

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 with High Visibility in Suite 100

For more information:

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Building Specifications

Occupancy Date: Ready for Occupancy: Suites 100, 205, and 210
Shell Condition: Suite 204

Office Space
1st Floor - **Suite 100** - 3,037 RSF Lobby Exposure
2nd Floor - **Suite 204** - 2,059 RSF
2nd Floor - **Suite 205** - 1,023 RSF
2nd Floor - **Suite 210** - 2,533 RSF

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

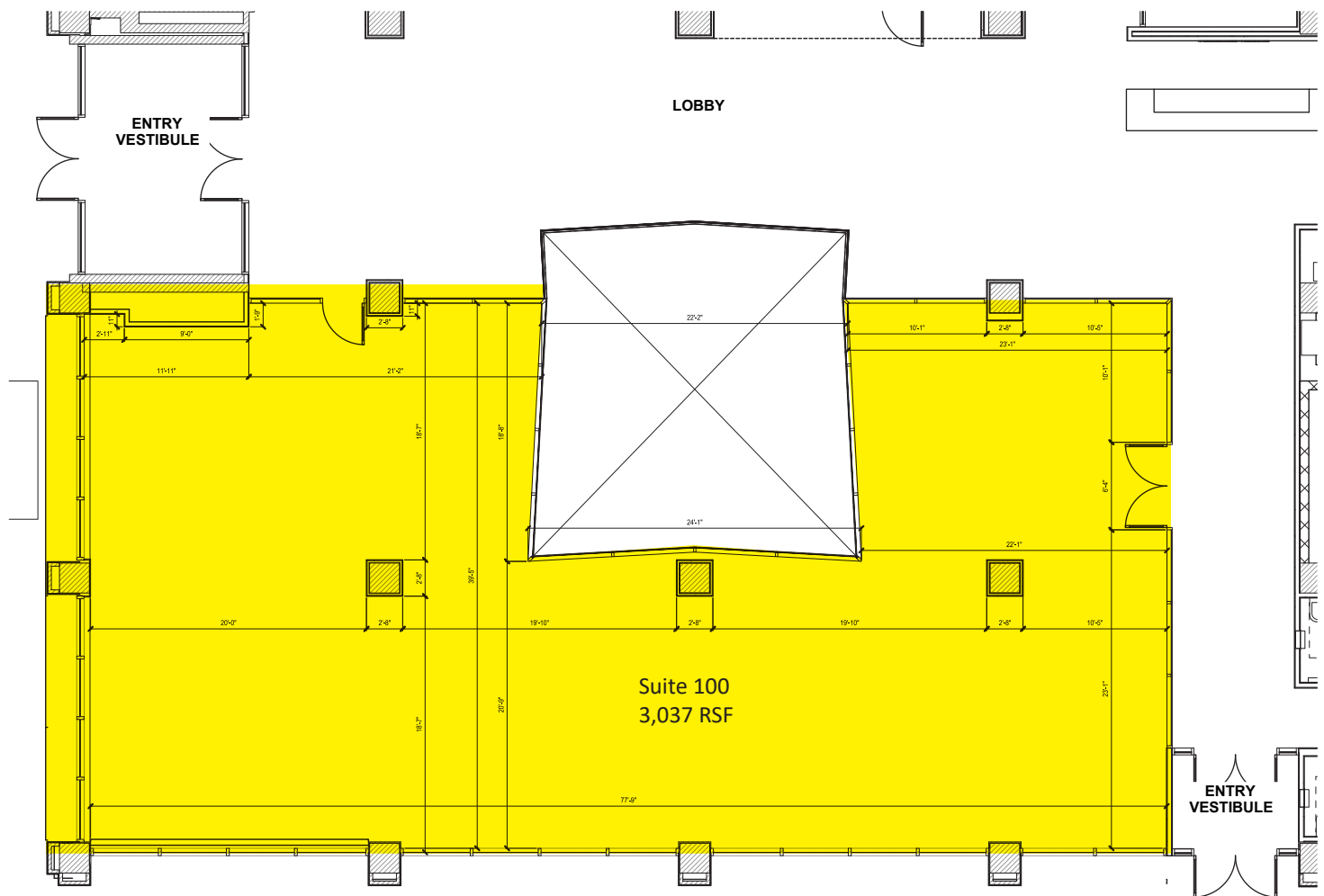
Parking:
Attached garage parking: 120 spaces
Unattached garage parking: 207 spaces
Surface Parking: 66 spaces
Total of 393 spaces

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



Suite 100 Floor Plan



2nd Floor Plan



The Grand

1125 Grand Boulevard, Kansas City, MO 64106

For Lease

Property Photos



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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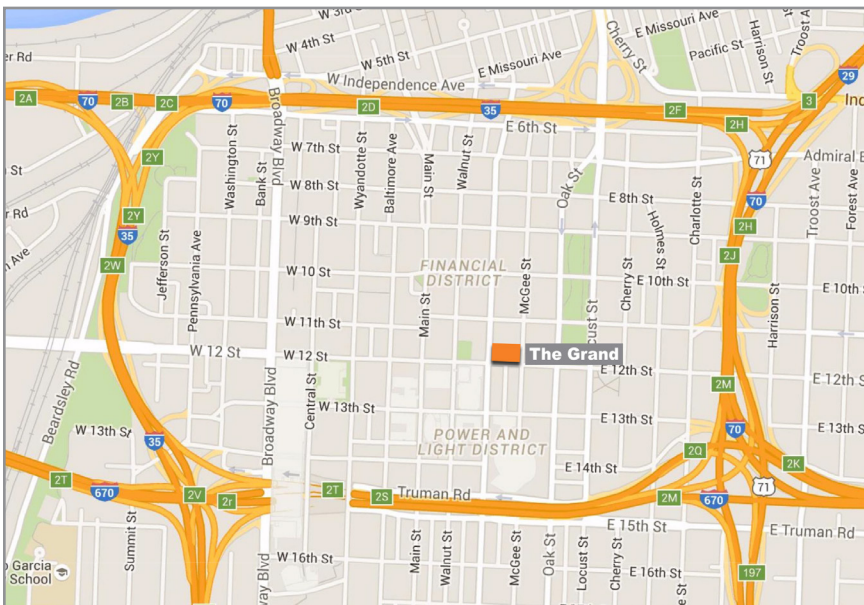
Suite 210 Photos - Available Now



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