

First and Second Floor Office Space Available



Commercial/Office Opportunity

- Class A+ mixed-use development
- Available for Immediate Occupancy
- First and Second Floor Commercial Space
- Heart of downtown Kansas City location at the doorstep of the metro area's top cultural attractions and best nightlife
- Located just two blocks from the 12th and Main Streetcar station
- Close proximity to Sprint Center and Power & Light District
- Full Glass Lobby Exposure High Visibility

For more information:

Reid Kosic
816.878.6316
rkosic@blockllc.com

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Building Specifications

Occupancy Date: Available for occupancy

Office Space
1st Floor - **Suite 100** - 3,037 RSF Lobby Exposure
2nd Floor - **Suite 205** - 2,159 RSF

Building Size: 21-story: 268,700 SF Rentable (includes 201 multifamily units)

Parking:
Attached garage parking: 120 spaces
Unattached garage parking: 207 spaces
Surface Parking: 66 spaces
Total of 393 spaces

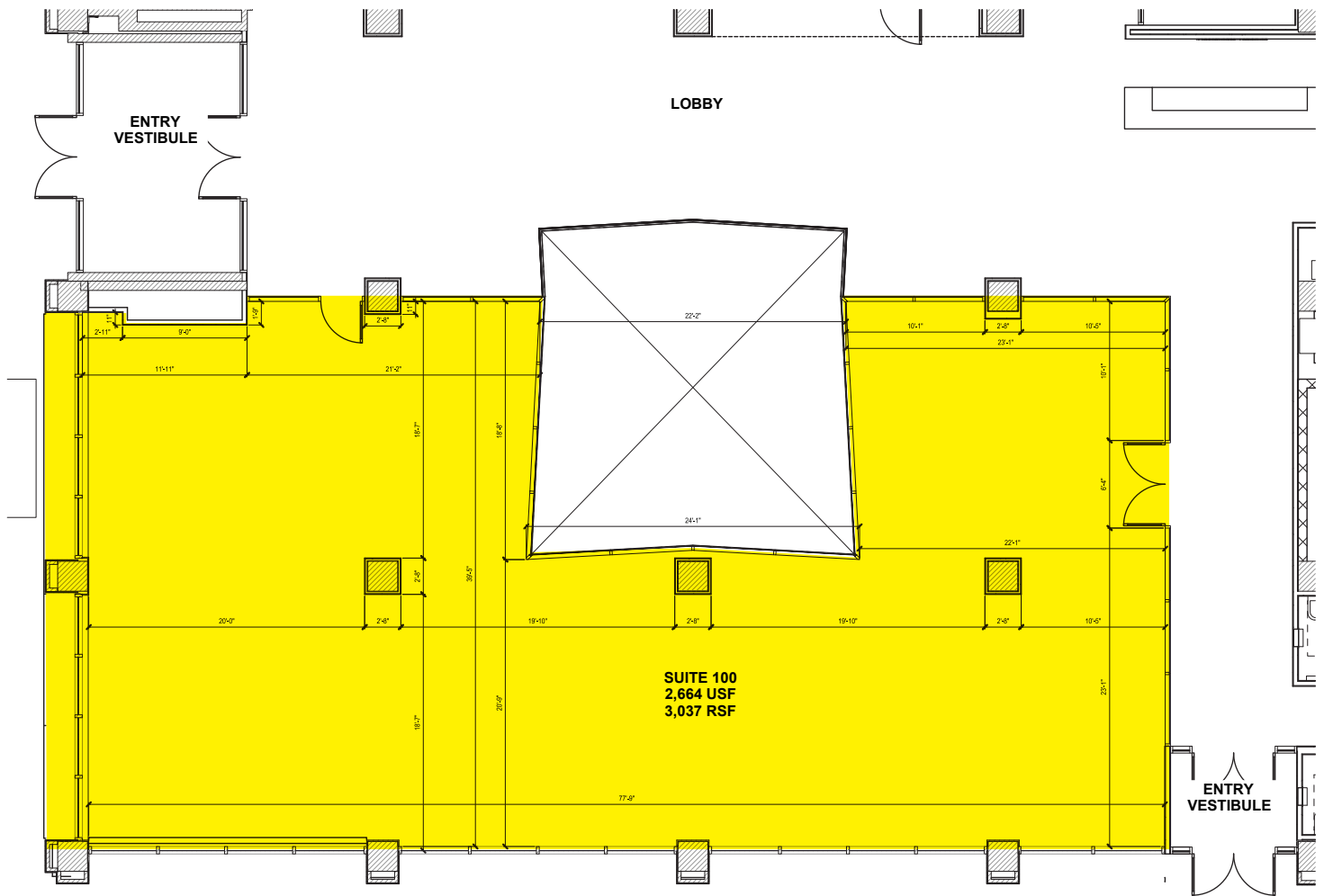
Amenities:
First Class Amenity Package available to commercial tenants including:

- rooftop pool and lounge
- fitness center
- pet park
- game room with golf simulator
- onsite management

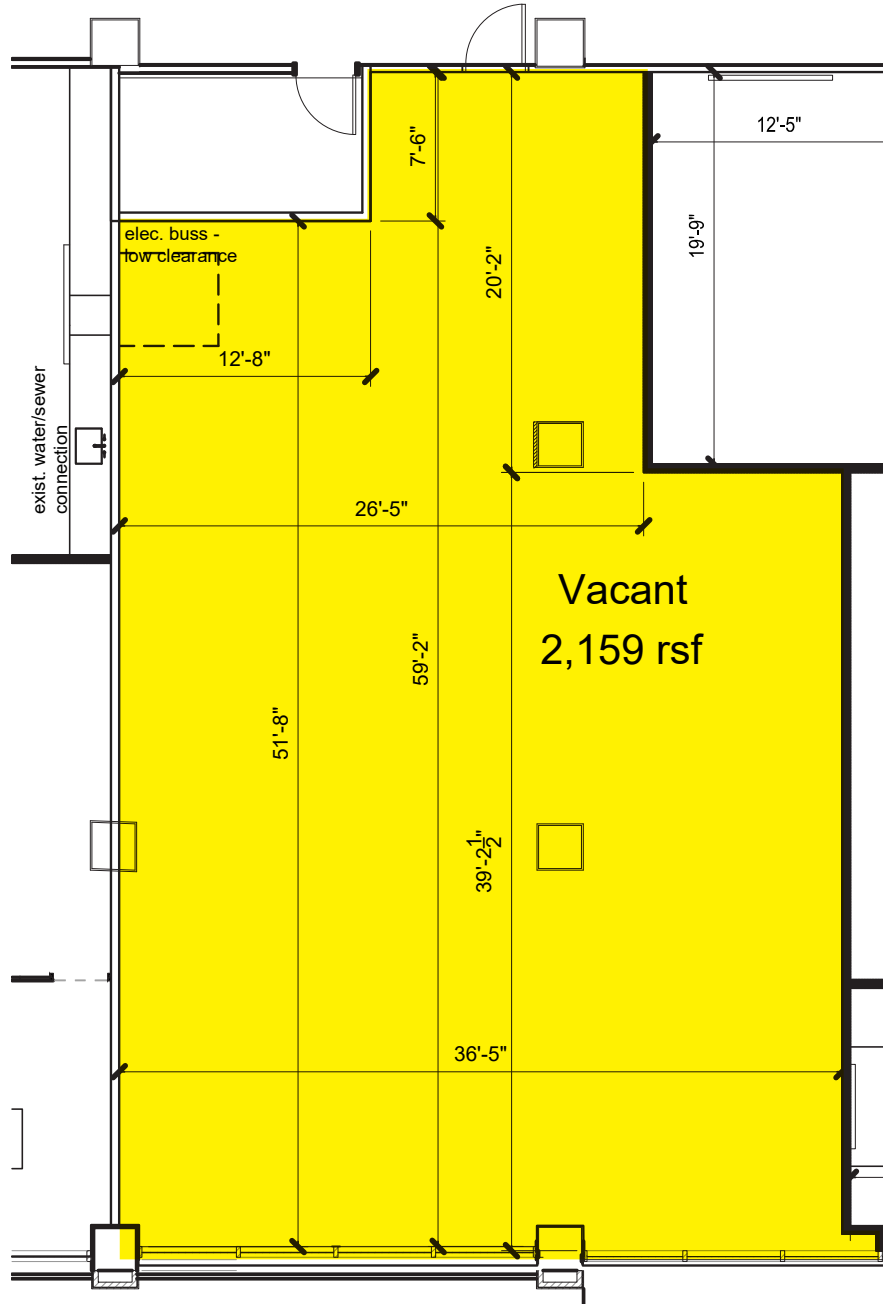
Offering Rate: \$18.50 - \$22.00 PSF modified Gross



Suite 100 Floor Plan



Suite 205 Floor Plan



Property Photos



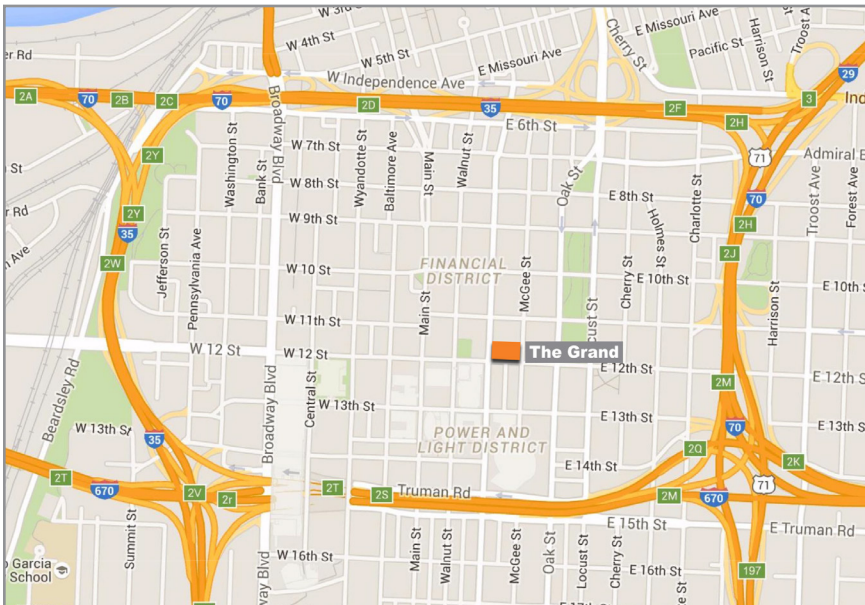
Property Photos



The Grand

1125 Grand Boulevard, Kansas City, MO 64106

For Lease



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