

FULL-FLOOR AVAILABLE AT PARK PLAZA

801 W 47TH ST • KANSAS CITY, MO

AREATM
REAL ESTATE ADVISORS



MAXIMIZE YOUR VISIBILITY



PROPERTY HIGHLIGHTS



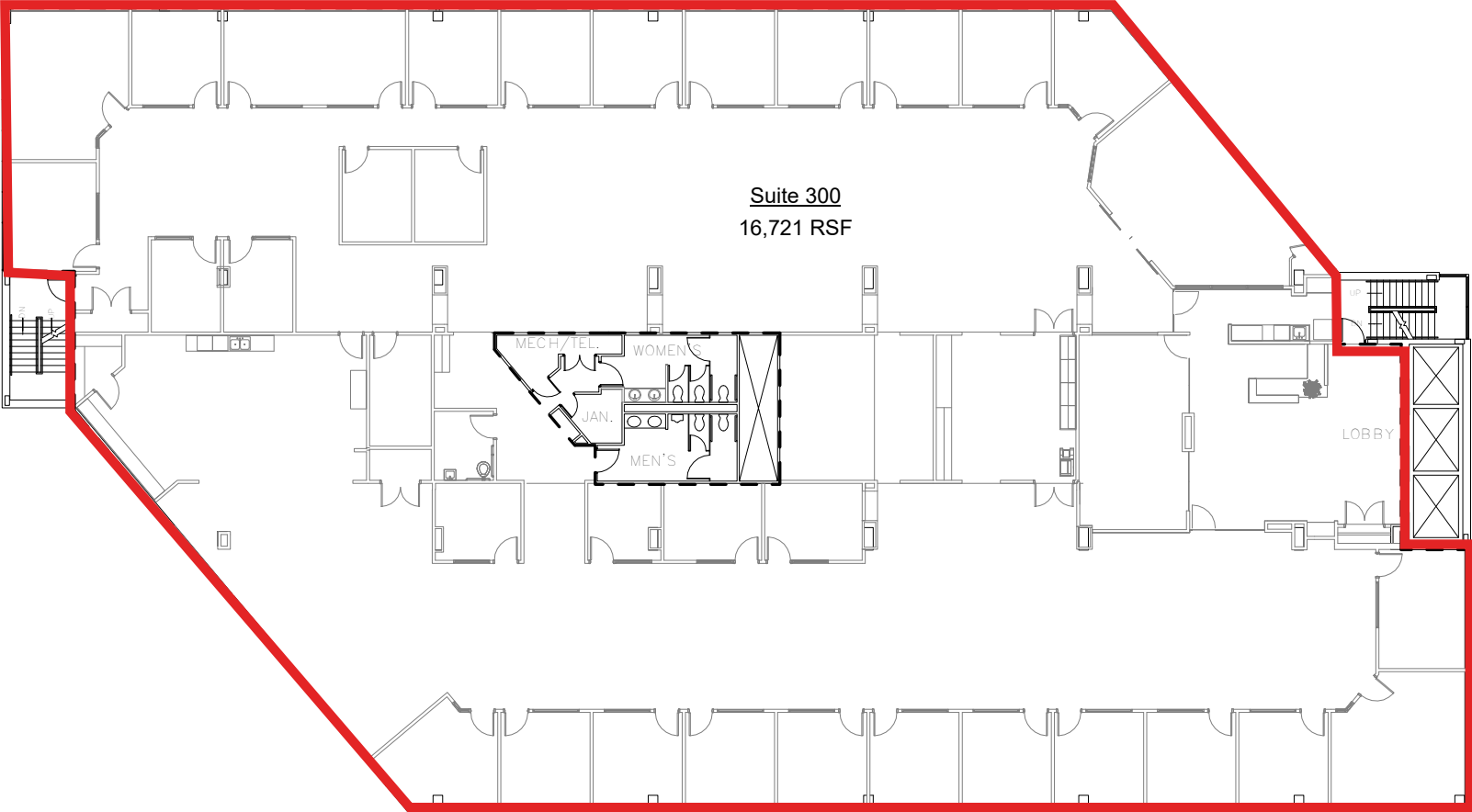
Suite 300 - 16,721 SF

Iconic plaza location

Building signage available for full floor users

Best parking on the Plaza- 4:1,000 SF covered garage

\$28.00 PSF Full Service



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

FROM COMMODITY TO BOUTIQUE

The building changed management in November 2023 and has since been recognized as one of the landlord's key assets. Committed to enhancing its value, they are investing in transforming it into a premier office destination at the iconic Country Club Plaza. They have already engaged with a range of tenants, including small and large law firms, financial services companies, and family offices. Improvements are underway and will include, but are not limited to:

Lobby Renovations and Modernization:

- New Lighting / Flooring / Paint
- Digital Directory
- Artwork / Furniture

Entry Vestibule Modernization:

- New Carpet
- New Paint
- New Lighting

Parking Garage Enhancements:

- New Security Doors and Access System
- New LED Lighting Upgrades to Garage
- Concrete Repair

Common Area Restroom Renovations:

- Full Cosmetic Refresh, beginning with First Floor Restrooms

Common Area Improvements:

- New LED Light Troffers and Ceiling Tiles
- New Carpet
- New Wall Covering
- Glass Door Suite Entries

Conferencing Amenity Located on 4th Floor



**Conceptual AI renderings*



PARK PLAZA PARKING & SECURITY



PARKING

Most accessible and affordable parking on the Country Club Plaza.

- 4:1,000 ratio
- Covered & surface options
- Direct access to your floor from the garage

SECURITY

RENEWED SECURITY CONTRACT

- Onsite guard 5 hours/weekday
- 5 overnight check-ins
- 5 daily check-ins on weekends
- On-call as needed

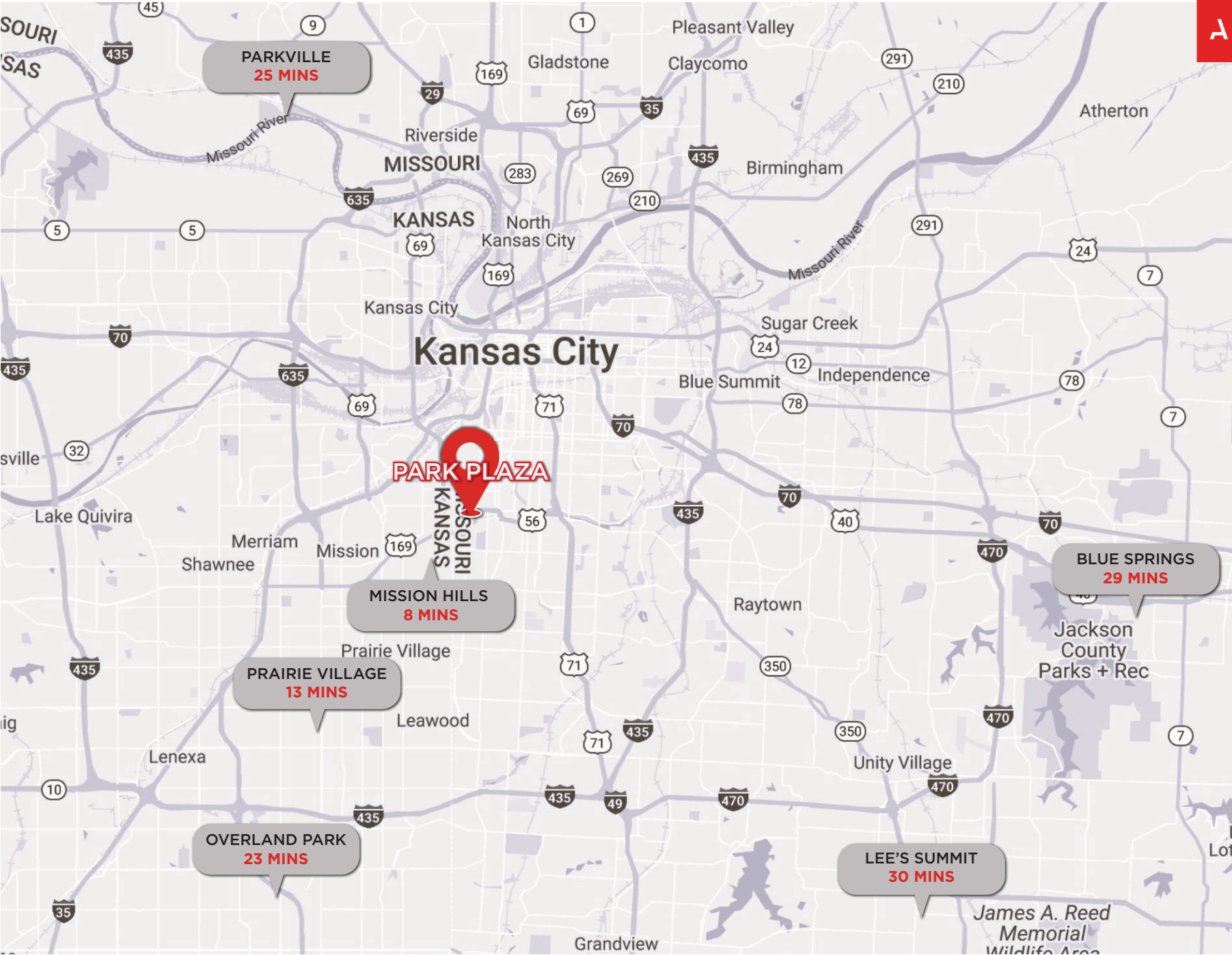
PARKING GARAGE ENHANCEMENTS

- Re-routing the entrance and exits to enhance visitor access and traffic flow
- Fencing from grade on south, east and west sides of the garage
- Installing new, high-speed security gates with card-readers and man doors

NEW CARD ACCESS

Upgrades to the building's HID keycard access system and onsite security camera systems.

MORE ACCESSIBLE THAN YOU THOUGHT



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PLAZA CULTURE

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WALKABILITY

Highly walkable location offering convenient access to numerous dining options, retail stores, and everyday services on The Plaza.



CONTACT

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