

FOR LEASE > OFFICE BUILDING

4001 Blue Parkway

KANSAS CITY, MISSOURI



PROPERTY HIGHLIGHTS

This 69,200 SF building, constructed in 2001, is located minutes from the Country Club Plaza with convenient highway access via US 71 and I-435. The property has excellent access to numerous bus routes serving the Kansas City area. The building is owner-occupied with quality office space available, ample parking, and aggressive lease rates. Space available from 2,000 RSF to 5,075 RSF.

Swope Community Builders is excited to announce the many new office tenants within the building; Legal Aid of Western MO, Catholic Charities, Junior Achievement, Boys & Girls Club, Holliday Law Firm, and Midstar Labs.

ROSS SIMPSON
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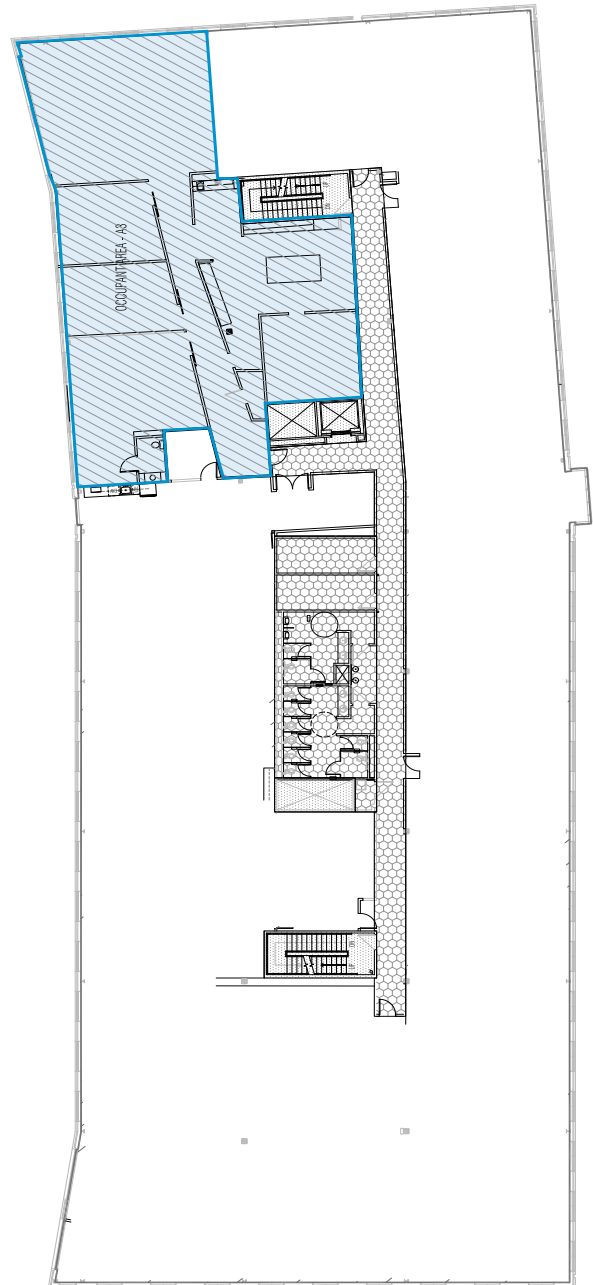
COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
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4001 Blue Parkway

KANSAS CITY, MISSOURI

Property Features

- > Potential for plug and play office space
- > Furnishings negotiable
- > Only 6 minutes from the Country Club Plaza, University of Missouri-Kansas City, and the Kansas City Art Institute
- > Ample parking 4.5 / 1000 ratio
- > Excellent highway access via US 71 and I-435
- > Owner-occupied building
- > On-site professional management
- > Campus setting:
 - > Numerous shops and amenities located in adjacent retail center: Subway, Wing Stop, Burger King, Domino's, Sonic, and a full-service grocery store.
 - > Located adjacent to Bruce R. Watkins Cultural Center, Brush Creek walking trails, and Lake of the Enshriners
 - > Swope Health Services
 - > Missouri Department of Family Services
- > Negotiable tenant improvement allowance
- > IT providers:
 - > Time Warner Cable Business, AT&T, Consolidated Communications
 - > Google Fiber under construction
- > The Metro provides public transportation via Routes 47 and 155, immediately adjacent to 4001 Blue Parkway. Routes 108 and 121 are located less than one-quarter mile away at the intersection of Cleveland Avenue and Blue Parkway.
- > In addition, Route 53 serves a large population of the Kansas City area and local employers
- > Zoned: urban redevelopment
- > Potential monument signage
- > 24/7 rover security cameras monitoring building and campus
- > Potential for development and build-to-suit office, retail, and multifamily buildings



3RD FLOOR AVAILABILITY:

- > 4,284 RSF

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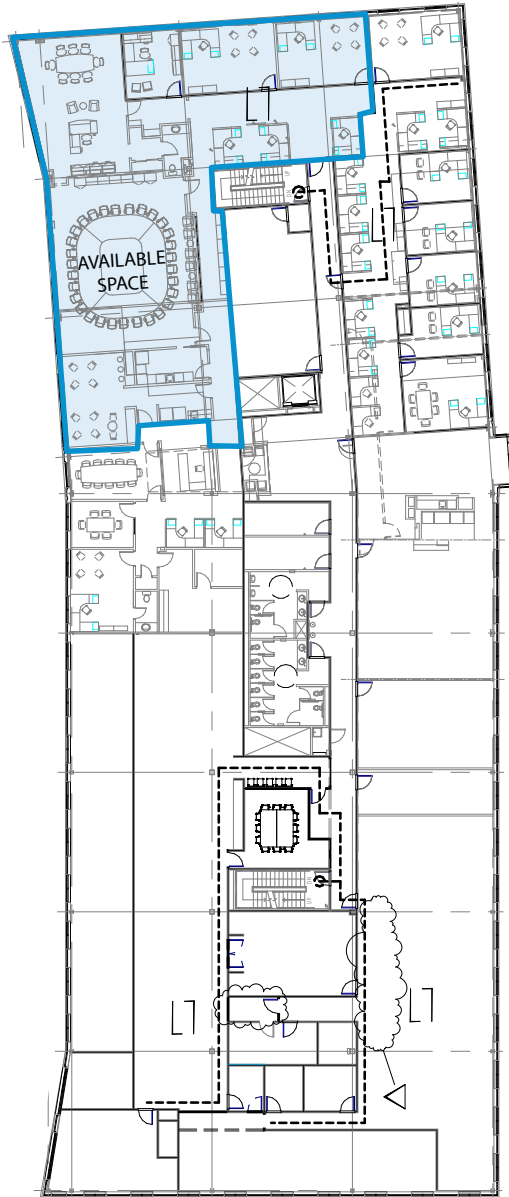
Building conference facilities available



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2ND FLOOR AVAILABILITY:

> Potential for 2,000-5,075 RSF



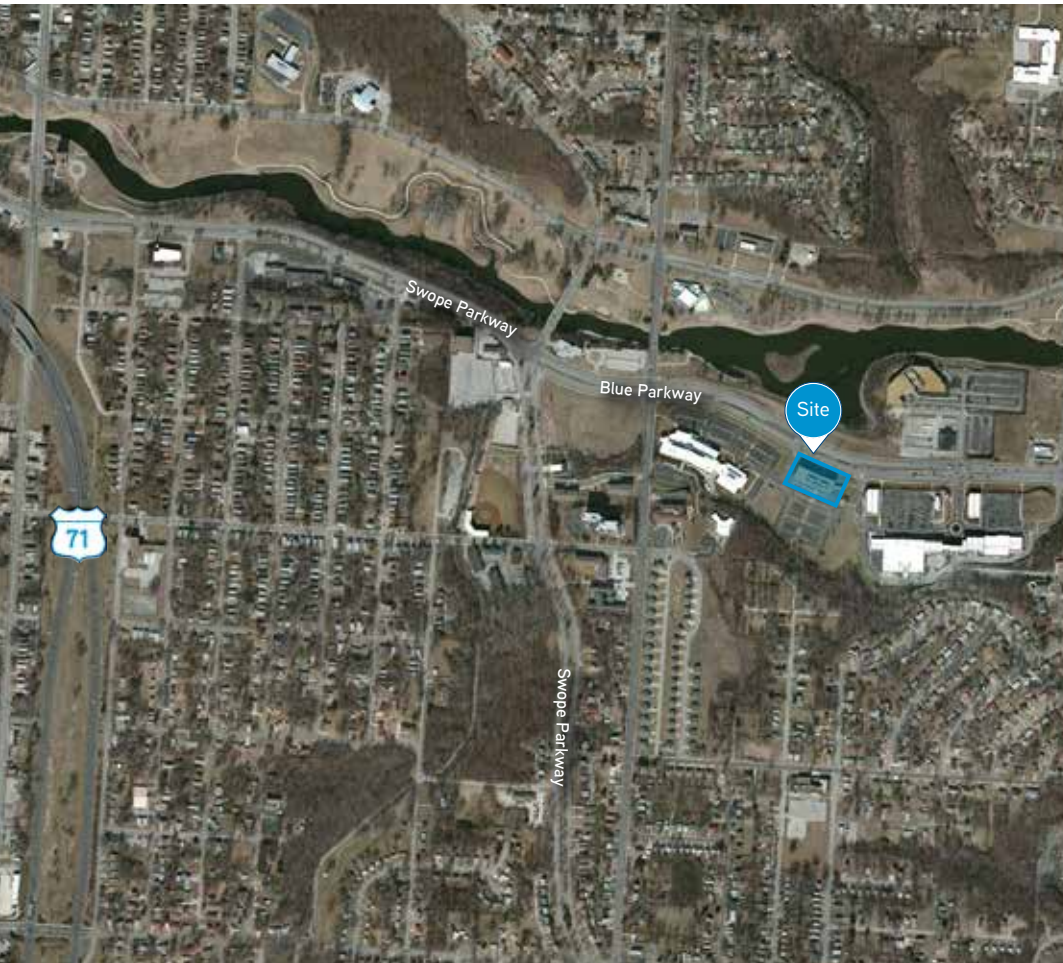
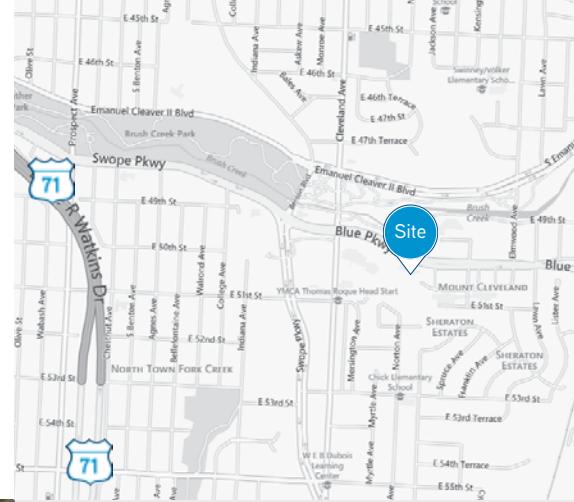
1ST FLOOR AVAILABILITY:

> 987 RSF

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Contact Us

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