

PLAZA COLONNADE
4801 MAIN
KANSAS CITY, MISSOURI 64112



Location: Located on the Country Club Plaza (the world renowned shopping and entertainment district), Plaza Colonnade is situated at the corner of Ward Parkway and Brookside Boulevard in Kansas City, Missouri

Total Project Size: Approximately 320,000 SF

Office Tower: Approximately 270,000 USF

Floor Plate Size: 31,000 SF each

Rentable Factor: Fourteen and One-Half Percent (14.5%)

Availability: 2,643± RSF - 6,825± RSF
 *Excellent views of Brush Creek

Rental Rate: \$29.00 PRSF average on a full-service basis

Operating Expenses: Base Year

Tenant Finish: Negotiable

Elevators: Five (5) passenger elevators
 One (1) designated freight elevator
 Three (3) garage elevators

HVAC: Variable Air Volume (VAV) system throughout controlled by computerized Energy Management System (EMS)

Fire and 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

Parking: Approximately 4 spaces per 1,000 RSF occupied are available to tenants at a rate of \$65.00 per space per month.

Floor Load: 100 pounds PSF non-reduced on the interior and 100 pounds PSF reduced on the exterior

Ceiling Height: 9'0" throughout tenant space

Amenities: Numerous restaurants and hotels are just a short walk from the building

The Plaza also offers tenants the opportunity to do their shopping at lunch or after work without having to drive

Unobstructed views of the Plaza and surrounding areas

Virtually column-free office space

Co-Developed By:



For information, please contact:

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