



# Midtown's Largest Mixed-Use Space

16+ Acres at 39th & McGee



Brain Group presents Park 39, the largest mixed-use development in the heart of Midtown Kansas City. With the historic former campuses of Westport Middle School and Westport High School as the anchors, Park 39 is poised for growth and revitalization with a renewed sense of vibrancy. It is centrally located close to downtown Kansas City, area museums, the Country Club Plaza, the Kansas City Streetcar system and to the network of streets and highways for easy access. Park 39 offers a live, work and play environment that embraces the community's deep roots while creating a multifaceted, diverse and more sustainable neighborhood for the future.

LEASING INFORMATION:

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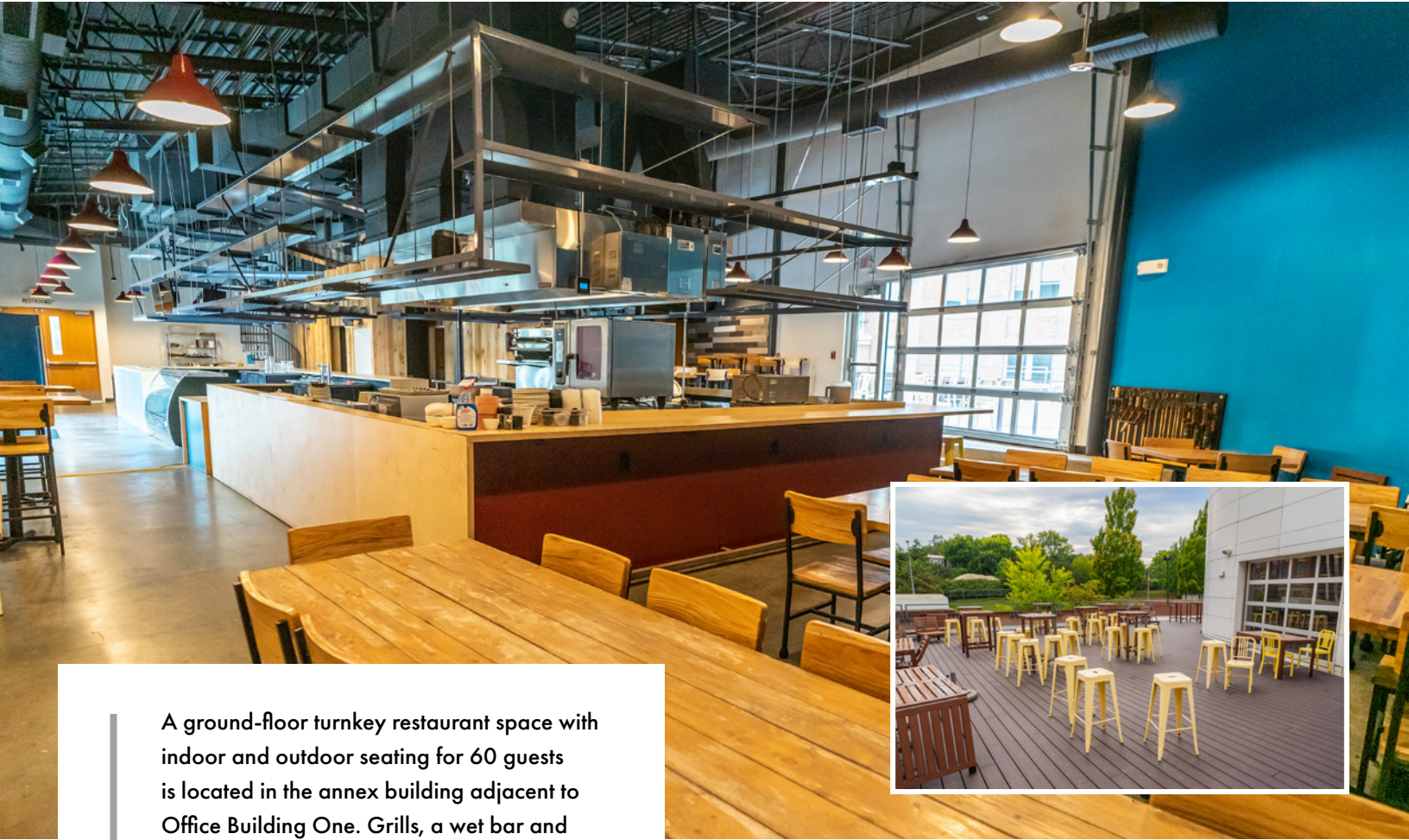
The former Westport Middle School features 163,000 square feet of space across seven stories, one of the premier commercial space locations in Midtown. This commercial space combines art deco aesthetics with smart technology and flexible leasing options from 100 square feet to 50,000 square feet.

Square Footage	500 to 50K available
Rates	\$25 SF full-service
TI	Negotiable
Parking	3.5 spaces per 1K SF
Lease Terms	1 to 5-year term
Signage	Negotiable



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A ground-floor turnkey restaurant space with indoor and outdoor seating for 60 guests is located in the annex building adjacent to Office Building One. Grills, a wet bar and coffee bar, storage, and walk-in refrigeration and freezer units are included.

Square Footage	3,500
Rates	\$30 SF full-service
TI	Negotiable
Lease Terms	1 to 5-year term
Signage	Available





Located next to the future Park 39 Residences, this commercial space offers two, 10,000-square-foot plates that are ideal for large business users. Located in a former school library, the spaces feature smart technology, 14-foot-high ceilings and an abundance of natural light from dozens of windows.

Square Footage	5K-20K SF
Rates	Full Service
TI	Negotiable
Parking	4 spaces per 1K SF
Lease Terms	3 to 5-year term preferred
Signage	Available



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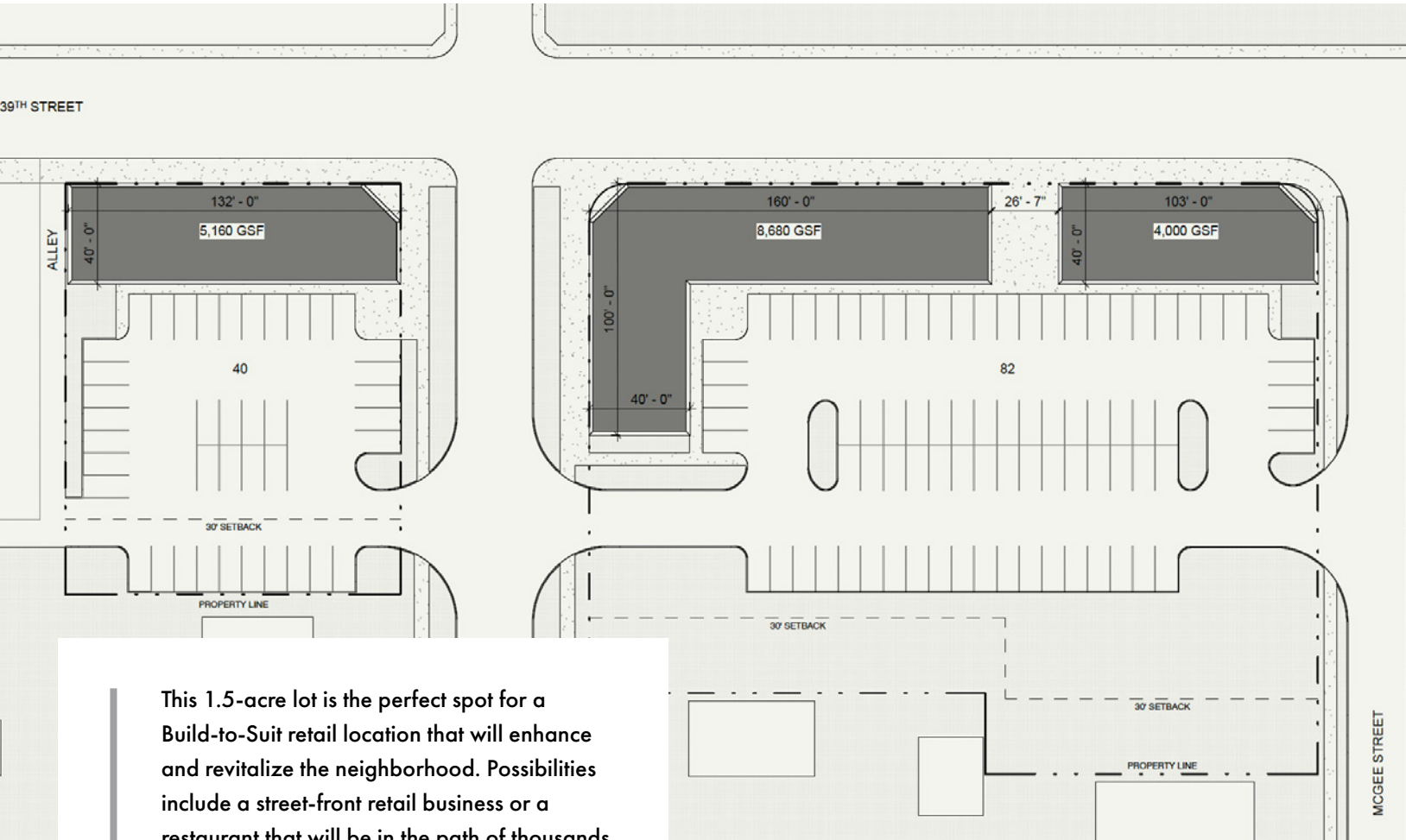


This former convenience/package store is zoned for drive-through service off 39<sup>th</sup> Street, a rarity in this area of Midtown. Negotiable rate and perfect for a maverick and visionary entrepreneur for this prime 3,500-square-foot building.

Square Footage	11.5 acres
Rates	Negotiable
TI	Negotiable
Parking	Negotiable
Lease Terms	Negotiable
Signage	Negotiable



# Lot 5/Retail Building 5



This 1.5-acre lot is the perfect spot for a Build-to-Suit retail location that will enhance and revitalize the neighborhood. Possibilities include a street-front retail business or a restaurant that will be in the path of thousands of commuters and office tenants and apartment and neighborhood residents.

Square Footage	2 x 10K SF Plates
Rates	Negotiable
TI	Negotiable
Parking	5 per 1K
Lease Terms	5 to 10-year term
Signage	Negotiable



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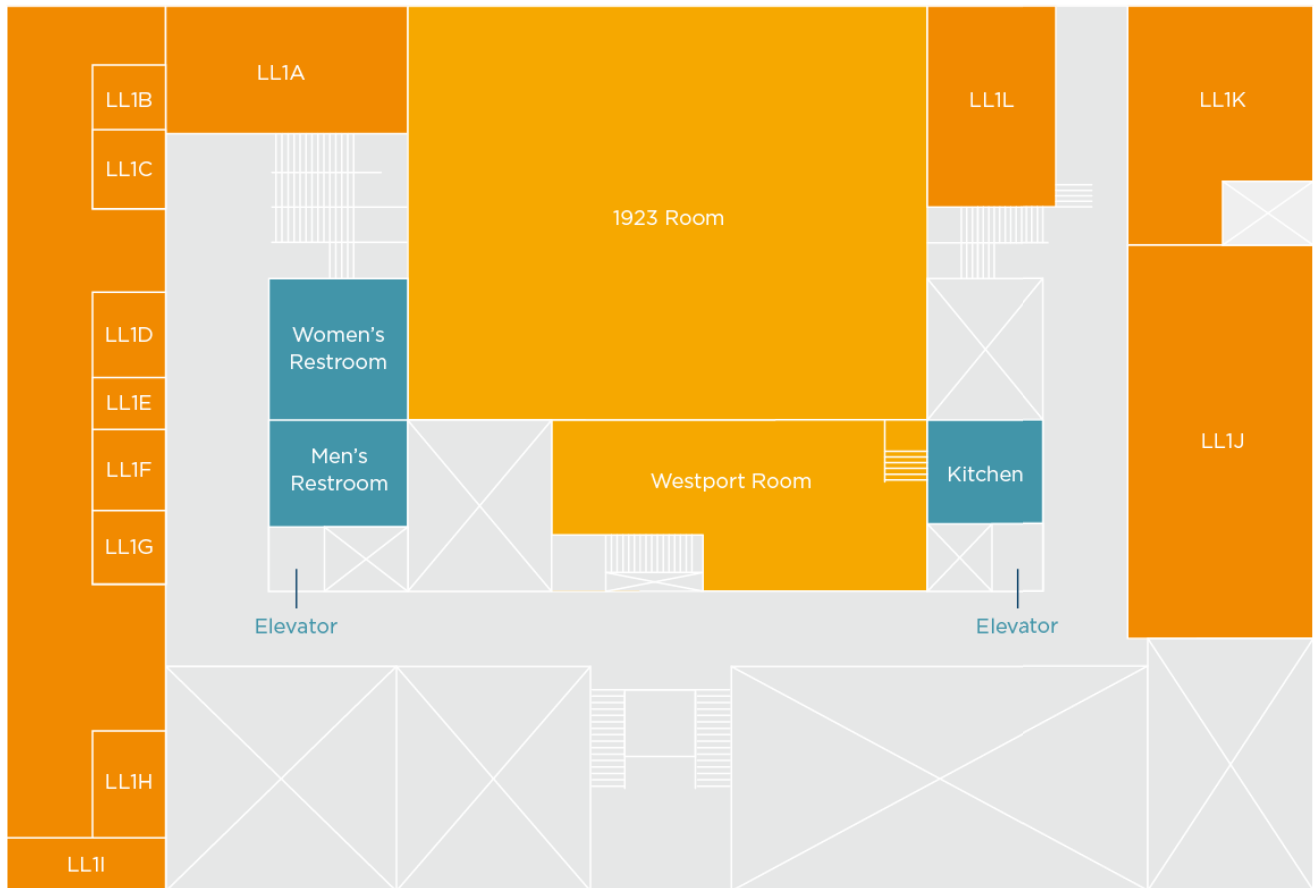
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Lower Level Two

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space



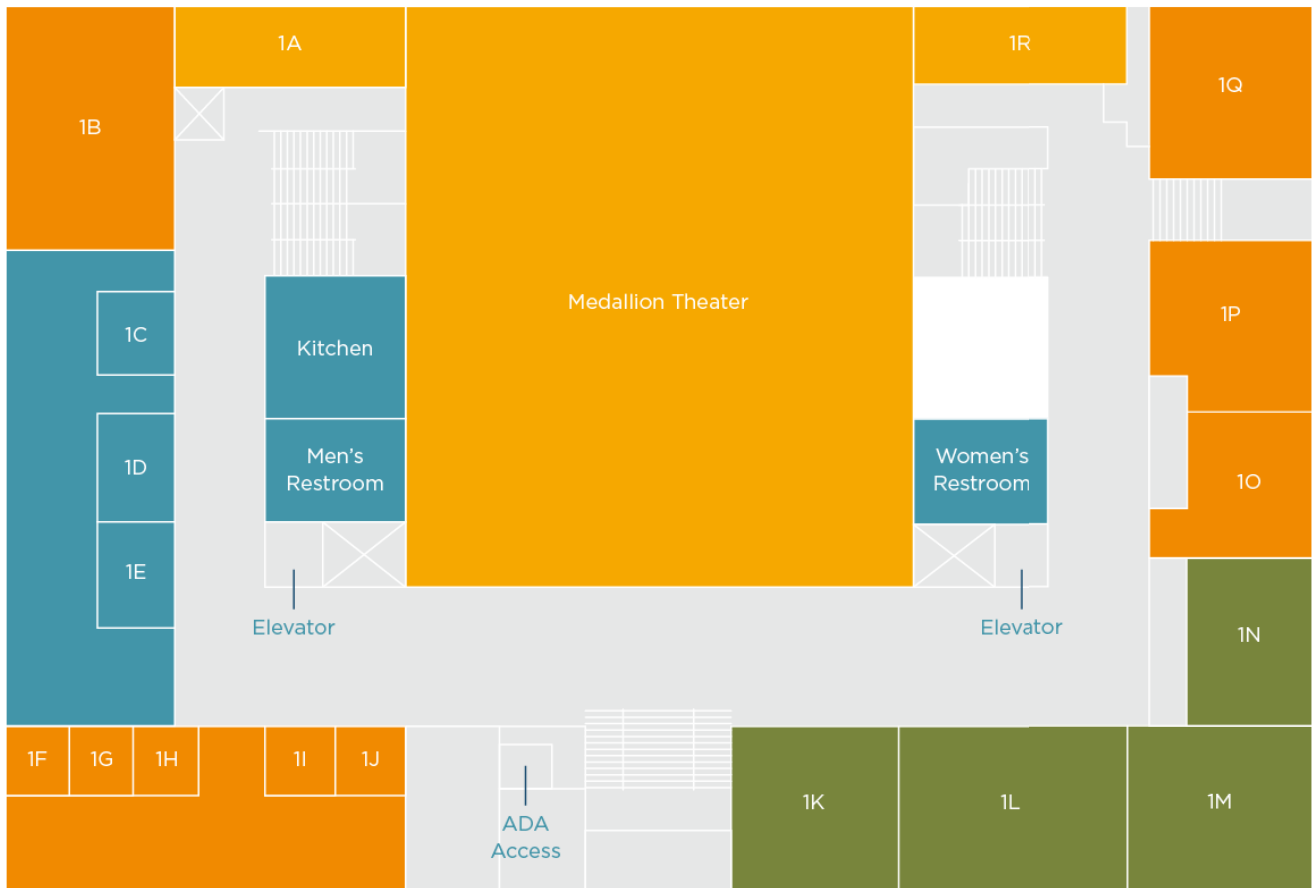


Lower Level One

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space



# Office Building 1 Floorplans



## First Floor

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space



# Office Building 1 Floorplans



## Second Floor

- Private Offices/Desks
- Conference Room
- Event Space
- Shared Space



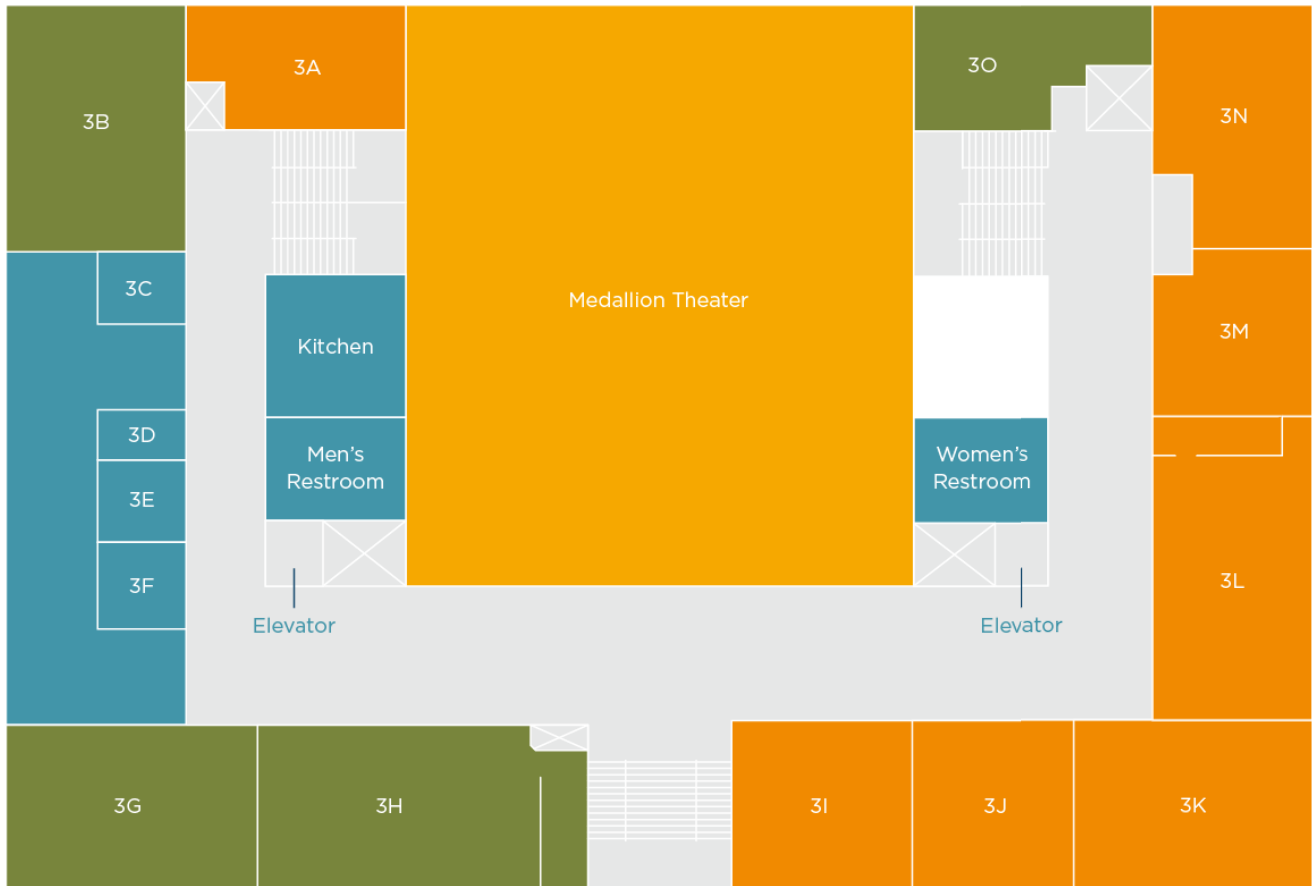
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# Office Building 1 Floorplans



## Third Floor

- Private Offices/Desks
- Conference Room
- Event Space
- Shared Space



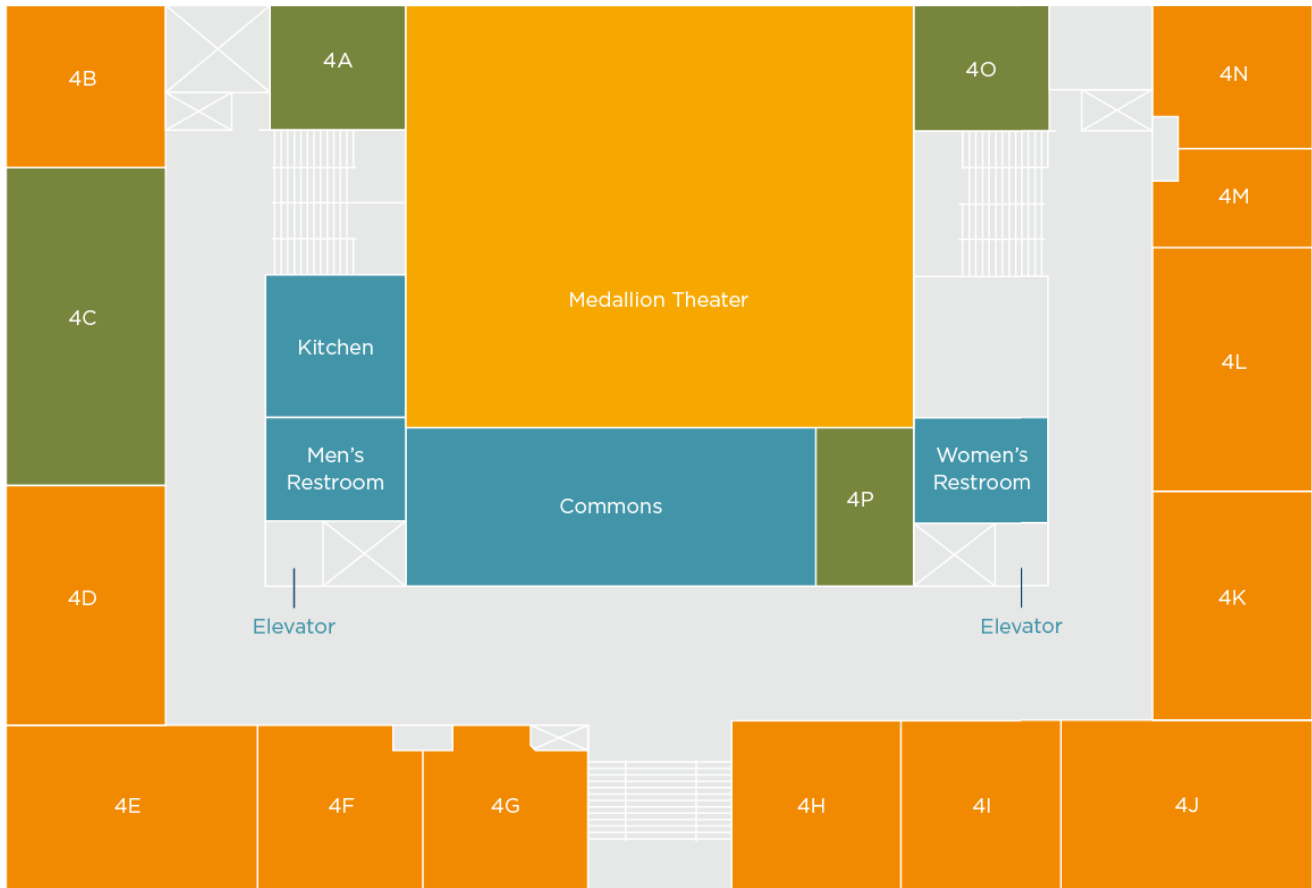
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# Office Building 1 Floorplans



## Fourth Floor

- Private Offices/Desks
- Conference Room
- Event Space
- Shared Space

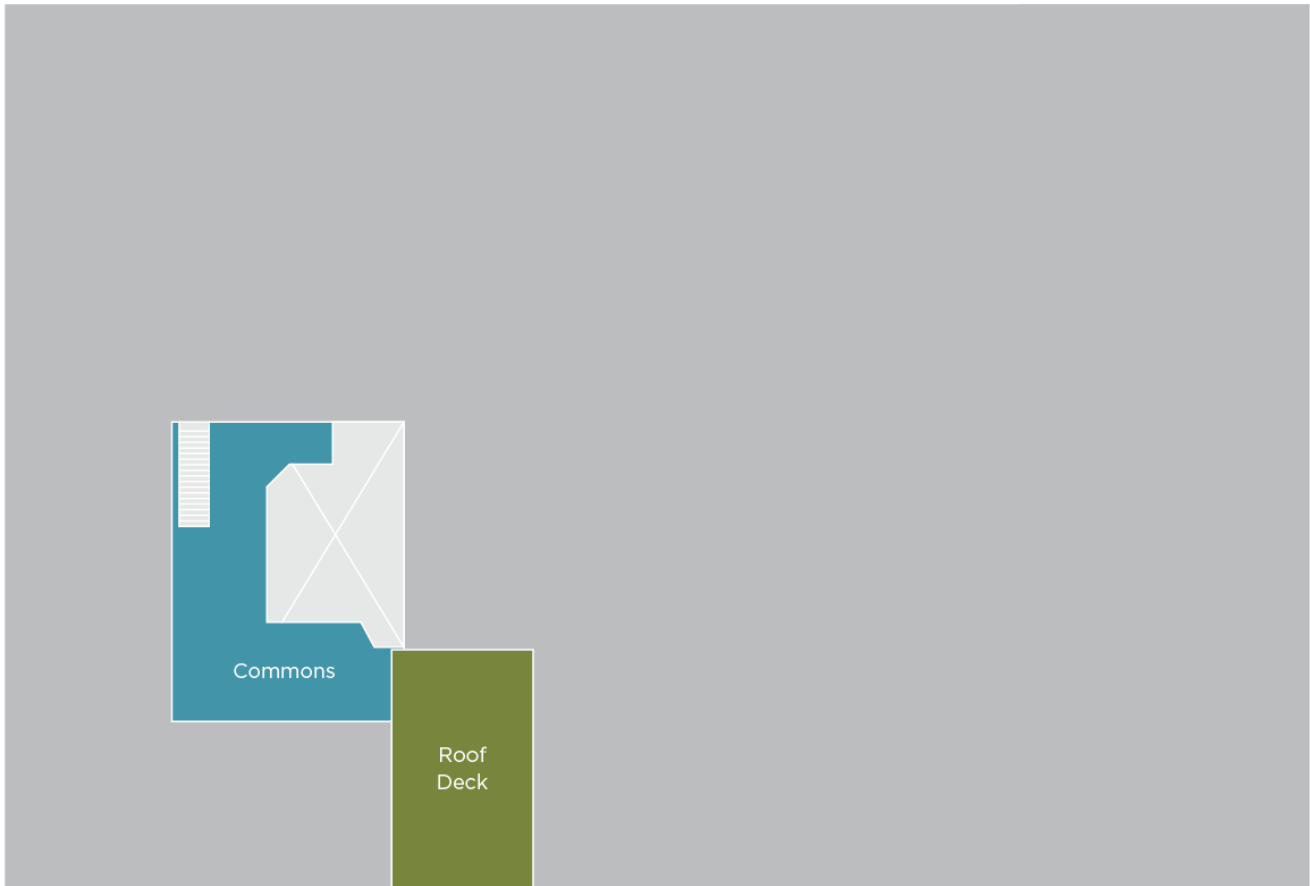




Fifth Floor

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space

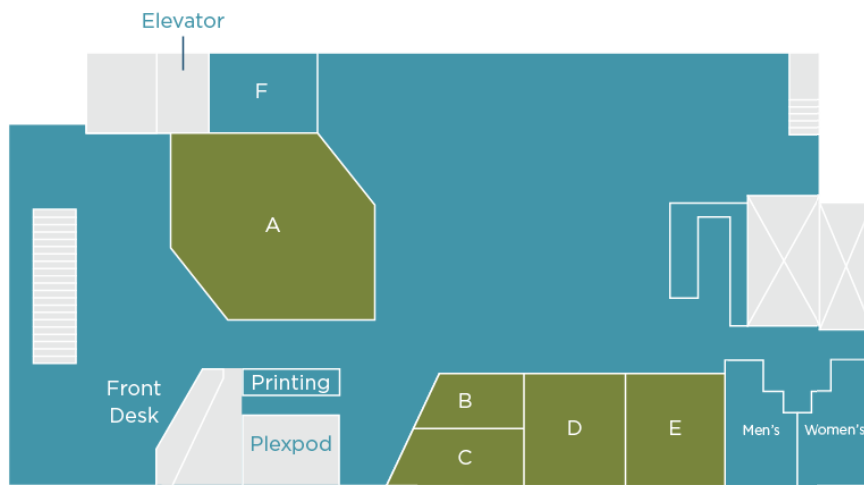




### Penthouse & Roof

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space

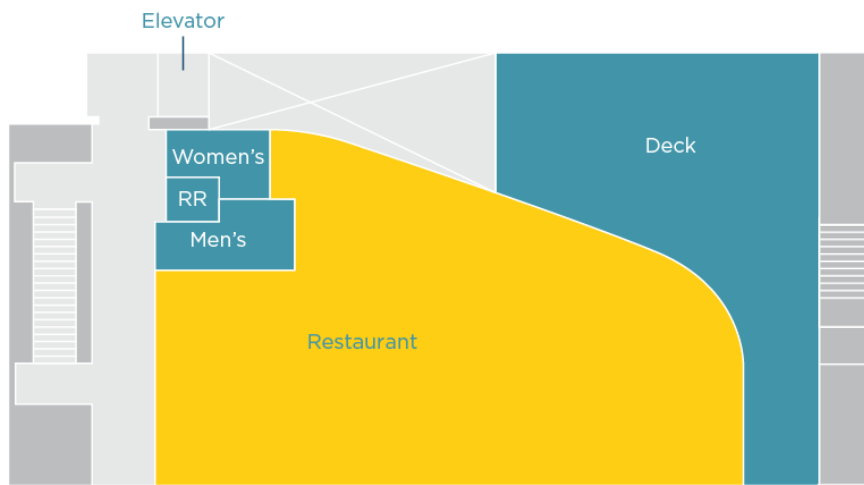




Annex - First Floor

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space





## Annex - Second Floor

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space

