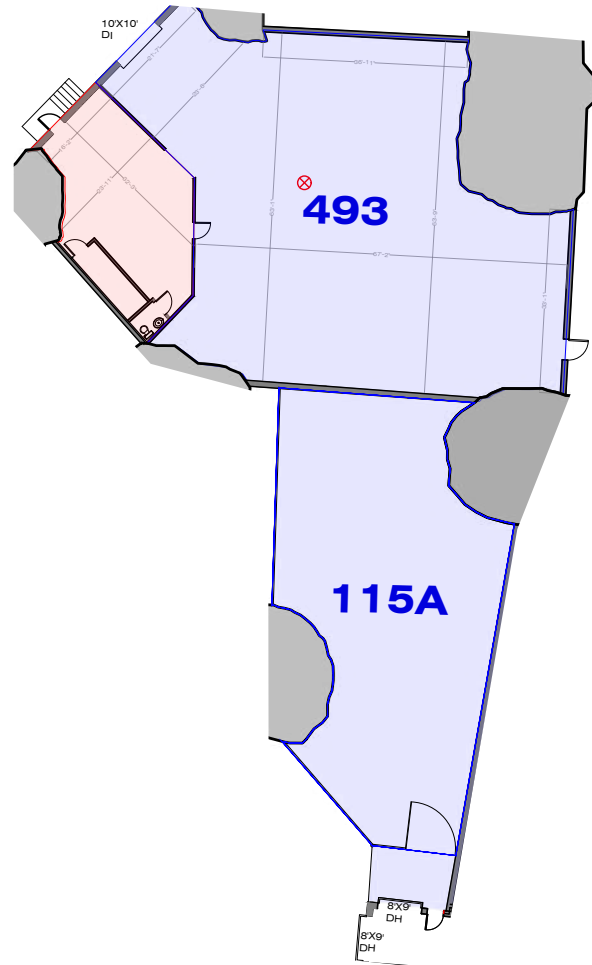
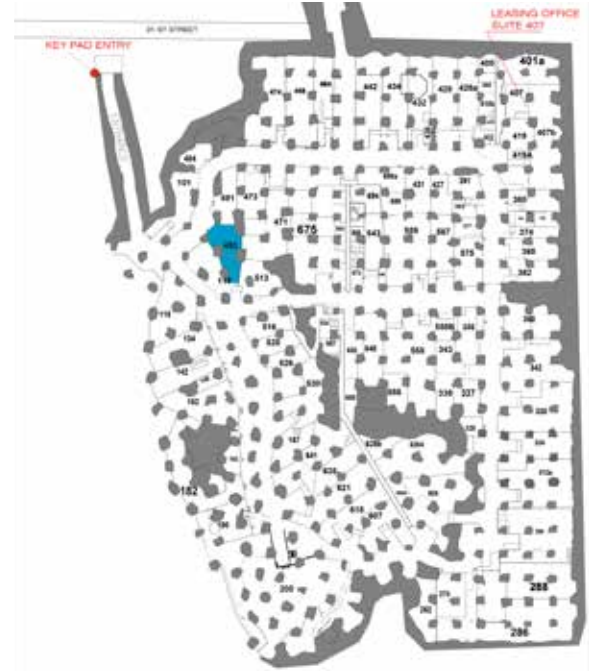


<b>Total SF Available</b>	<b>34,091 SF</b>
<b>Office SF</b>	0 SF
<b>Warehouse SF</b>	34,091 SF
<b>Dock High Doors</b>	5 (8'x10')
<b>Drive In Doors</b>	1 (10'x12')
<b>Notes</b>	Google Fiber Available



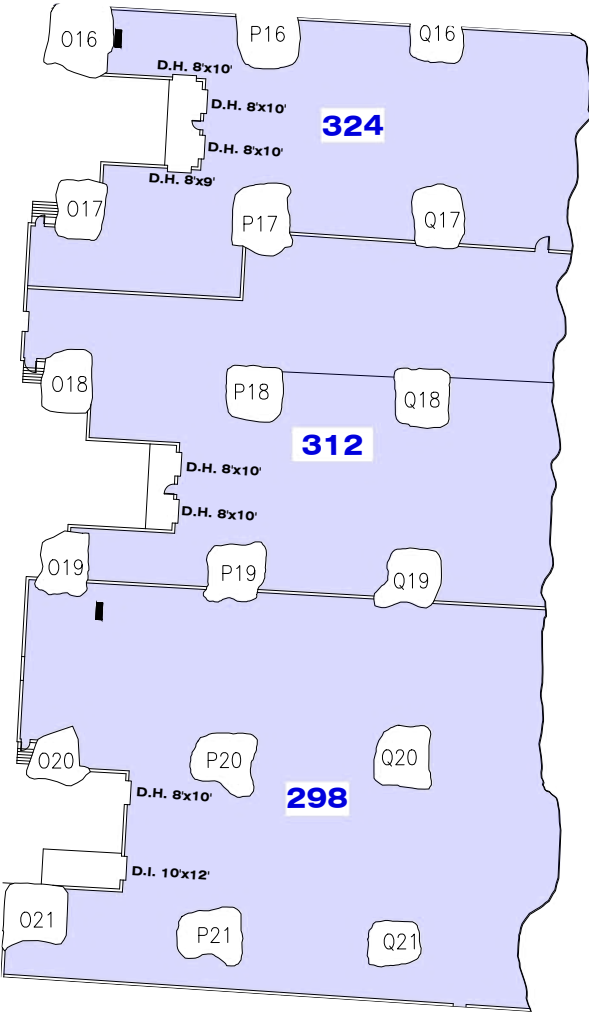
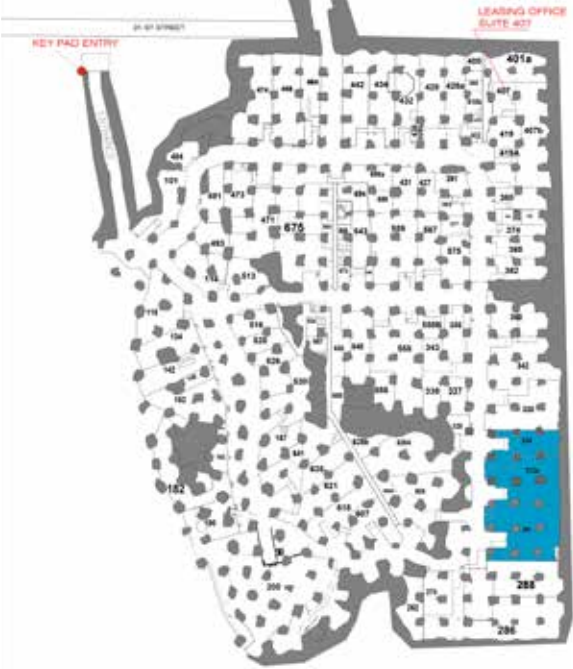
# SUITE 115A, 493

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



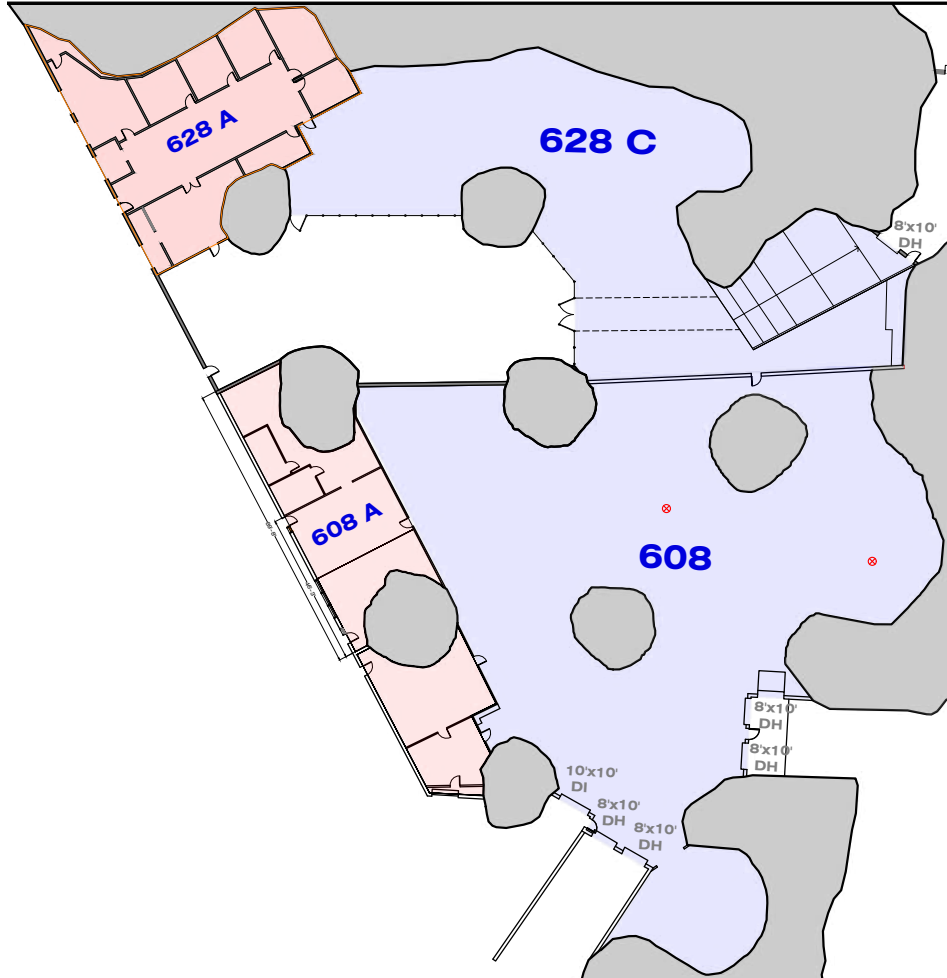
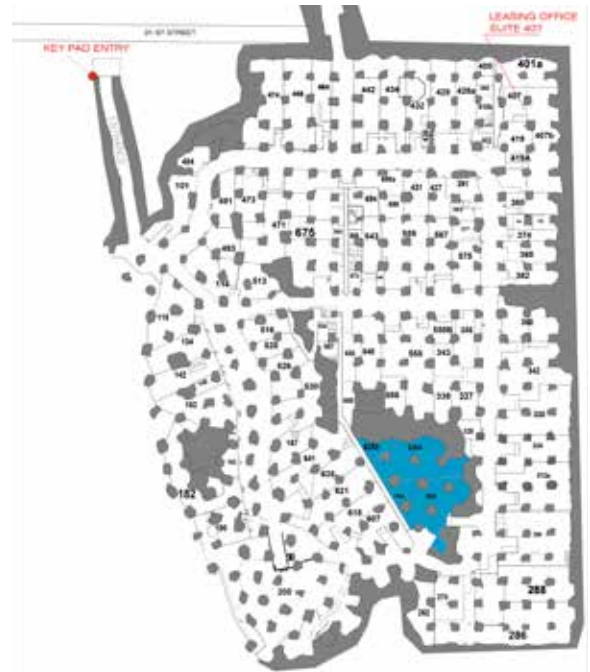
# SUITE 298, 312, 324

Total SF Available	49,852 SF
Office SF	238 SF
Warehouse SF	49,614 SF
Dock High Doors	1 (8'x9') 6 (8'x10')
Drive In Doors	1 (10'x12')
Notes	Google Fiber Available



# SUITE 608, 608A, 628

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





# UNDERGROUND OFFICE & INDUSTRIAL



## LEASING CONTACT

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