



# 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.

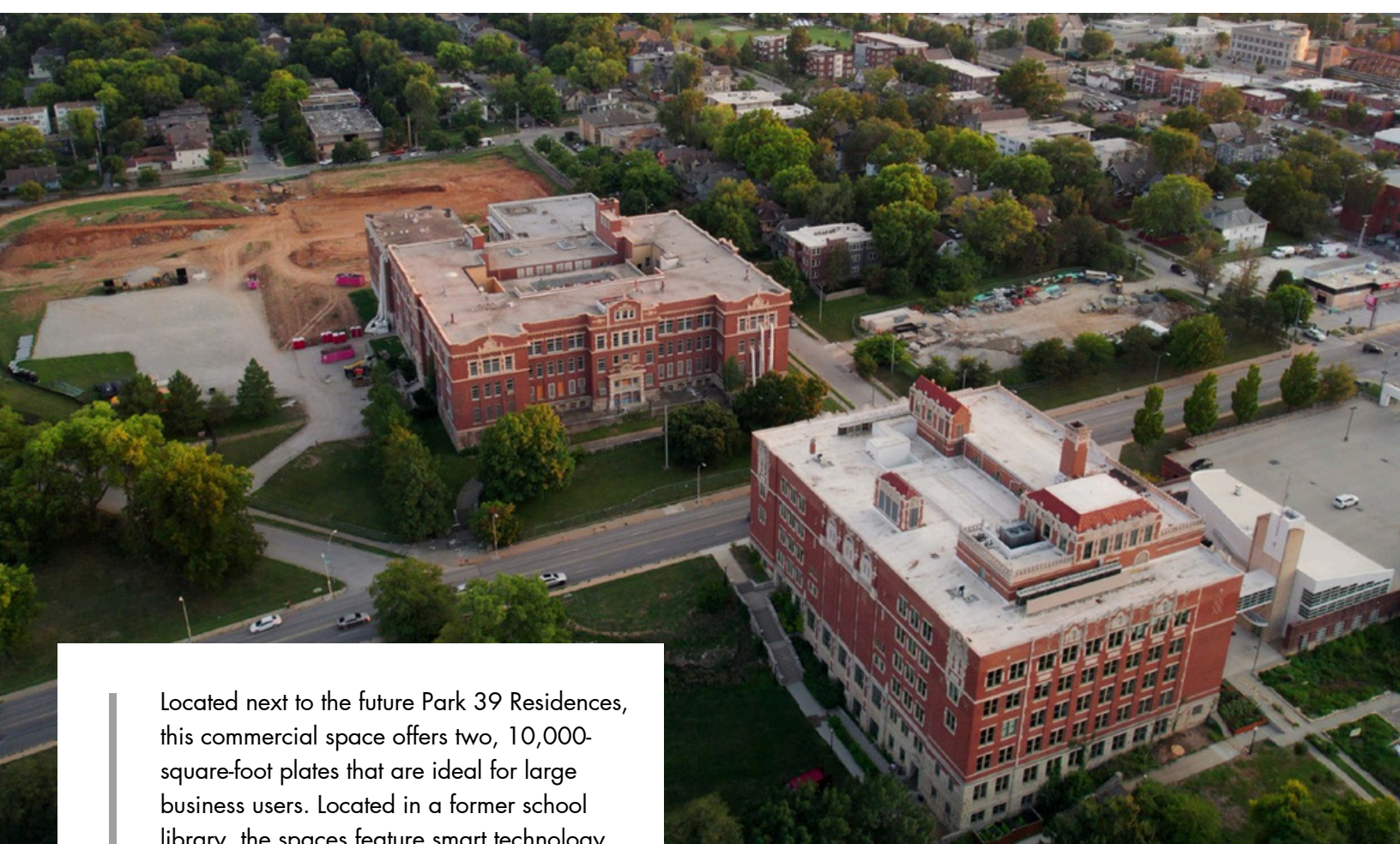
Square	500 to 3K SF available
Footage Rates	\$30 SF full-service
TI	Negotiable
Parking	3.5 spaces per 1K SF
Lease Terms	1 to 5-year term
Signage	Negotiable



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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.

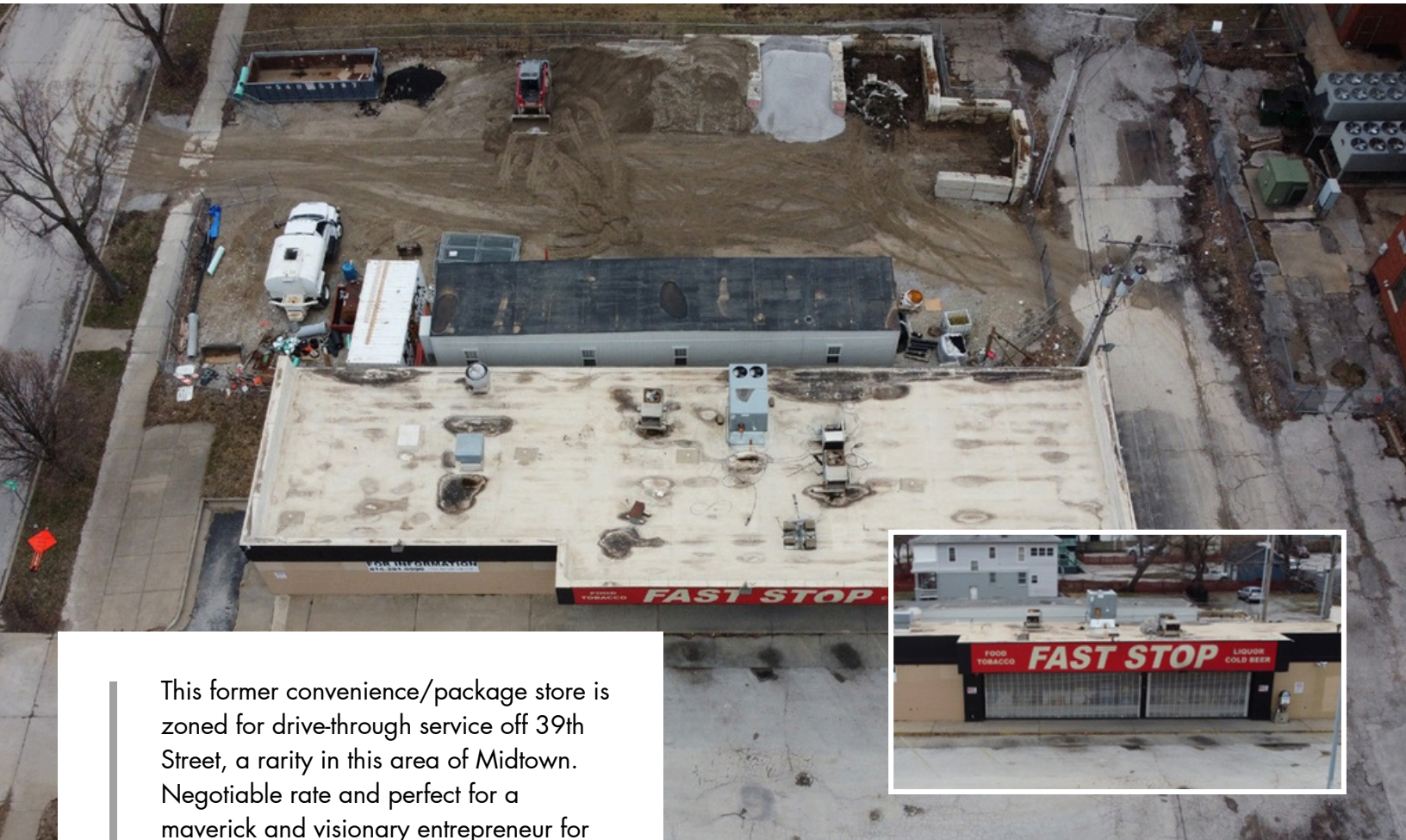
Square	5K-20K SF
Footage Rates	Full Service
TI	Negotiable
Parking	4 spaces per 1K SF
Lease Terms	5-10 year term preferred
Signage	Available



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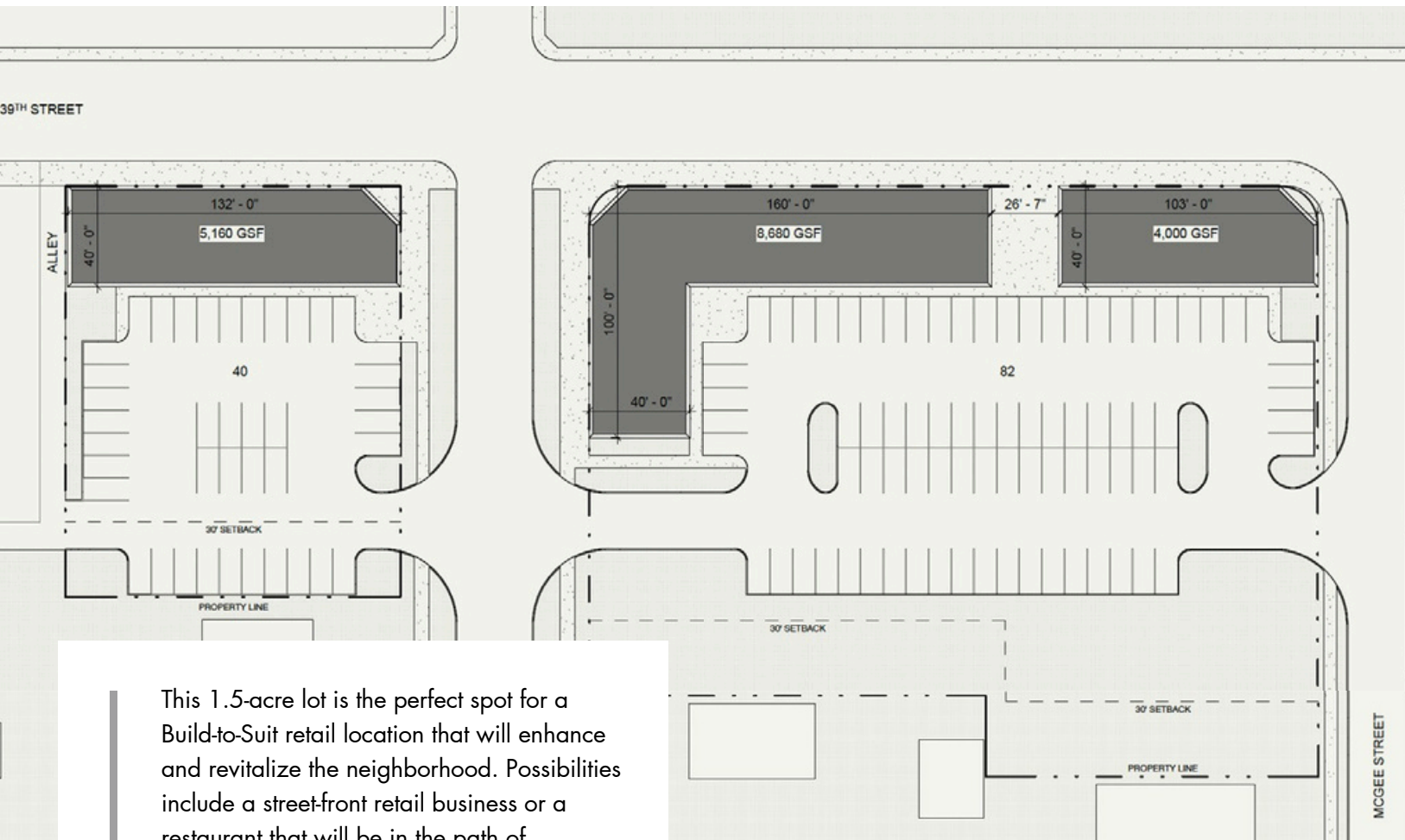
This former convenience/package store is zoned for drive-through service off 39th Street, a rarity in this area of Midtown. Negotiable rate and perfect for a maverick and visionary entrepreneur for this prime 3,545 -square-foot building.

Square	1.5 acres
Footage Rates	\$21/SF, NNN
TI	Negotiable
Parking	Negotiable
Lease Terms	Negotiable
Signage	Negotiable



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



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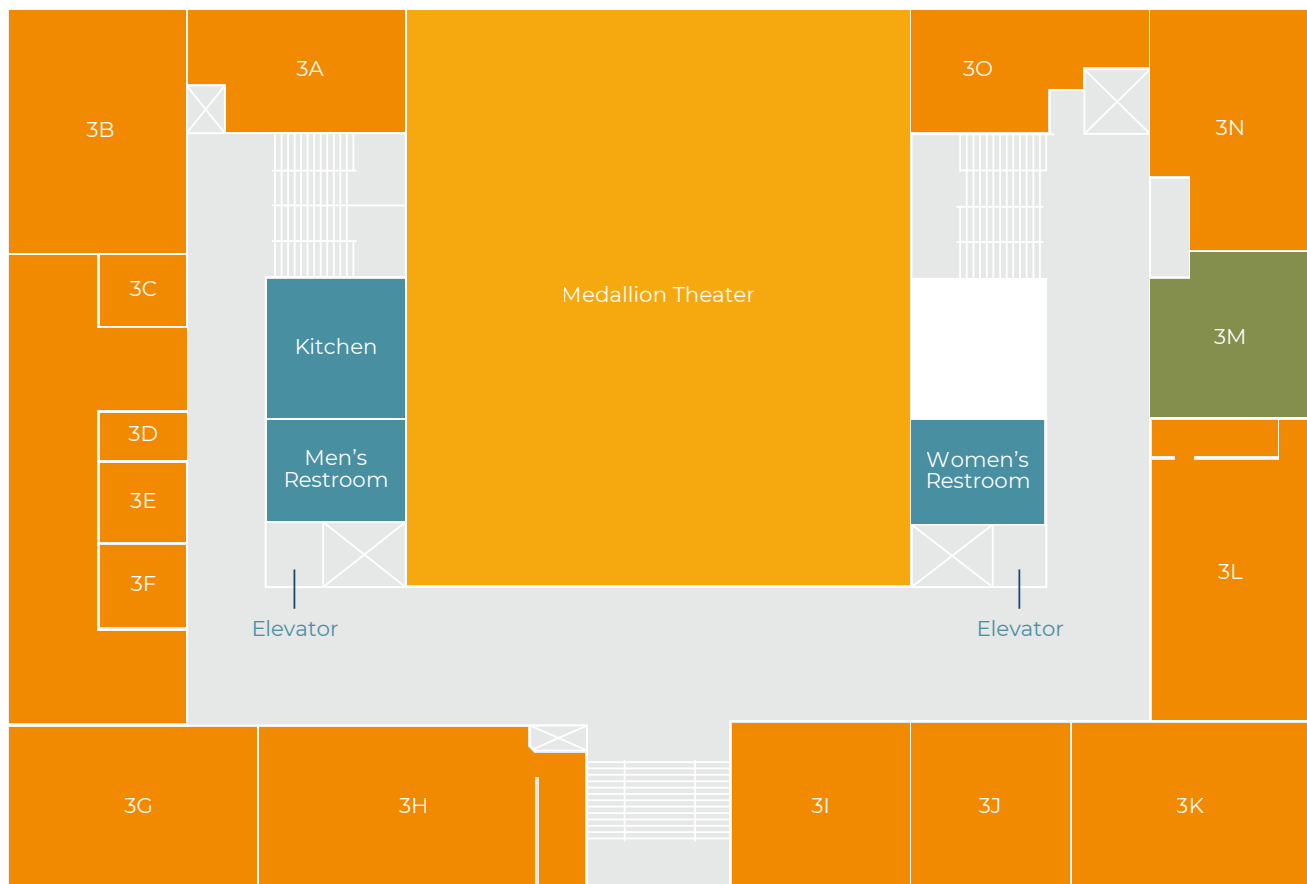
## Lower Level Two

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



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3H | 1,200 SF  
Available for  
Lease

## Third Floor

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



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