

## COUNTRY CLUB PLAZA OFFICE SPACE FOR LEASE



### SPACE HIGHLIGHTS

- **Suite 550: 5,499 SF**
- **Suite 650: 13,581 RSF**
- 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

**MOLLY CRAWFORD MUNNINGHOFF**  
P (816) 701-5013  
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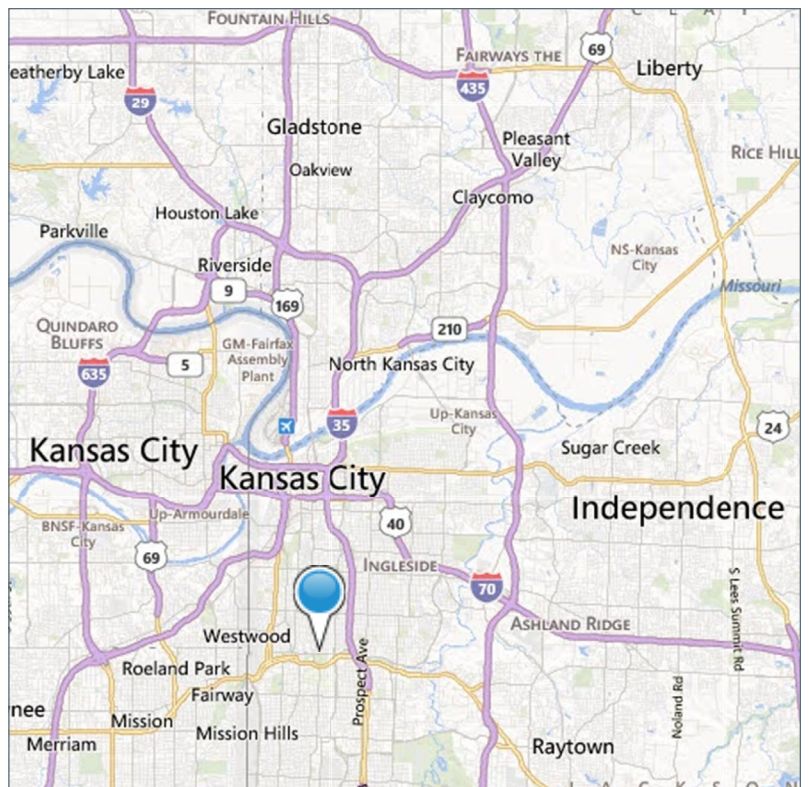
**JOHN D. COE, SIOR, CCIM**  
P (816) 701-5064  
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## LISTING INFORMATION

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



# KANSAS CITY, MISSOURI





# SUITE 550

5,499 RSF



# SUITE 650

13,581 RSF



LOUNGE AND FITNESS CENTER

# NEW TENANT LOUNGE & FITNESS CENTER









# OFFICE SPACE FOR LEASE



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