

FOR LEASE > OFFICE SPACE



# City Center Square

1100 MAIN STREET, KANSAS CITY, MISSOURI



## Building Features

- > 1,500 - 200,000 SF available
- > \$16.00 - \$19.00 PSF, full-service
- > Full-service fitness center
- > 24-hour security
- > Food gallery
- > Negotiable tenant finish
- > Building conference room
- > On-site management
- > Within walking distance to the Power & Light District
- > Streetcar stop in front of the building
- > Building now has Google Fiber

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1100 MAIN STREET, KANSAS CITY, MO

Building Rentable Area: 663,656 SF

Vacant Space Available: 1,500 SF to 200,000 SF of contiguous space

Year Built: 1979

Common Area Factor: 13.0%

Number of Floors: 30

Floor Plate Sizes: 19,927 SF and 35,904 SF

Lease Rate: \$16.00 - \$19.00 PSF

Tenant Improvements: Negotiable

Operating Expenses: Base year

Parking: Available in City Center Square garage (valet service available) and in the 1110 Baltimore garage

Parking Costs: City Center Square garage - \$120.00 per month, Baltimore garage - \$100.00 per month

Elevators: 6 high speed elevators that service floors 1-16, and 6 high speed elevators that service floors 17-29, 1 freight elevator with loading dock

Building Hours: 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 3:00 p.m. Saturday; 24/7 access

HVAC Hours: 7:00 a.m. to 6:00 p.m. Monday through Friday

## Building Services/Amenities:

- > Country Club Bank and ATM on-site
- > Valet parking and parking garage
- > Google Fiber
- > Full-service fitness center with state-of-the-art strength equipment, free weights, elliptical machines, and treadmills
- > Yoga, Pilates and aerobics classes
- > 24-hour security
- > Food gallery with Starbucks
- > Dry cleaning service
- > On-site building maintenance and management
- > On-site U.S. Post Office
- > On-site conference center with video conferencing capabilities
- > Certified Tourism Ambassadors

Accessibility: City Center Square is located in the heart of downtown Kansas City, adjacent to the Power & Light District, and only blocks from Interstate 70, Interstate 35, and Highway 169



## 1100 Main Street > Interior Photos



## Contact Us

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