

ONE

SOUTH  
PLAZA

THIS IS  
STATEMENT SPACE.

A hyper-premium, headquarters-quality opportunity in one of Kansas City's most desirable neighborhoods.

200,000+ SF build-to-suit. Design flexibility to accommodate your brand and work needs.



4901 Main Street | Kansas City, MO  
[www.OneSouthPlaza.com](http://www.OneSouthPlaza.com)

TROPHY DESIGN & EXPERIENCE



This six-story, state-of-the-art, trophy office building is a unique build-to-suit opportunity—perfectly suited for a corporate headquarters. Ideal for companies interested in establishing a bold brand presence and attracting/retaining top industry talent. The building design is flexible and can be tailored to enhance and respond to an organization's specific size or needs.

Located in the coveted South Plaza neighborhood, it is walking distance to numerous local restaurants, a block from the new streetcar line opening in 2025, and a short walk to the Country Club Plaza retail district.

Tenant health and wellness is a priority with energy-efficient mechanical systems equipped with MERV 16 filtration, indoor air quality monitoring and purification, club-quality fitness/locker rooms, and enhanced daylighting including two outdoor tenant terraces.

**Building Size:** 205,155 RSF

**Parking Garage:** 709 spaces (3.4 cars/1,000 SF)

**Signage:** Exterior signage for qualified tenants

**Elevators:** Three elevator cabs with premium finishes

**Amenities:** Two outdoor terraces, fitness center, tenant living room, lounge, conference facility, and grab-n-go.

**Location:** 4901 Main Street, Kansas City, MO

TWO OUTDOOR TERRACES

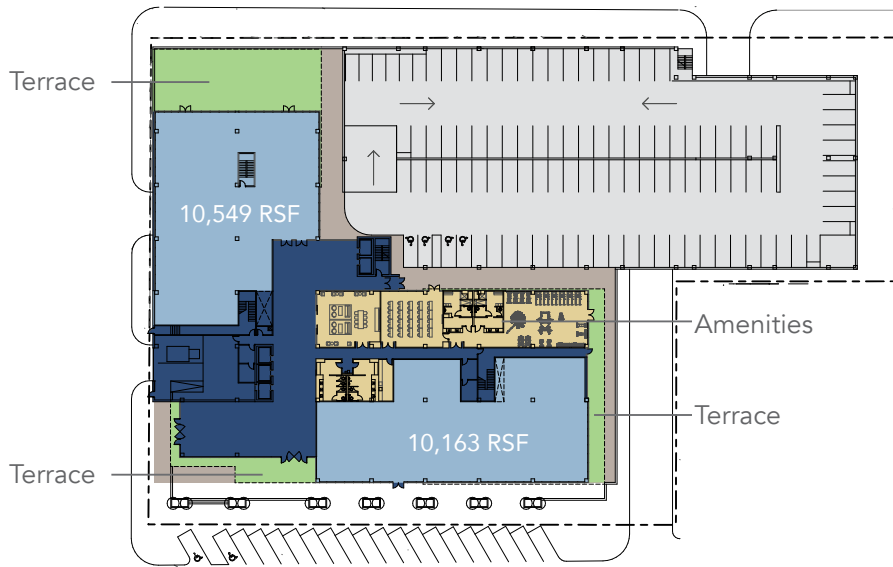
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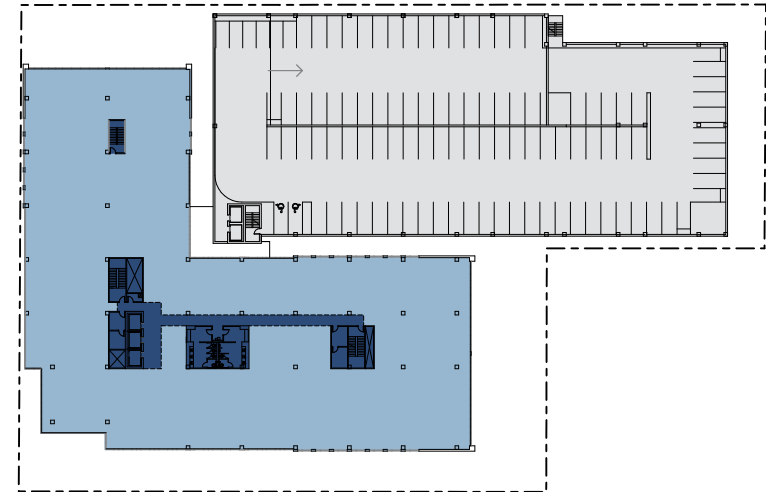


FLOOR PLANS & AVAILABILITY

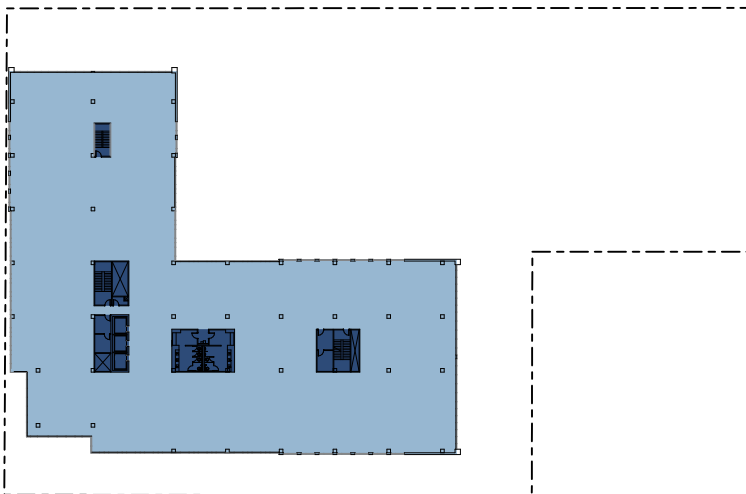
Level 1: 20,712 RSF



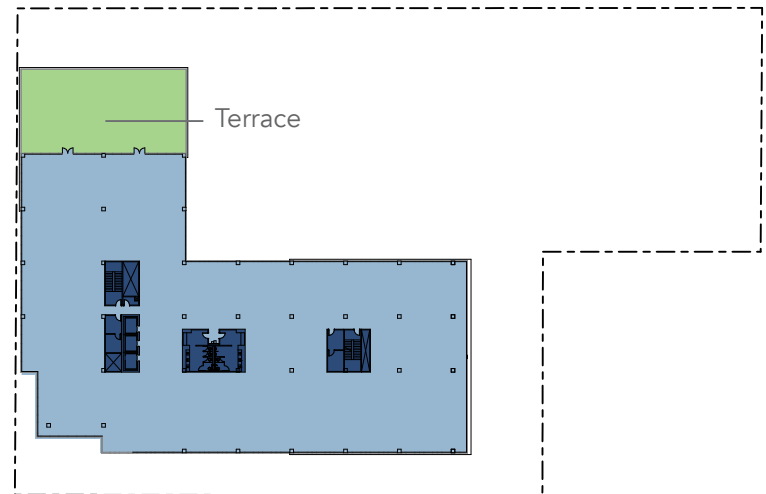
Level 2 & 3: 36,844 RSF



Level 4 & 5: 36,844 RSF



Level 6: 37,067 RSF



# ONE SOUTH PLAZA

## NEIGHBORHOOD & ACCESS



### RESTAURANTS

1. Minsky's
2. Eggcetera
3. Il Centro
4. Blu Hwy
5. Mission Taco
6. 3rd Street Social
7. Andre's
8. The Peanut
9. Prime Sushi
10. Planet Sub
11. SPIN! Pizza
12. Chipotle
13. MIXX
14. Banksia
15. Duck & Roll
16. BRIO
17. Buca di Beppo
18. The Capital Grille
19. The Cheesecake Factory
20. Chuy's
21. Classic Cup Café
22. Cooper's Hawk Winery
23. Fiorella's Jack Stack BBQ
24. Fogo de Chao
25. Gram & Dun
26. The Granfalloon
27. Kona Grill
28. McCormick & Schmick's
29. The Melting Pot
30. O'Dowd's Gastrobar
31. PF Changs China Bistro
32. Potbelly Sandwich Shop
33. Rye
34. Seasons 52
35. Shake Shack
36. Starbucks
37. Stock Hill
38. True Food Kitchen

### RETAIL

1. Apple
2. Lululemon
3. Athleta
4. Coach
5. Kate Spade
6. Kendra Scott
7. Michael Kors
8. Charlie Hustle
9. Moosejaw
10. The North Face
11. Rally House
12. Urban Outfitters
13. Vineyard Vines
14. Made in KC
15. Sephora
16. Tiffany & Co
17. West Elm
18. Tivol Jewelers
19. T-Mobile
20. Warby Parker
21. The UPS Store
22. Whole Foods

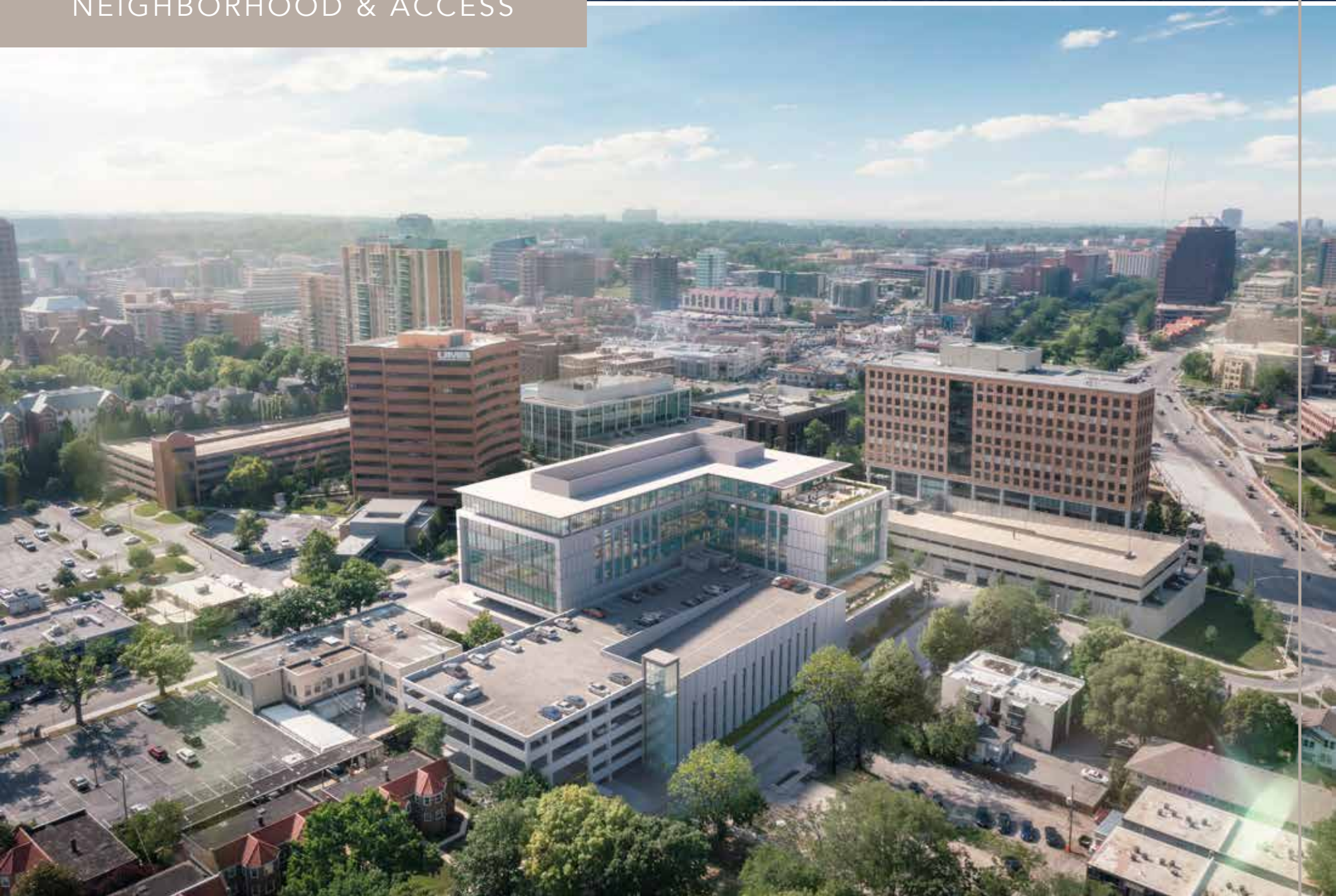
### HOTELS

1. The Fontaine
2. The Intercontinental
3. The Raphael
4. Residence Inn
5. Sheraton Suites



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NEIGHBORHOOD & ACCESS



## LEASING INFORMATION

### LEASING INFORMATION:

**Ryan E. Biery, SIOR**  
Senior Vice President  
ryan.biery@colliers.com  
+1 913 908 7316

**Phil James**  
Senior Vice President  
phil.james@colliers.com  
+1 816 305 8525

**RC Jensen, CCIM**  
Vice President  
rc.jensen@colliers.com  
+1 913 271 2842

### ABOUT THE DEVELOPER:

VanTrust Real Estate was founded in 2010 as a full-service real estate development company with a regional emphasis and a national reach. We provide a full spectrum of real estate services to our clients and capital partners, including acquisition, disposition, development, development services, and corporate services. Product types include office, industrial, multifamily, science + technology and mixed-use. We show up to measure our performance based on our collective success and to exceed all stakeholders' expectations in every way.

Developing with a Difference encompasses much more than finding the right property or building a successful project. Our core mission is to serve as responsible stewards to the communities we operate in. Our diverse team is made up of development experts, backed by the ownership and capital base associated with the Van Tuyl Group. We listen, process what we hear, then present solutions based on our expertise that will generate the greatest value while minimizing risk. For VanTrust, it's about more than transactions; our goal is to deliver developments that become part of the community's fabric and strengthen it.

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