

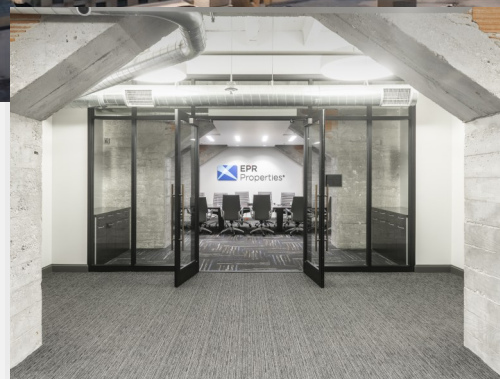
# FOR LEASE - CLASS A MOVE-IN READY OFFICE SPACE

## 909 WALNUT STREET

### KANSAS CITY, MO 64106



- 55,238 SF available 4<sup>th</sup> Floor- 15,997 SF, 2<sup>nd</sup> and 3<sup>rd</sup> Floors – 31,831 SF, 1<sup>st</sup> Floor 7,410 SF
- Restored historic features complimented with modern systems and contemporary finishes
- Internal stairwell
- Glass front offices
- Adjacent to AC Hotel
- Rental Rate - \$22.00 RSF
- Secured covered parking
- Building amenities include a rooftop garden, fitness center and club room
- On-site management
- Highly walkable location with access to restaurants and downtown amenities
- Minutes from the KC Streetcar



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



**Joe O'Connor**

Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)

# AVAILABLE SPACE

1st Floor - 7,410 SF



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



**WATERFORD**  
PROPERTY COMPANY LLC

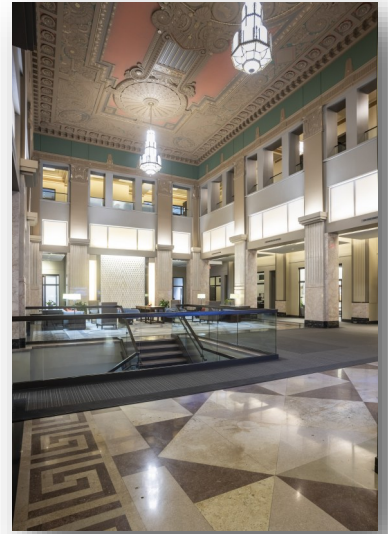
**Joe O'Connor**

Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

# 2ND FLOOR



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



**WATERFORD**  
PROPERTY COMPANY LLC

**Joe O'Connor**

Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

# 3RD FLOOR



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



**WATERFORD**  
PROPERTY COMPANY LLC

**Joe O'Connor**

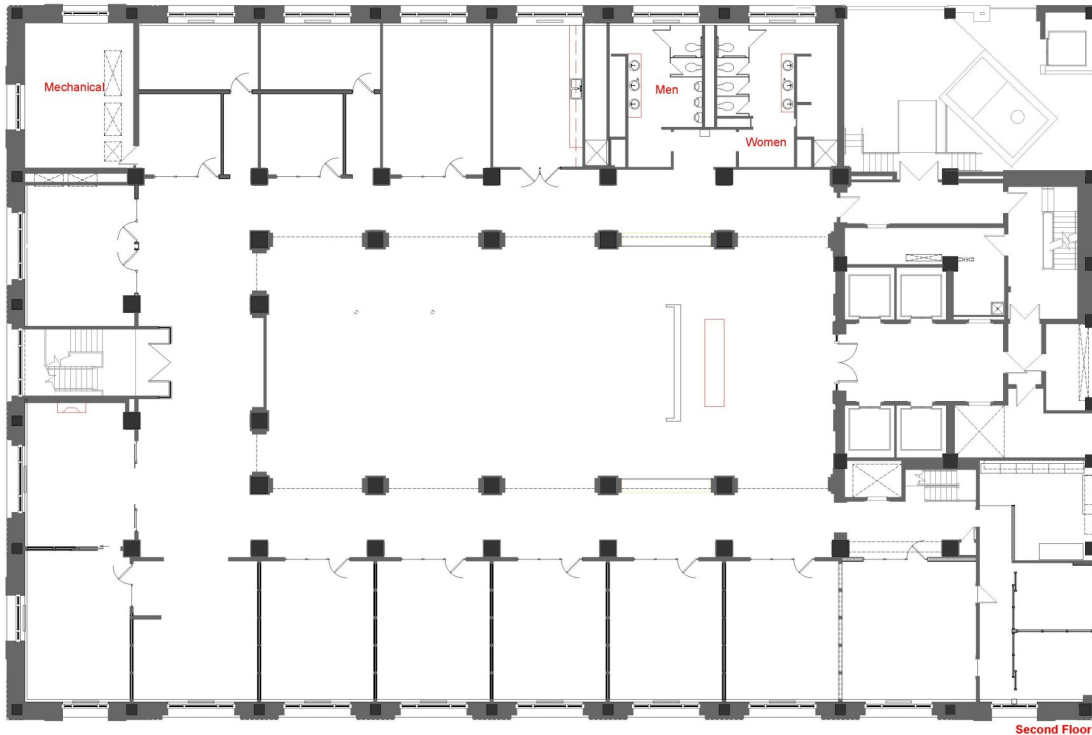
Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)

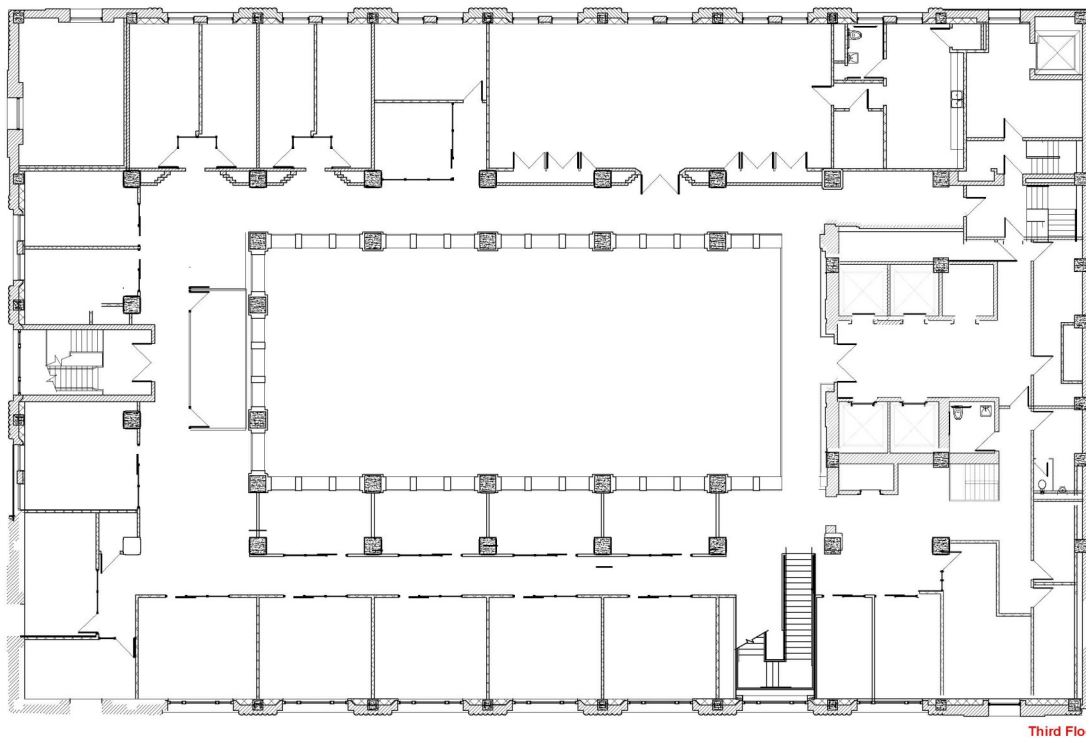
Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

# AVAILABLE SPACE

2nd and 3rd Floor SF: 31,831



## 3rd Floor



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



**WATERFORD**  
PROPERTY COMPANY LLC

**Joe O'Connor**

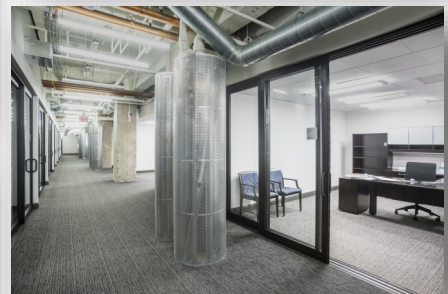
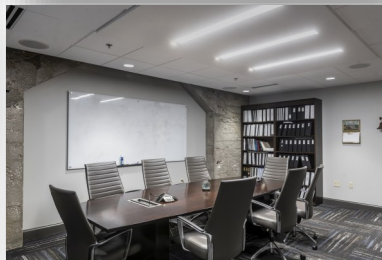
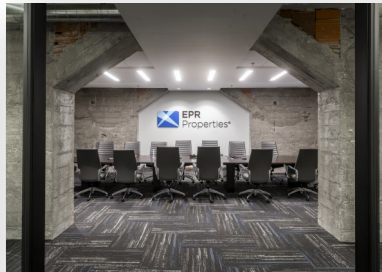
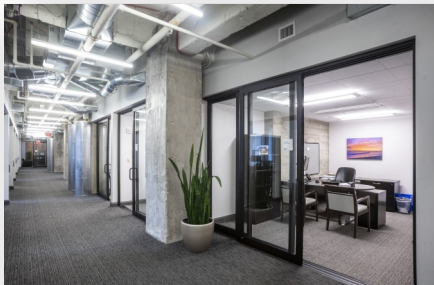
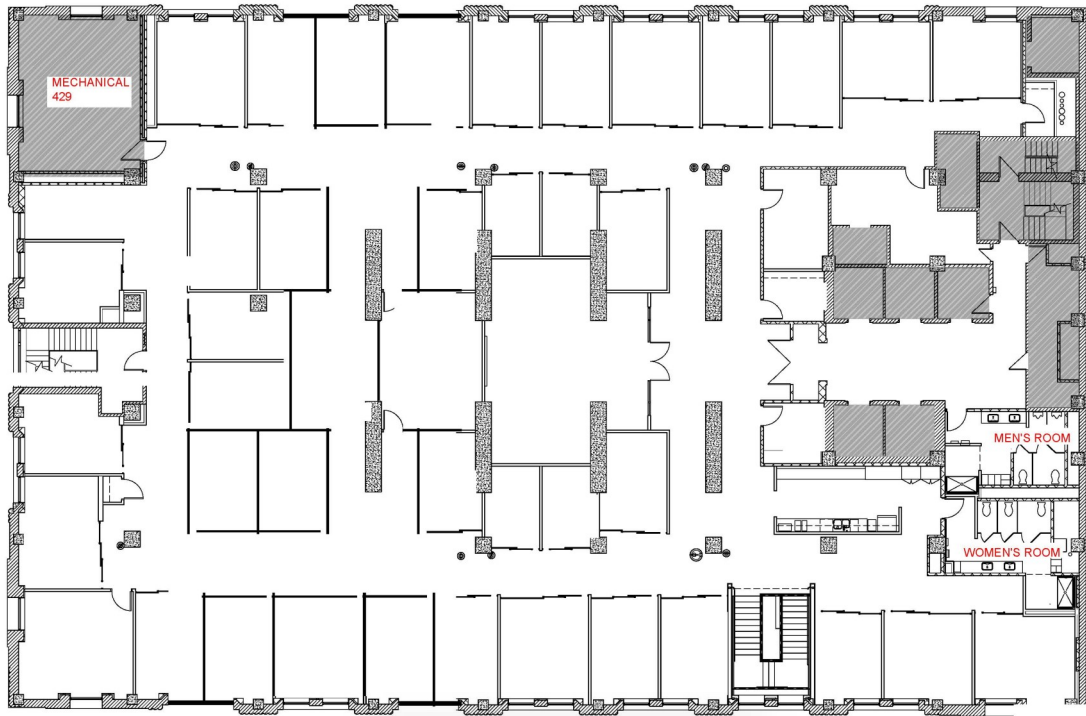
Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

# AVAILABLE SPACE

4th Floor - 15,997 SF



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



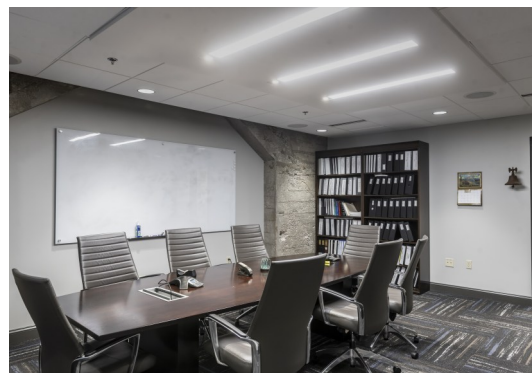
**WATERFORD**  
PROPERTY COMPANY LLC

**Joe O'Connor**

Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



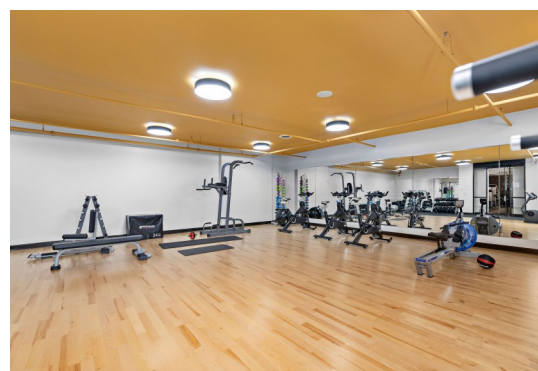
**Joe O'Connor**

Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)



## 909 Walnut Amenities



**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9020

Cell: 913.515.6616

[Chuck.Connealy@waterfordproperty.net](mailto:Chuck.Connealy@waterfordproperty.net)



**Joe O'Connor**

Cell: 816.308.0350

[Joe.OConnor@waterfordproperty.net](mailto:Joe.OConnor@waterfordproperty.net)