

COUNTRY CLUB PLAZA OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **Suite 500: 18,372 RSF**
- **Suite 650: 18,212 RSF** - Available 1/1/2025
- New Tenant Lounge and Fitness Center
- Car detailing on site provided by Detail Pro
- Prime location within walking distance to the Country Club Plaza restaurants and retail.
- Secured Parking Structure
- 24 hour access with on-site property management and 24/7 security
- Restaurants and hotels are walking distance from the building with unobstructed views of the Country Club Plaza and Brush Creek.

LEASING CONTACTS

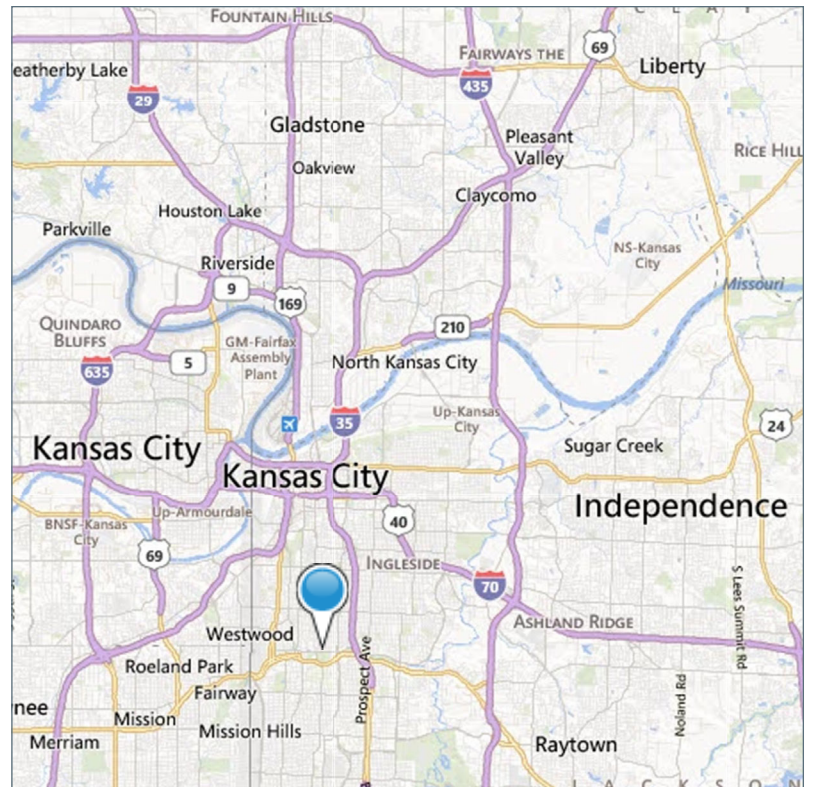
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LISTING INFORMATION

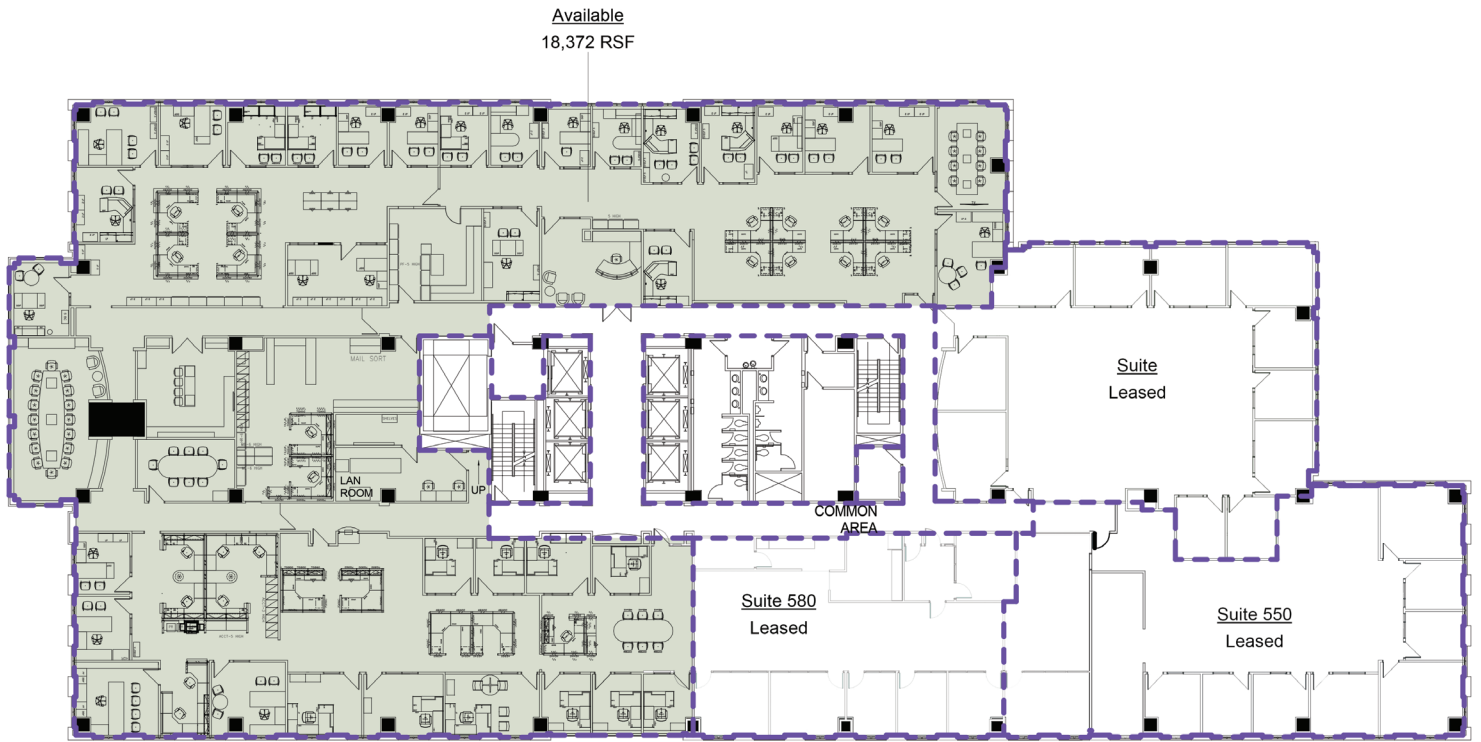
Building Name	Plaza Colonnade
Building Address	4801 Main Street Kansas City, Missouri
Office Tower Size	278,000 +/- RSF
Floor Plate Size	31,000 RSF
Operating Expenses	Base Year
Tenant Finish	Negotiable
Parking	4 per 1,000 SF; Six-story secured parking garage
Elevators	5 passenger elevators 1 designated freight elevator 3 garage elevators
HVAC	Variable Air Volume (VAV) system throughout controlled by computerized Energy Management System (EMS)
Fire & Life Safety	Fully sprinklered building with all fire and life safety systems monitored on a 24-hour basis
Loading Dock	Large covered loading dock for freight deliveries and city delivery vans
Card Access	Card access system controls building access after hours, plus elevator access
Fiber	AT&T and Unite Private Networks
Security	24/7 On-Site Security
Property Management	On-Site Property Manager and Assistant Property Manager by Copaken Brooks
Conferencing Facilities	Available through the Library with special nonprofit rates. Meeting Rooms: 10-45 people Cohen Center: 30-85 people Truman Auditorium: 222-453 people
Amenities	Car detailing on site provided by Detail Pro New Tenant Lounge New Top of the Line Fitness Center

KANSAS CITY, MISSOURI



SUITE 500

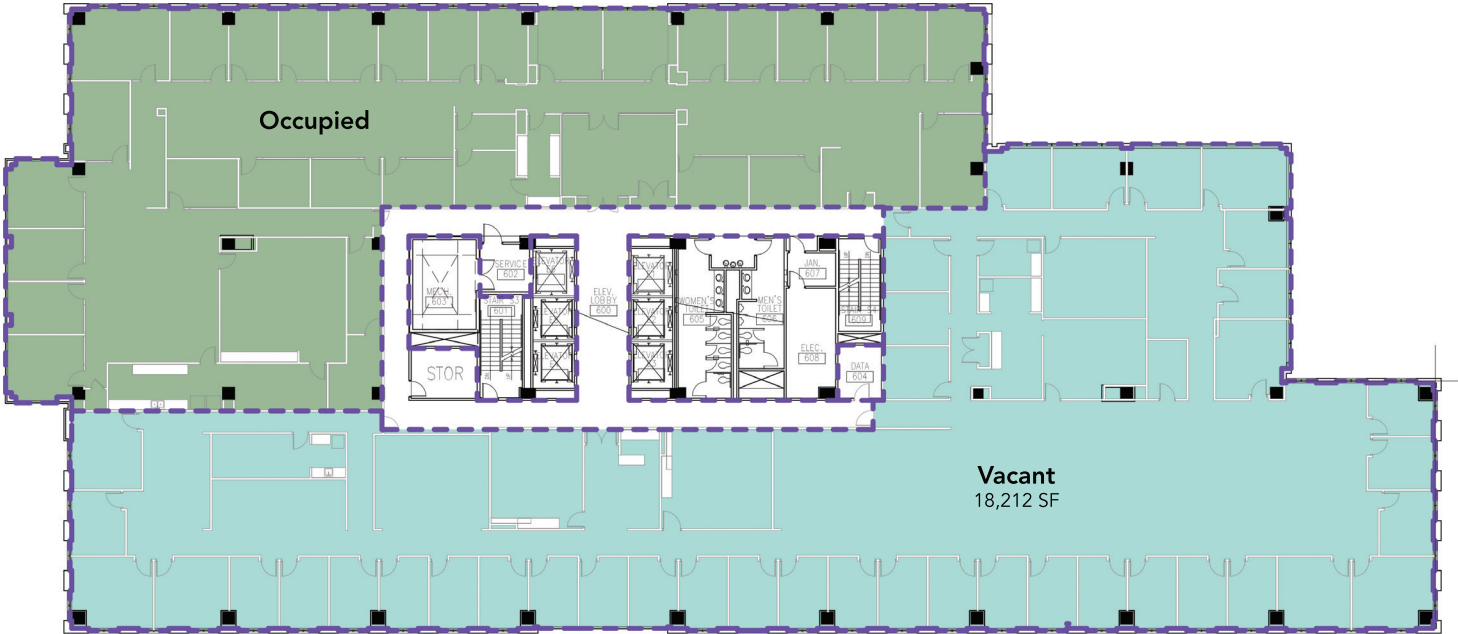
18,372 RSF



SUITE 650

18,212 RSF

Available 1/1/2025



NEW TENANT LOUNGE & FITNESS CENTER



OFFICE SPACE FOR LEASE



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