

COCINA 47

REDEFINING DINING
ON THE COUNTRY CLUB PLAZA

20'+ CEILING
HEIGHTS

LARGE PATIOS

FLOOR TO
CEILING WINDOWS



604 W 47TH STREET | KANSAS CITY, MO 64112

COCINA 47

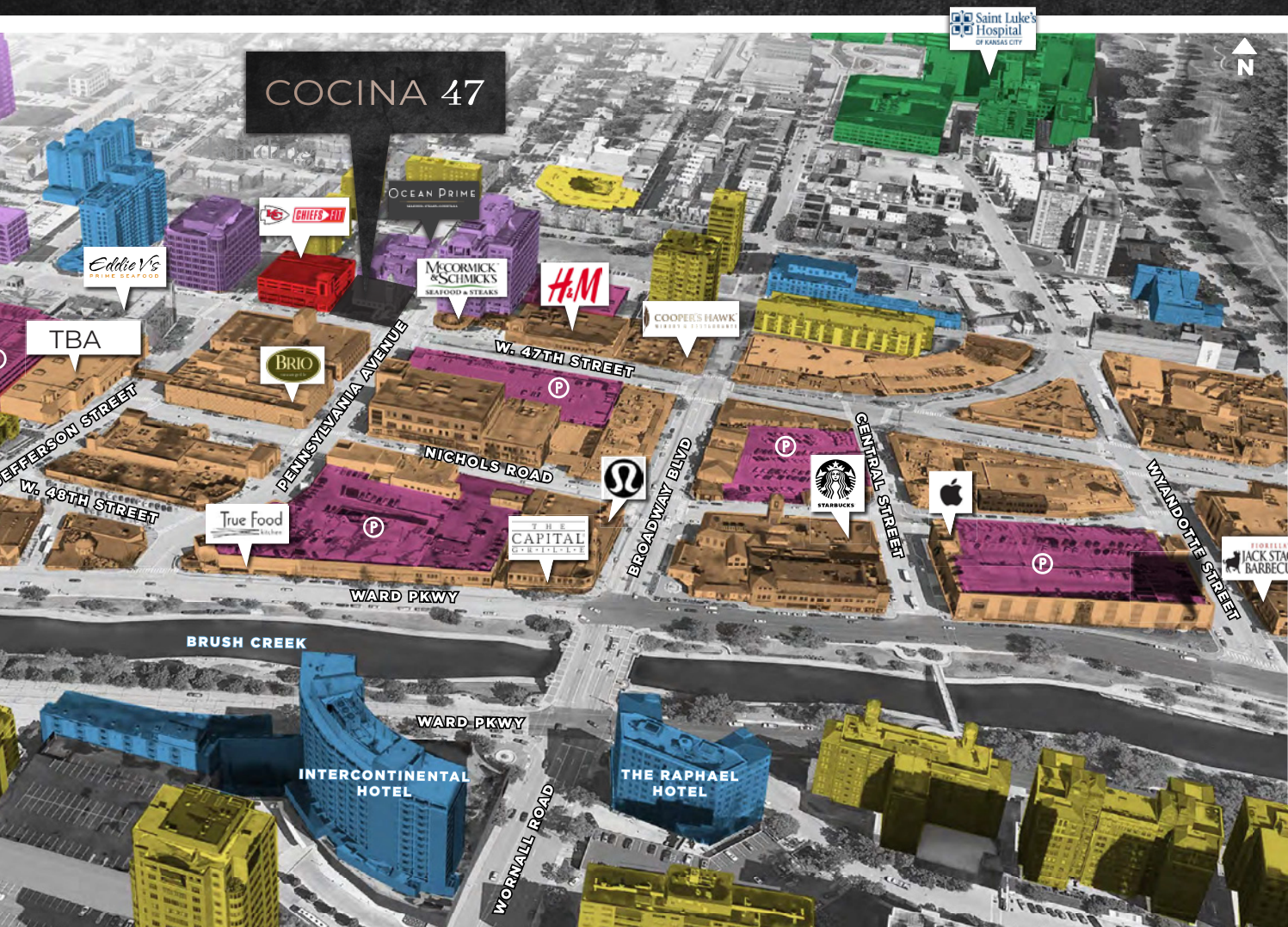
3RD FLOOR
OPEN-AIR PATIO



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COUNTRY CLUB PLAZA LOCATION



Over 2,200 hotel rooms & 4,871 total apartment units within walking distance

Over 20 condominium buildings within walking distance

Nearly 1 million square feet of premium, high-end retail & 3.3 million square feet of Class-A office space

3.3 million square feet of class-a office space

Located within two miles of University of Missouri, Kansas City & Rockhurst University, 25,000+ students

Less than 1/3 mile from KC streetcar main line extension plaza drop-off station, opening in 2025

DEMOGRAPHICS

POPULATION

HOUSEHOLD INCOME

1 Mi. 21,064 3 Mi. 118,866 5 Mi. 274,246

1 Mi. \$112,902 3 Mi. \$107,046 5 Mi. \$95,059

COCINA 47





FIRST FLOOR +
LOWER LEVEL

12,670 SF

SECOND FLOOR

11,950 SF

823 SF Patio

THIRD FLOOR

9,873 SF

2,185 SF Patio

COCINA 47

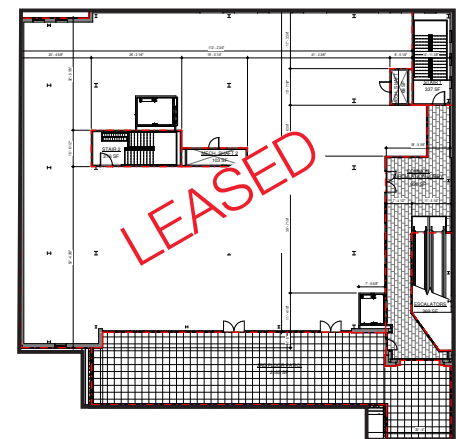
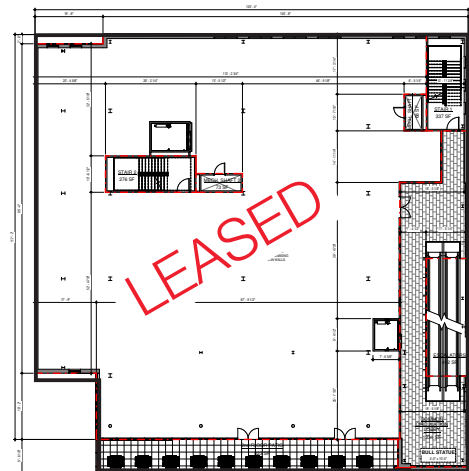
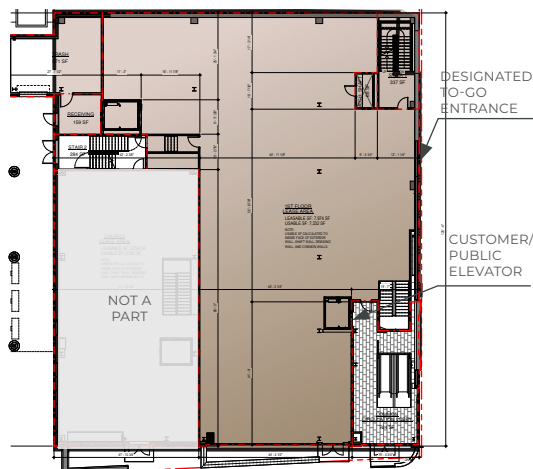
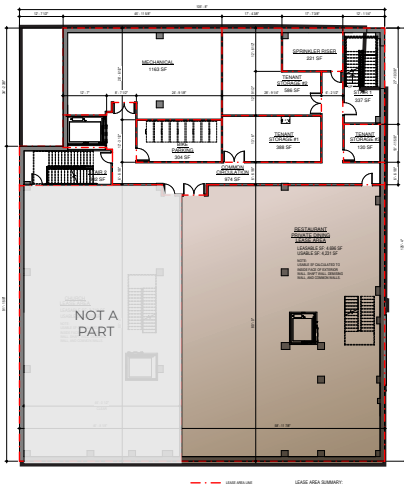
FLOOR PLANS

13'5.5" CEILINGS

20'9.5" CEILINGS

16'2.5" CEILINGS

16' CEILINGS



LOWER LEVEL

FIRST FLOOR

2ND FLOOR

3RD FLOOR

COUNTRY CLUB PLAZA DISTRICT

The Premier Mixed-use
Area in Kansas City

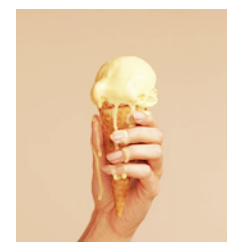
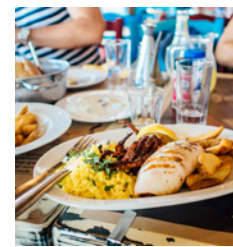
The Country Club Plaza is a 1.3 million SF mixed-use development surrounding the **COCINA 47** building.

Kansas City's premier shopping district comprised of 15 blocks of high-end retail, exclusive boutiques, gourmet dining and Class A office space

\$100 MILLION total restaurant sales volume

25 MILLION TOURISTS spent over \$5.6 BILLION according to Discover Kansas City in 2018 with the Plaza District being the **#1 TOURIST DESTINATION** in the city

Drawing 300,000 people per year, the Plaza Art Fair, one of the **TOP 5 ART FAIRS** in the USA, is planned to make it's in-person return in 2021 and the famous Plaza Holiday Lights, commemorating Thanksgiving with a holiday lighting tradition.



NEW CONSTRUCTION

OPENING 2024



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COCINA 47



KANSAS CITY



A new state-of-the-art \$1.5 billion single terminal airport completed and opened in early 2023



The Downtown Streetcar opened in 2016 and has been a resounding success, surpassing 7 million riders in slightly over 3 years. An expansion to the Plaza/UMKC area received voter approval and has an anticipated completion in 2025.



The overall Kansas City market has sustained steady population growth, growing 8.4% from 2010-2019.



The Kansas City metro cost of living is well below the national average with a cost of living index score of 94.



Total net absorption for the Kansas City office market reached nearly 600,000 SF in 2019.



Home of the 2024 Super Bowl champions and host of the 2026 FIFA world cup.

COCINA 47

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