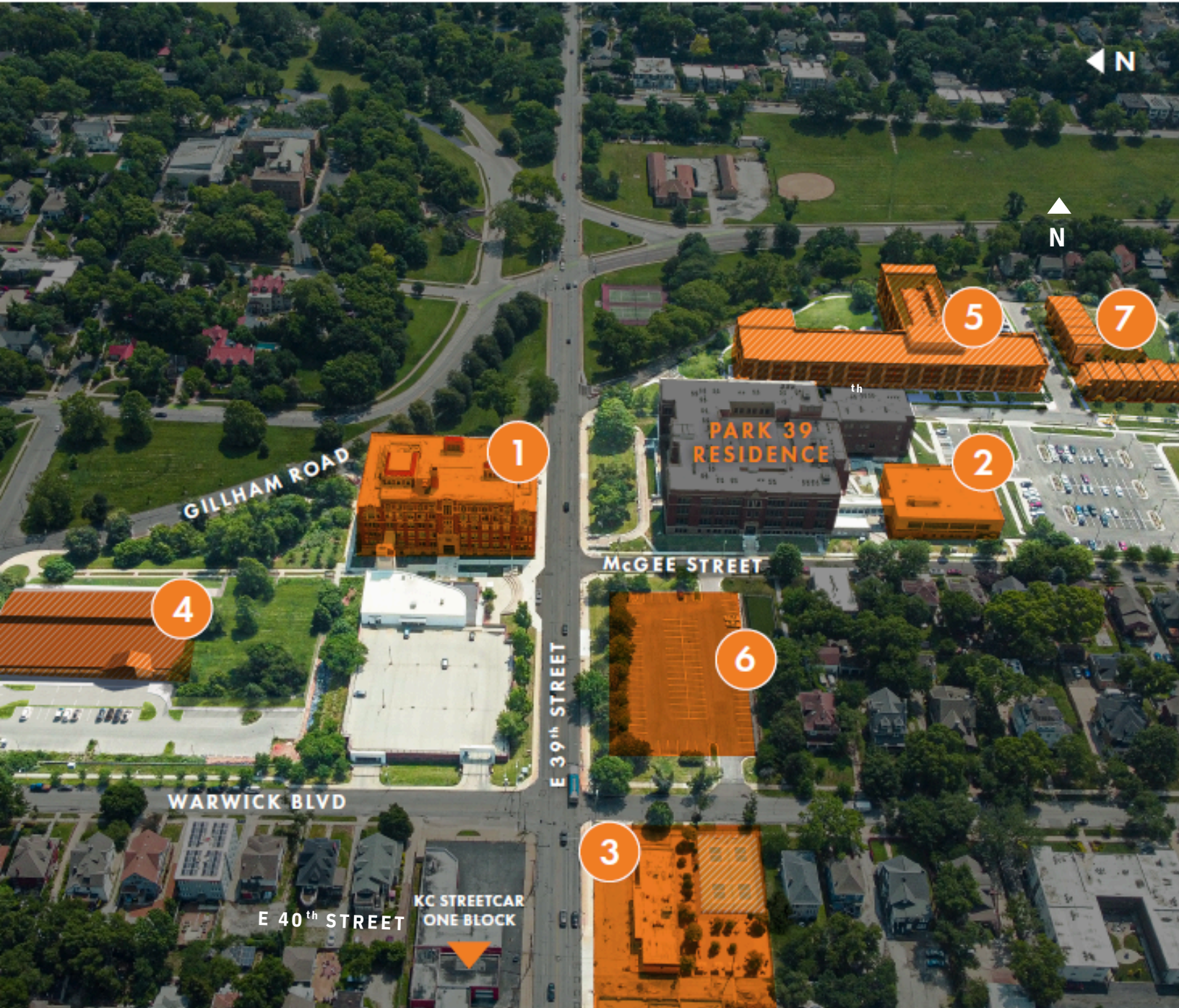




Midtown's Largest Mixed-Use Space

16+ Acres at 39th & McGee



Brain Group presents Park 39, the largest mixed-use development in the heart of Midtown Kansas City. With the historic former campuses of Westport Middle School and Westport High School as the anchors, Park 39 is poised for growth and revitalization with a renewed sense of vibrancy. It is centrally located close to downtown Kansas City, area museums, the Country Club Plaza, the Kansas City Streetcar system and to the network of streets and highways for easy access. Park 39 offers a live, work and play environment that embraces the community's deep roots while creating a multifaceted, diverse and more sustainable neighborhood for the future.

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The former Westport Middle School features 163,000 square feet of space across seven stories, one of the premier commercial space locations in Midtown. This commercial space combines art deco aesthetics with smart technology and flexible leasing options.

Square	500 to 3K SF available
Footage Rates	\$30 SF full-service
TI	Negotiable
Parking	3.5 spaces per 1K SF
Lease Terms	1 to 5-year term
Signage	Negotiable



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This former convenience/package store is zoned for drive-through service off 39th Street, a rarity in this area of Midtown. Negotiable rate and perfect for a maverick and visionary entrepreneur for this prime 3,545 -square-foot building.

Square	1.5 acres
Footage Rates	\$21/SF, NNN
TI	Negotiable
Parking	Negotiable
Lease Terms	Negotiable
Signage	Negotiable



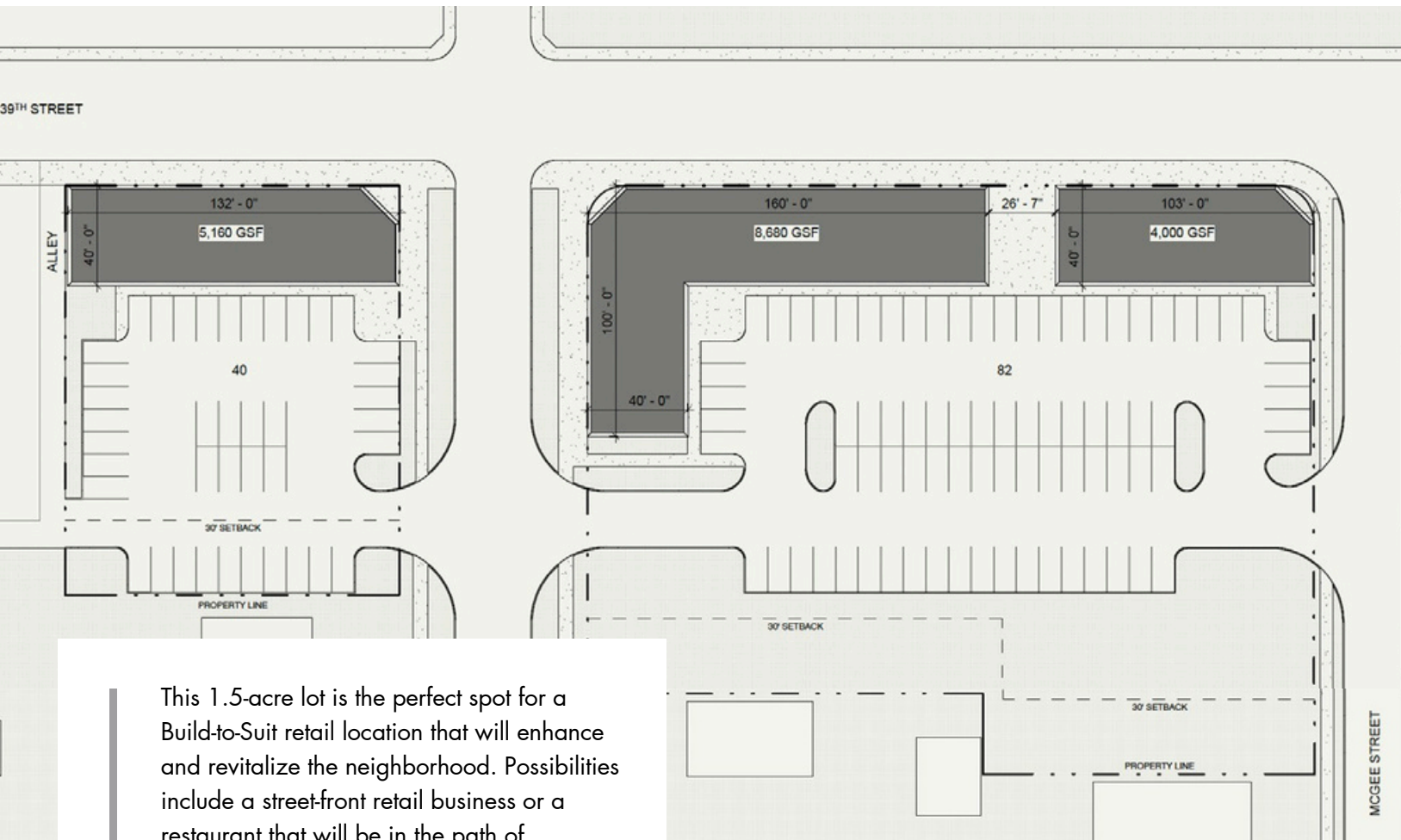
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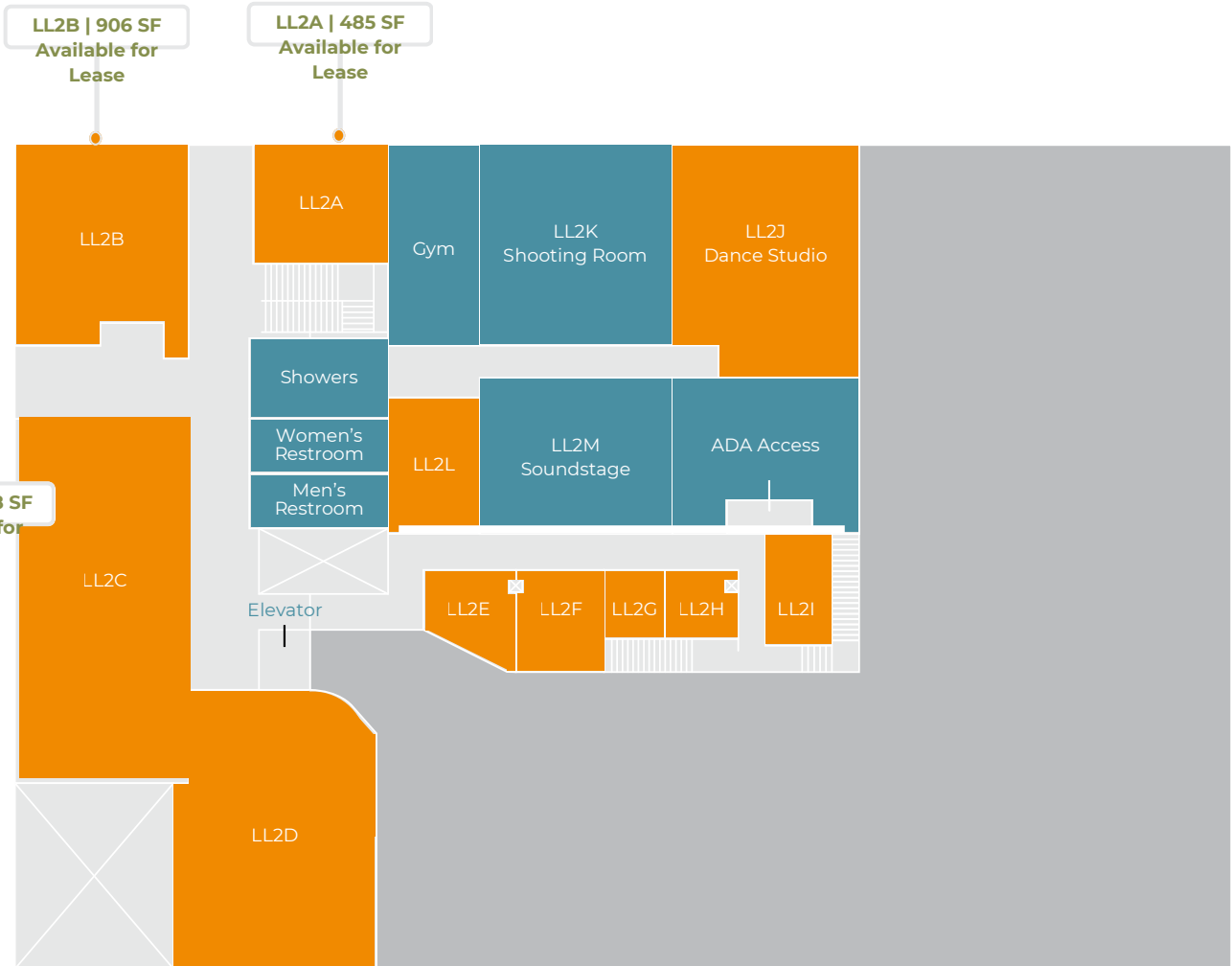
This 1.5-acre lot is the perfect spot for a Build-to-Suit retail location that will enhance and revitalize the neighborhood. Possibilities include a street-front retail business or a restaurant that will be in the path of thousands of commuters and office tenants and apartment and neighborhood residents.

Square	2 x 10K SF Plates
Footage Rates	Negotiable
TI	Negotiable
Parking	5 per 1K
Lease Terms	5 to 10-year term
Signage	Negotiable



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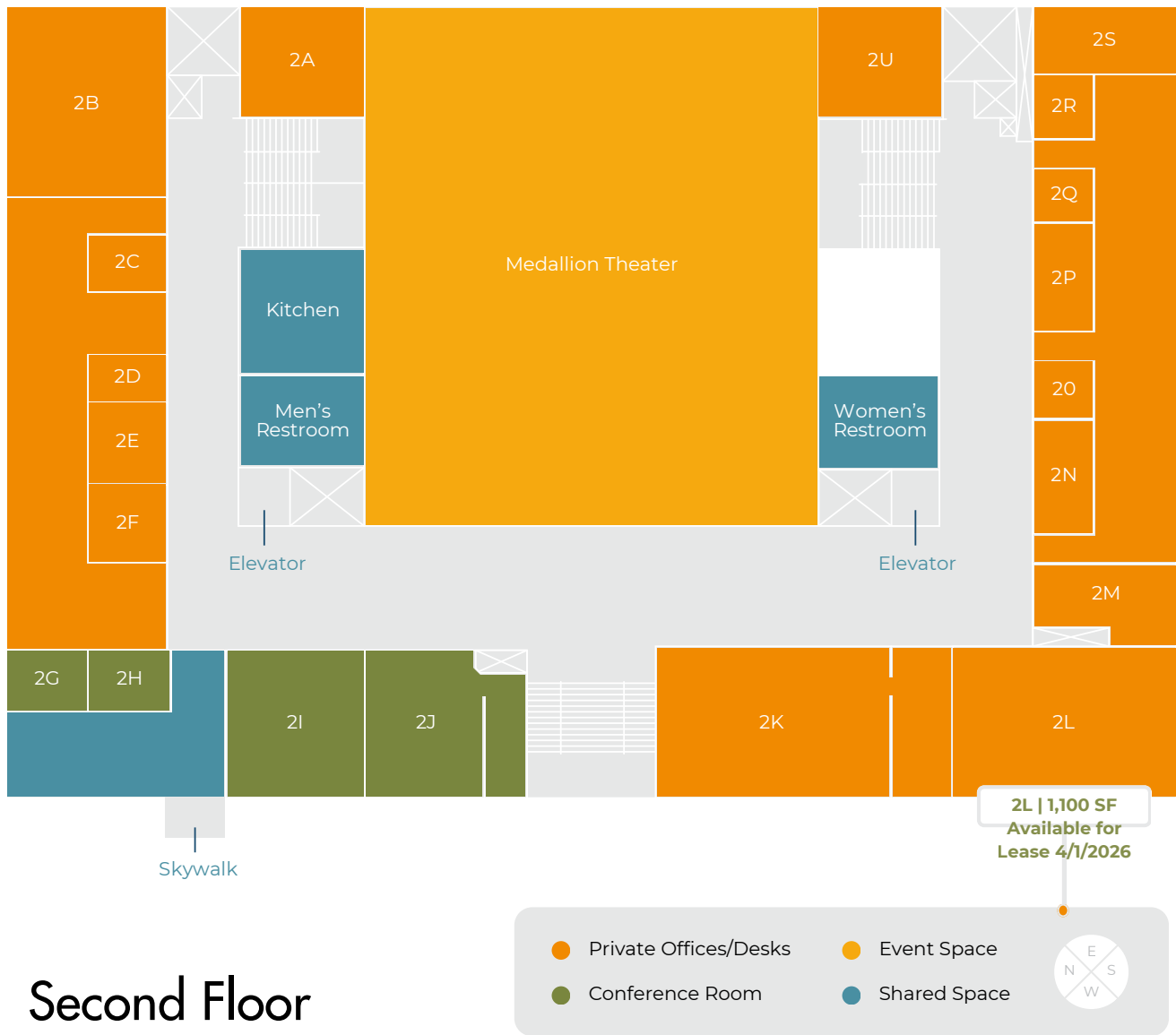


Lower Level Two

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space

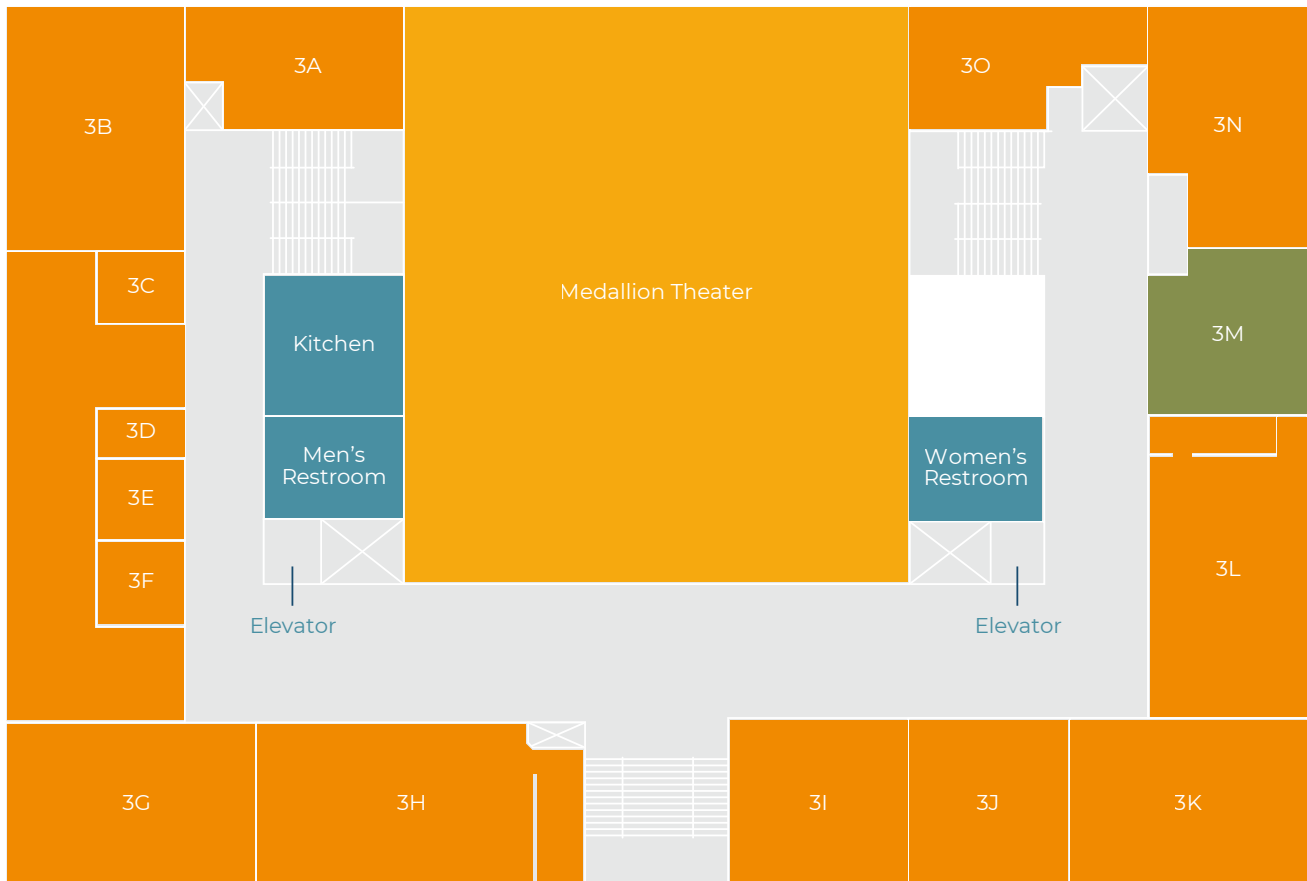
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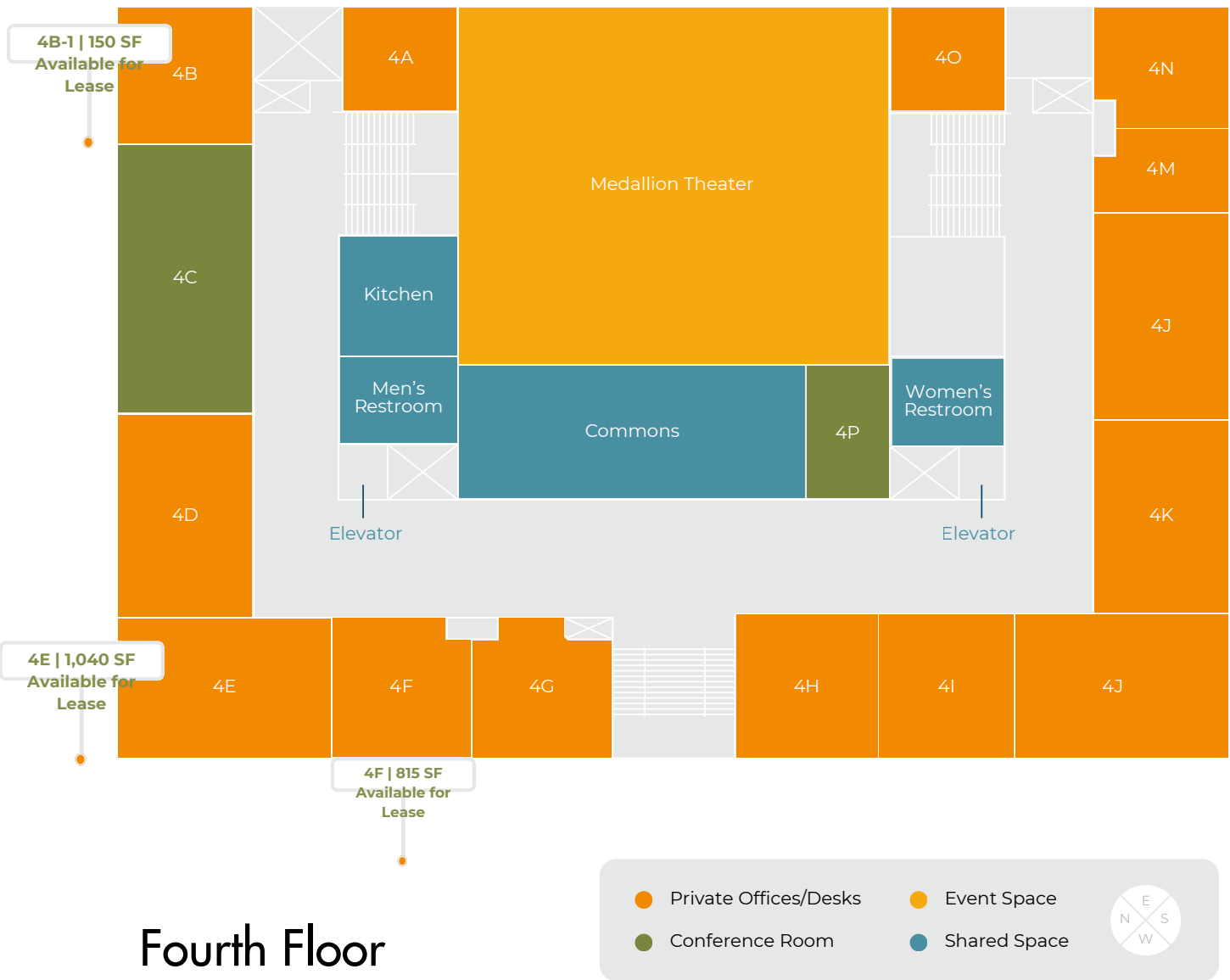
3H | 1,175 SF
Available for
Lease

Third Floor

- Private Offices/Desks
- Event Space
- Conference Room
- Shared Space

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5H | 2,857 SF
Available for
Lease

Fifth Floor

- Private Offices/Desks
- Conference Room
- Event Space
- Shared Space

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