

FOR LEASE > OFFICE BUILDING

805 Pennsylvania Avenue

KANSAS CITY, MISSOURI

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PROPERTY FEATURES

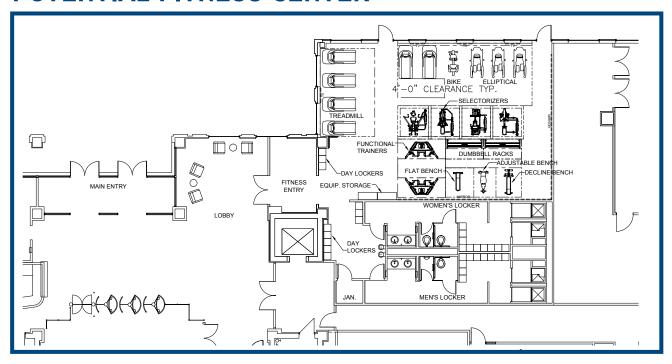
- > Large floor plates: 32,726 34,156 RSF
- > Lease rate: \$22.50 PSF, full service gross
- > Abundant structured parking
- > Class A finishes
- > Convenient highway access
- > Fantastic views
- > Private patios

- > 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.

POTENTIAL FITNESS CENTER

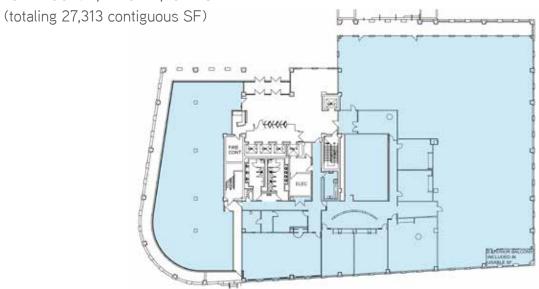




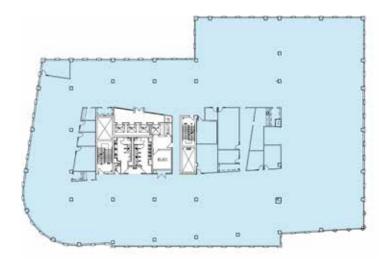
Fitness center plans are subject to final approval of landlord and substantial leasing activity.

805 PENNSYLVANIA AVENUE > FLOOR PLANS

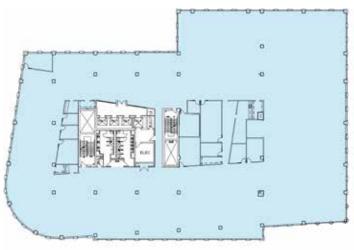
1ST FLOOR: 5,231 & 22,082 RSF



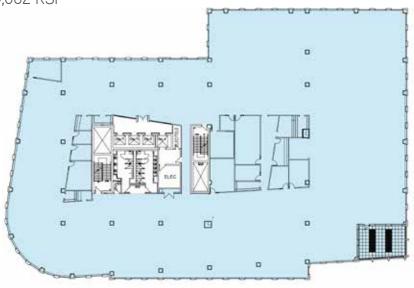
3RD FLOOR: 34,156 RSF



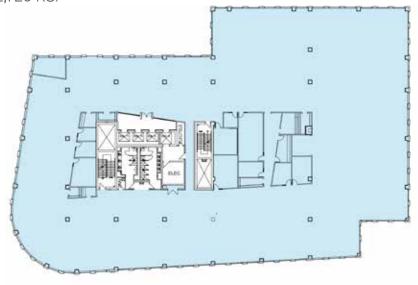
4TH FLOOR: 34,142 RSF



5TH FLOOR: 34,062 RSF

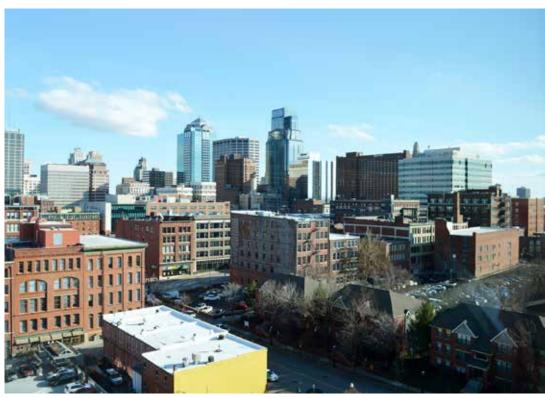


6TH FLOOR: 32,726 RSF









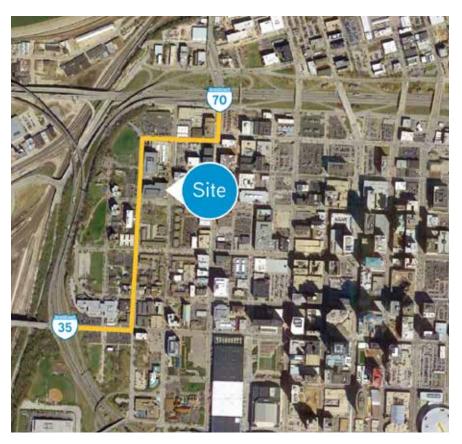


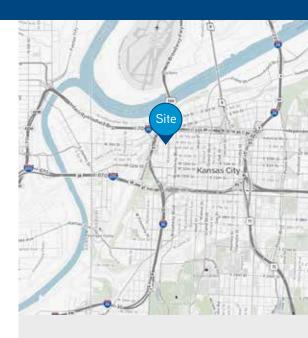
SURROUNDING RETAIL AMENITIES

- 1 Jimmy John's
- 2 The Majestic
- **3** Subway
- 4 Los Corrals
- 5 The Peanut
- 6 Quaff Bar & Grill

- **7** Pizza Hut
- 8 Milwaukee Deli
- **9** The Phoenix Jazz Club
- 10 Savoy Grill (TBD)
- 11 The River Club

AERIAL > INTERSTATE ACCESS





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