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
- > More than 200,000 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 4/1,000, 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



3RD FLOOR: 34,156 RSF



4TH FLOOR: 34,142 RSF





6TH FLOOR: 32,726 RSF 0 1 ľ 9 . .





NORTH VIEW



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 The Savoy (Summer 2018)
- 11 The River Club

AERIAL > INTERSTATE ACCESS





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