

## 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 202** - 3,024 RSF  
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

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

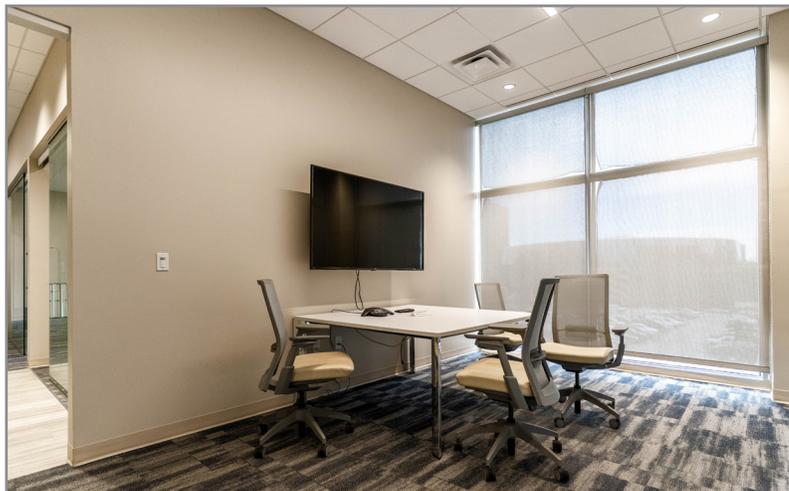




## 2nd Floor Plan



## Suite 202 Photos - Available Now



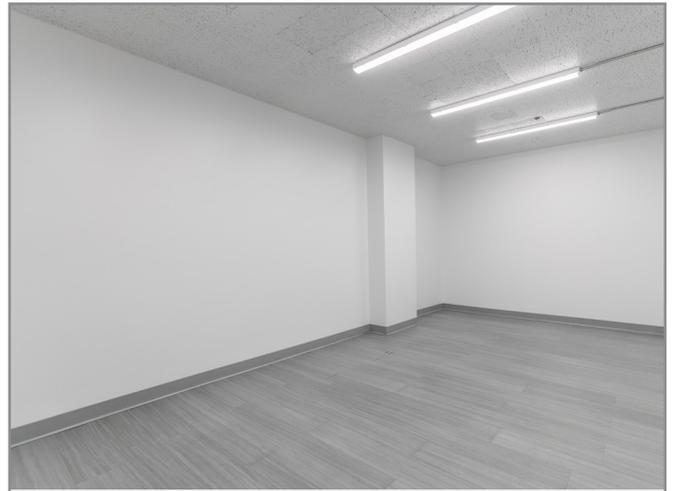
## Property Photos



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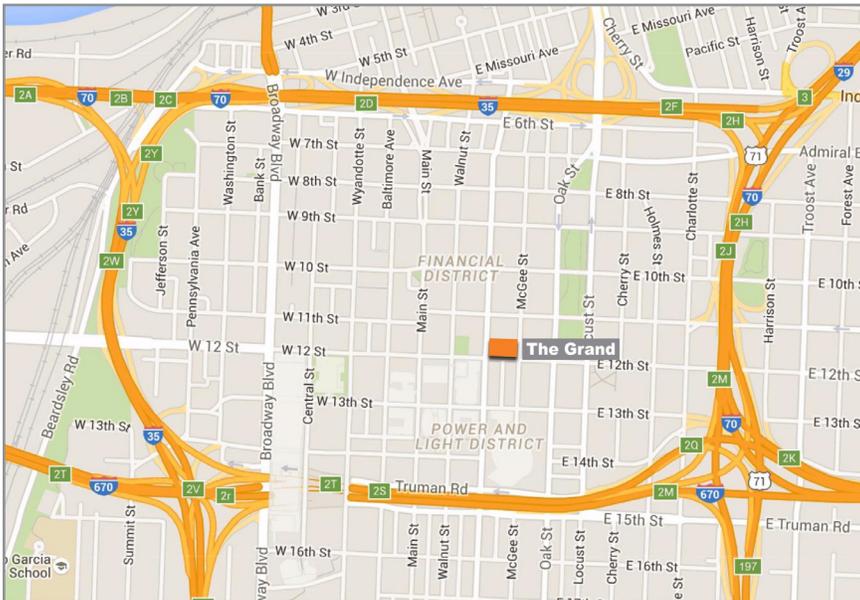
## Suite 210 Photos - Available Now



# The Grand

1125 Grand Boulevard, Kansas City, MO 64106

# For Lease



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