



FOR LEASE > OFFICE BUILDING

805 Pennsylvania Avenue

KANSAS CITY, MISSOURI

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805 PENNSYLVANIA AVENUE

PROPERTY FEATURES

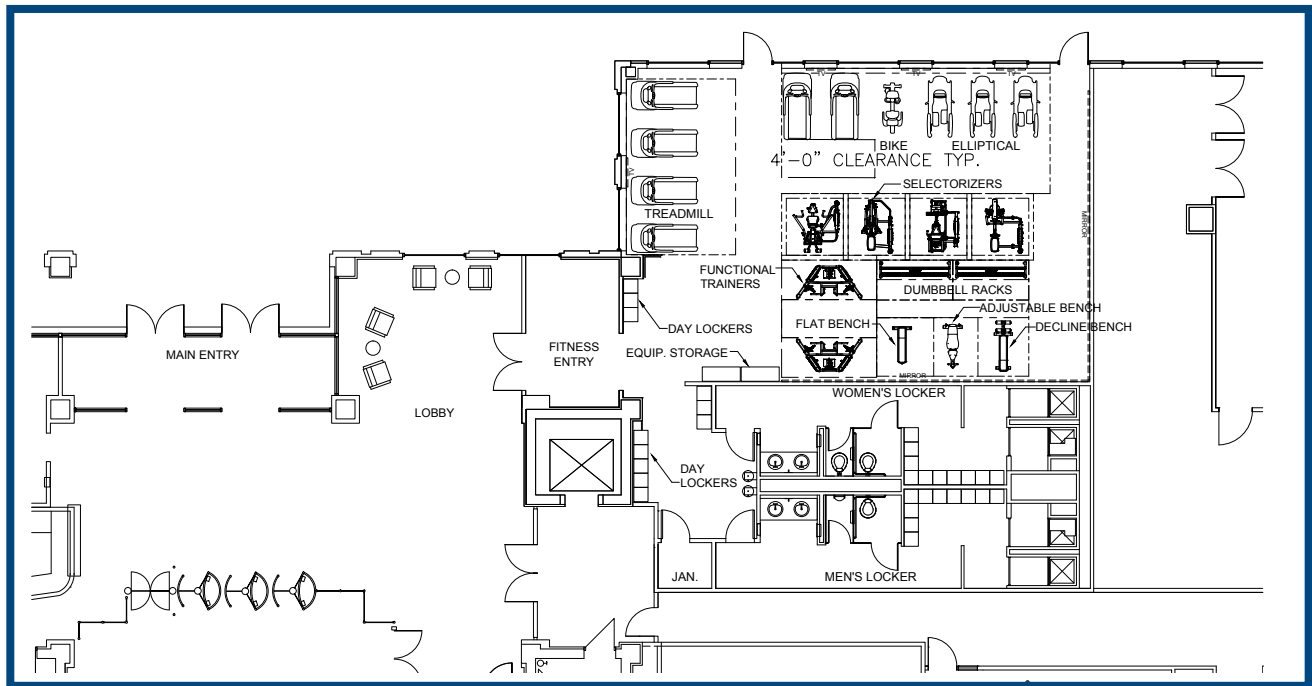
- › Large floor plates: 32,726 - 34,156 RSF
- › Lease rate: \$22.50 PSF, full service gross
- › Abundant structured parking
- › Class A finishes
- › Convenient highway access
- › Fantastic views
- › Private patios
- › Building signage opportunity
- › Professional property management
- › Over 100,000 square feet of contiguous space
 - › 1st floor: 5,231 - 27,313 RSF
 - › 3rd floor: 34,156 RSF
 - › 4th floor: 34,142 RSF
 - › 5th floor: 34,062 RSF
 - › 6th floor: 32,726 RSF



Newly available for lease, 805 Penn provides prospective occupants with Class A office quality, unmatched elsewhere in the Central Business District. With large floor plates of approximately 35,000 square feet and structured parking in excess of four per thousand, 805 Penn combines modern office standards typical of Class A suburban office properties, with the prominence of a Downtown location.

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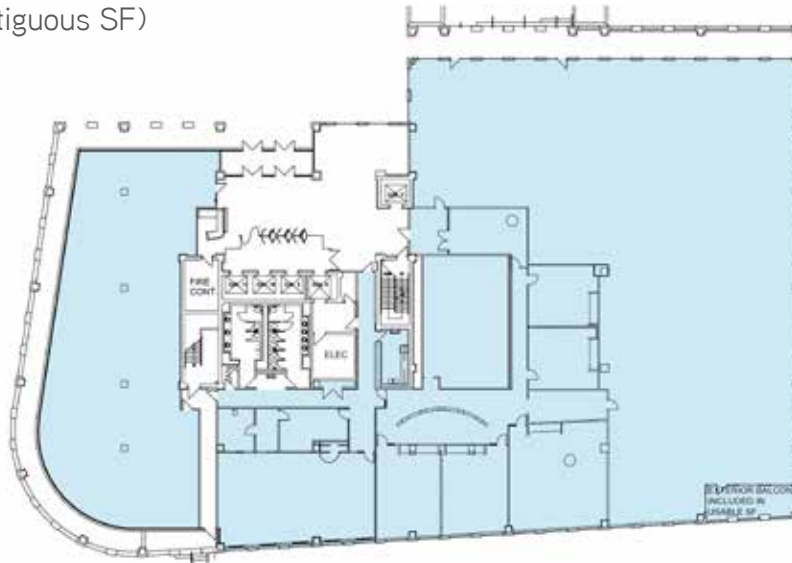
POTENTIAL FITNESS CENTER



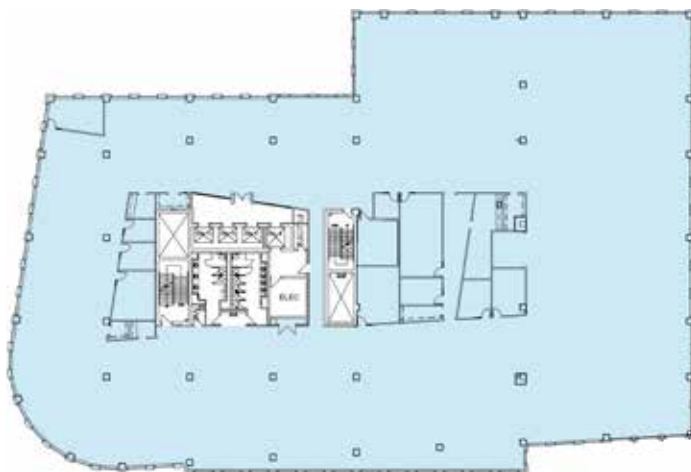
Fitness center plans are subject to final approval of landlord and substantial leasing activity.

805 PENNSYLVANIA AVENUE > FLOOR PLANS

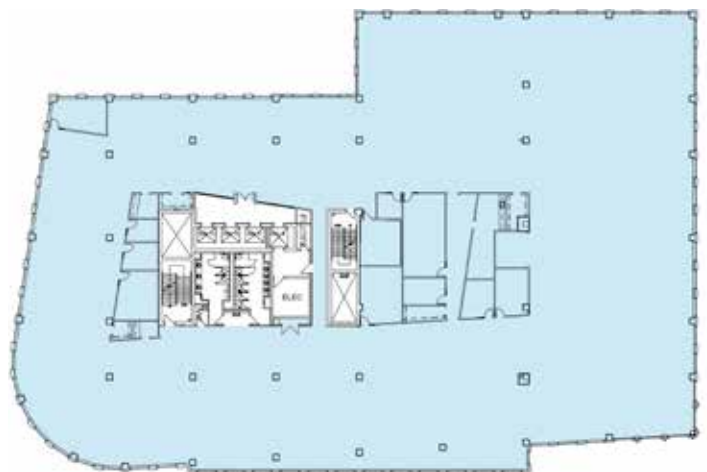
1ST FLOOR: 5,231 & 22,082 RSF
(totaling 27,313 contiguous SF)



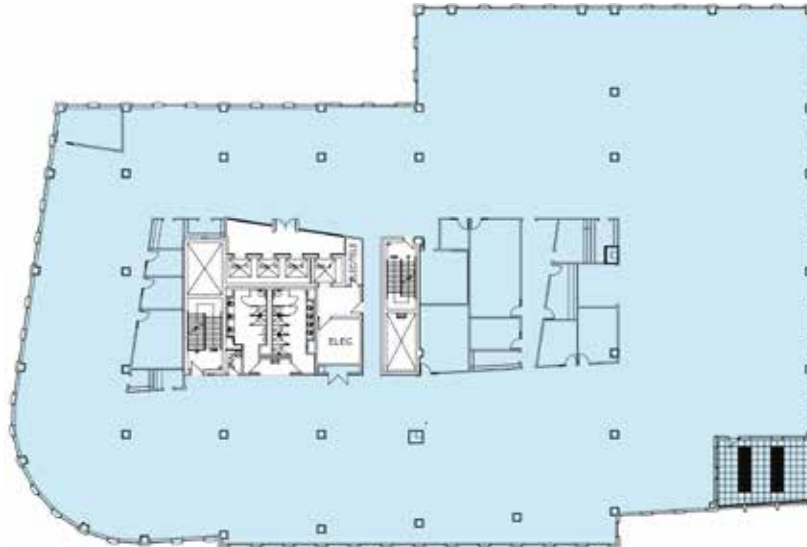
3RD FLOOR: 34,156 RSF



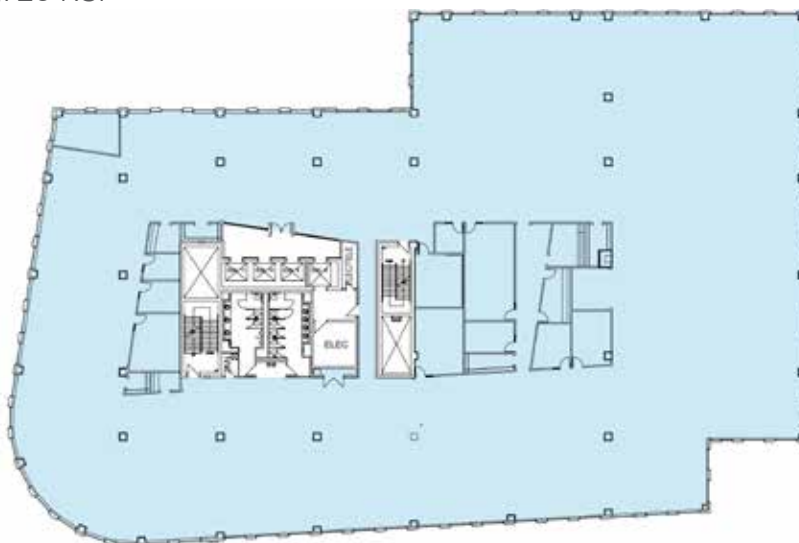
4TH FLOOR: 34,142 RSF



5TH FLOOR: 34,062 RSF



6TH FLOOR: 32,726 RSF



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NORTH VIEW



EAST VIEW



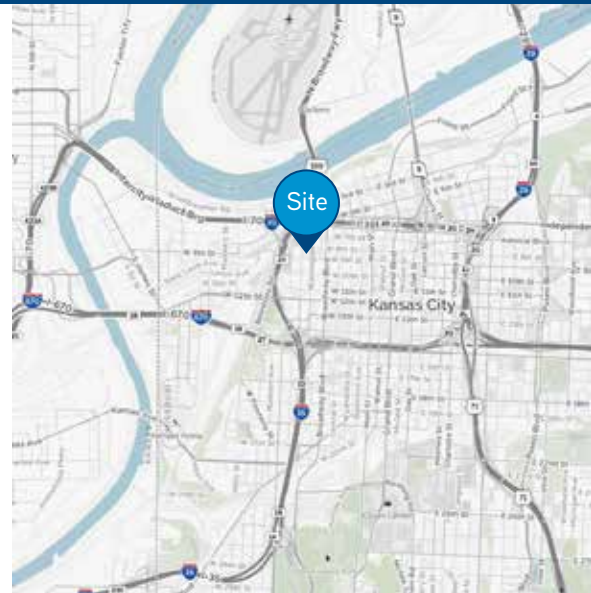


SURROUNDING RETAIL AMENITIES

- | | | | |
|---|-------------------|----|-----------------------|
| 1 | Jimmy John's | 7 | Pizza Hut |
| 2 | The Majestic | 8 | Milwaukee Deli |
| 3 | Subway | 9 | The Phoenix Jazz Club |
| 4 | Los Corrales | 10 | Savoy Grill (TBD) |
| 5 | The Peanut | 11 | The River Club |
| 6 | Quaff Bar & Grill | | |

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AERIAL > INTERSTATE ACCESS



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