



# 46 Penn Centre

4622 Pennsylvania Avenue, Kansas City, Missouri

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**BLOCK**  
REAL ESTATE SERVICES, LLC

## Building Profile

<b>Building Address</b>	46 Penn Centre 4622 Pennsylvania Avenue Kansas City, Missouri	
<b>Building Description</b>	The 46 Penn Centre building will be a 14-story, high image corporate office building located in the heart of the Country Club Plaza. Superior construction and building systems, ample parking, and a premier location combine to make 46 Penn Centre the ideal long term office building location. The building will offer state-of-the art, world class amenities including a restaurant accessible from the spacious two-story main entrance lobby complete with an outdoor terrace. All floors will have access to private tenant balconies. The office building is carefully planned and designed to achieve LEED standards.	
<b>Completion/Occupancy Date</b>	July 2020	
<b>Building Data</b>	Gross Rentable:	+/- 214,000 square feet
<b>Area Measurements</b>	<u>Floor</u>	<u>Rentable Square Feet</u>
	Floor 1/P1:	4,626 Square Feet (restaurant/retail/bank)/Garage Parking
	Floor 3/P3:	6,712 Square Feet (restaurant)/Garage Parking
	Floor 6/P6:	10,455 Square Feet (office space)/Garage Parking
	Floor 7:	LEASED
	Floor 8:	14,509 Square Feet
	Floor 9:	LEASED
	Floor 10:	10,504 Square Feet
	Floors 11-13:	26,229 Square Feet
	Floor 14:	LEASED
<b>On-Site Parking</b>	The property will contain 608 covered parking spaces in the attached garage, or 3 spaces per 1,000 square feet of rentable area.	
<b>Elevators</b>	Four cabs with upgraded finish serving the office levels - 500 feet/min speed, 4,000 lb cabs (1 cab will be 4,500 lb), digital controls with security card access; 2 cabs serving the garage with transfer at the lobby level as well as level 6 of the garage. This system is more efficient and lower in maintenance costs.	
<b>Restrooms</b>	Porcelain tile floors, patterned ceramic tile walls, drywall ceilings, Granite counters, motion sensor valves, individual stalls separated by full height drywall partitions.	
<b>Hours of Operation</b>	Monday – Friday:	7:00 a.m. — 6:30 p.m.
	Saturday:	8:00 a.m. — 1:00 p.m.
	Sunday and Holidays:	Closed
<b>Security</b>	The building entrances will have a computer integrated security system, with 24-hour card access. Consideration for full-time security also being examined.	
<b>Electrical System</b>	The building will provide 480/277 volt, 5,600 amp service with capacity to supply 6 watts per square foot.	



<b>Lighting</b>	High efficiency LED fixtures and high efficiency fluorescent where appropriate.
<b>Lobby &amp; Common Area</b>	The building will offer one main entrance and two secondary entrances on the main level. The two story main entrance lobby features a glass curtain wall for maximum transparency and view of the Country Club Plaza, stone clad columns, granite flooring , wood covered panels , a wood ceiling, stainless steel trim, and additional stainless steel accents. The pavement, water fountain, and landscape are carefully articulated so as to complement the Country Club Plaza's existing character.
<b>Architectural Features</b>	The monumental end cap of the office tower will be constructed using light weight steel frame , factory formed and Painted metal cladding system glass and curtain wall system with integrated LED backlit translucent glass panels system. This reflects a new era of development in Kansas City and will make this building iconic.
<b>Parking Control System</b>	Gates controlled by cards. Visitors have tickets validated or pay by credit card. No attendant required thereby reducing operating expenses.
<b>Building Access System</b>	All entry points controlled by one card system. Authorized entry at any point by one card system. Every controlled door can be set to allow only authorized personnel for that space. This will provide superior security and the ability to monitor all ingress/egress activity.
<b>Building Signage</b>	Exterior building signage available for qualified tenants.

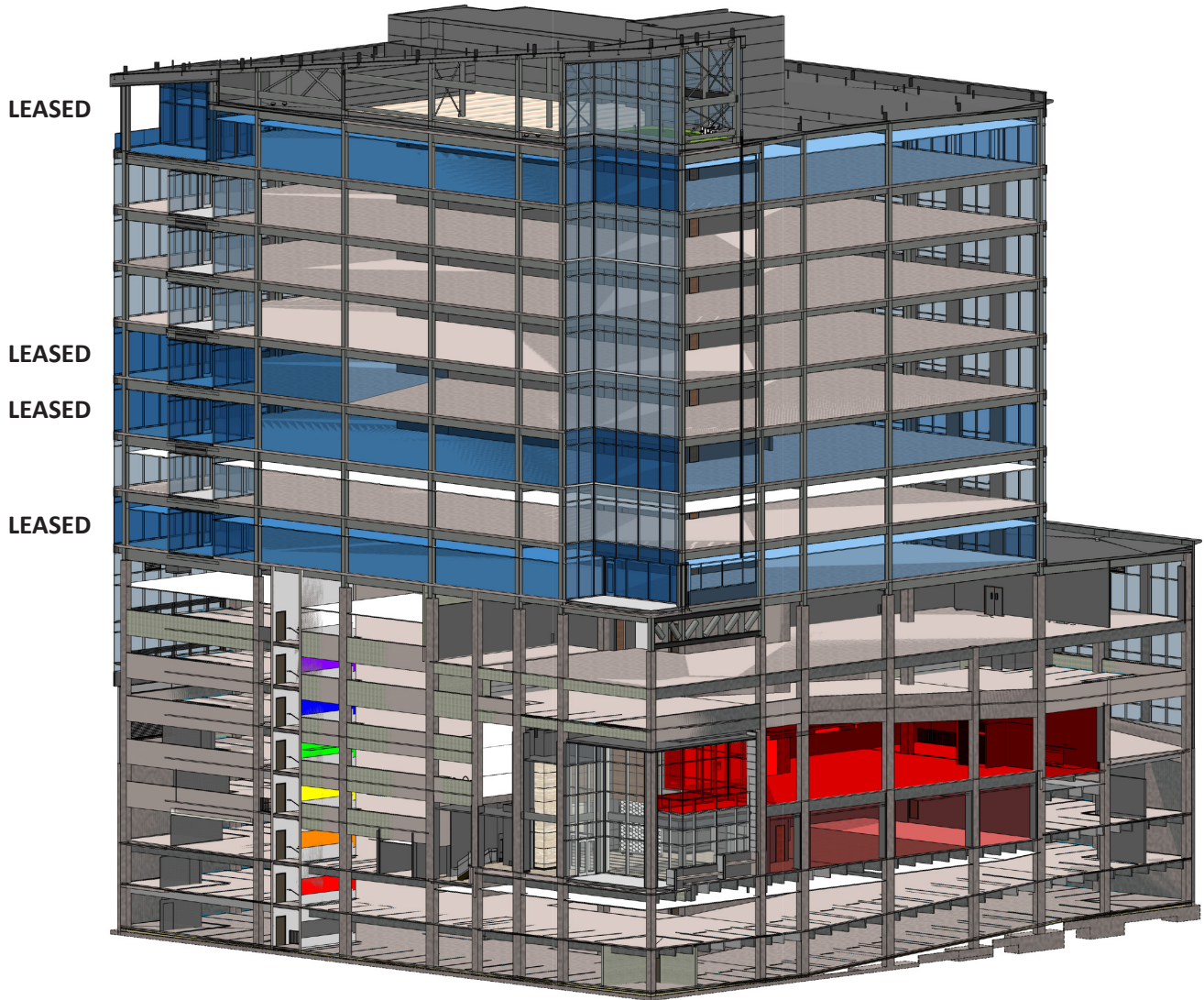


Site Plan





# Elevations







## Aerial and Rooftop Views





## Aerial Views



















## For More Information:

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