



FOR LEASE > OFFICE BUILDING

805 Pennsylvania Avenue

KANSAS CITY, MISSOURI

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805 PENNSYLVANIA AVENUE

PROPERTY FEATURES

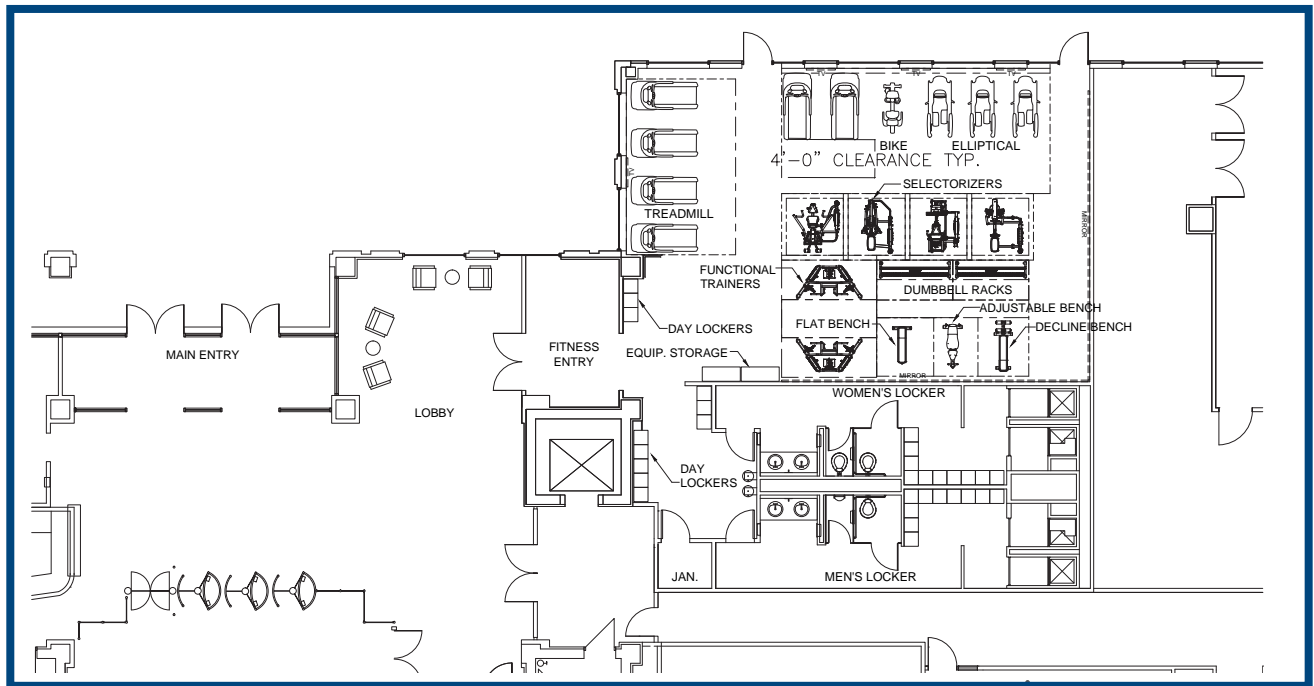
- › Large floor plates: 32,726 - 34,156 RSF
- › Lease rate: \$22.50 PSF, full service gross
- › Abundant structured parking
- › Class A finishes
- › Convenient highway access
- › Fantastic views
- › Private patios
- › Building signage opportunity
- › Professional property management
- › More than 200,000 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.

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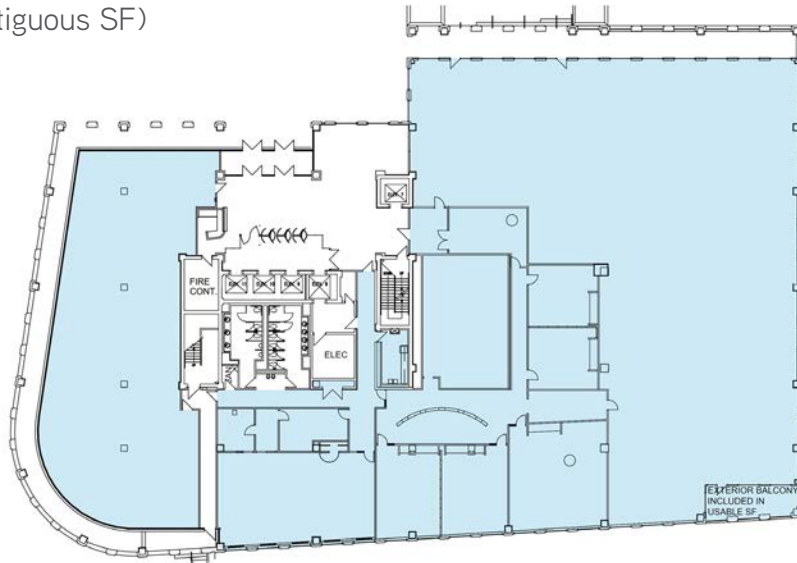
POTENTIAL FITNESS CENTER



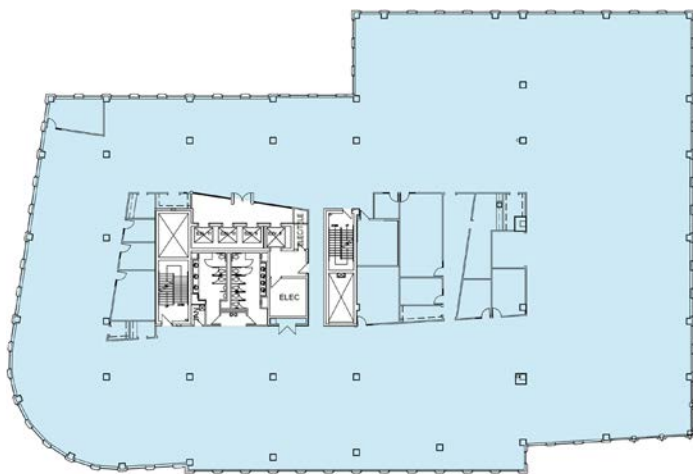
Fitness center plans are subject to final approval of landlord and substantial leasing activity.

805 PENNSYLVANIA AVENUE > FLOOR PLANS

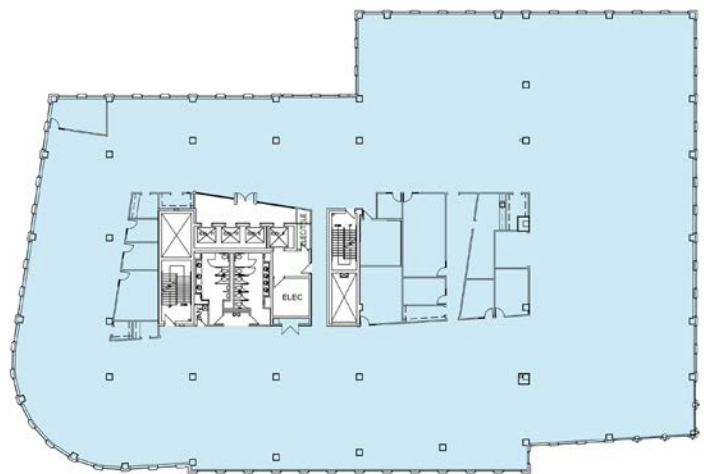
1ST FLOOR: 5,231 & 22,082 RSF
(totaling 27,313 contiguous SF)



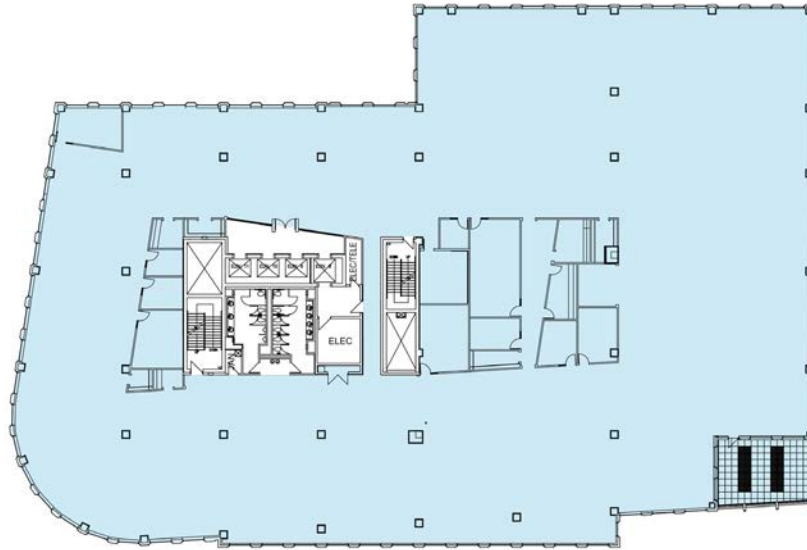
3RD FLOOR: 34,156 RSF



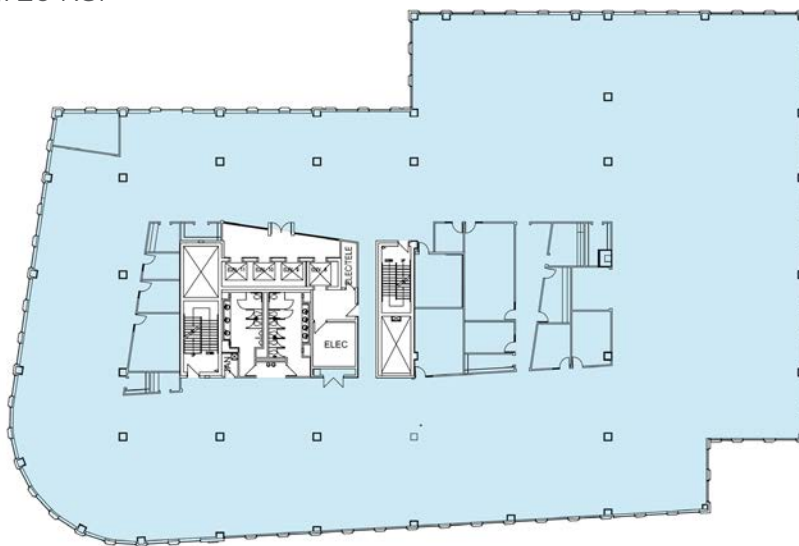
4TH FLOOR: 34,142 RSF



5TH FLOOR: 34,062 RSF



6TH FLOOR: 32,726 RSF



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NORTH VIEW



EAST VIEW



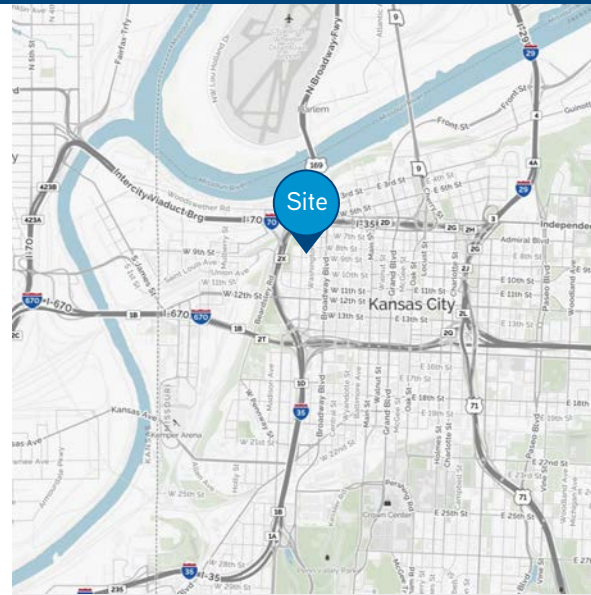
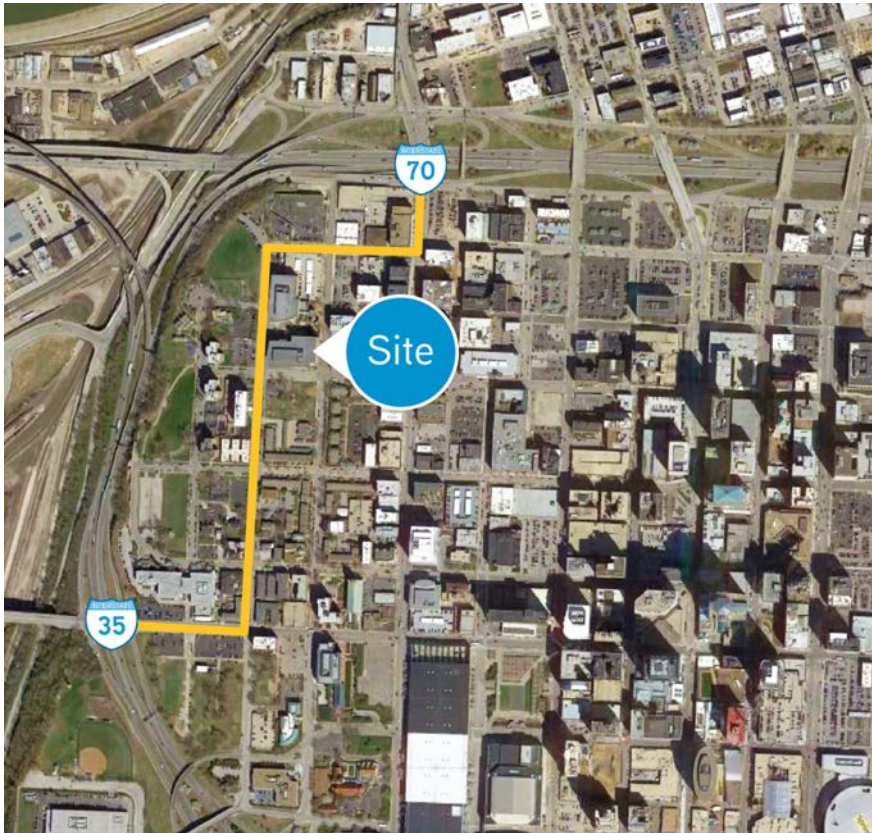


SURROUNDING RETAIL AMENITIES

- | | | | |
|---|-------------------|----|-------------------------|
| 1 | Jimmy John's | 7 | Pizza Hut |
| 2 | The Majestic | 8 | Milwaukee Deli |
| 3 | Subway | 9 | The Phoenix Jazz Club |
| 4 | Los Corrales | 10 | The Savoy (Summer 2018) |
| 5 | The Peanut | 11 | The River Club |
| 6 | Quaff Bar & Grill | | |

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AERIAL > INTERSTATE ACCESS



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