

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 High Visibility

For more information:

Bruce Johnson, CCIM
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bjohnson@blockllc.com

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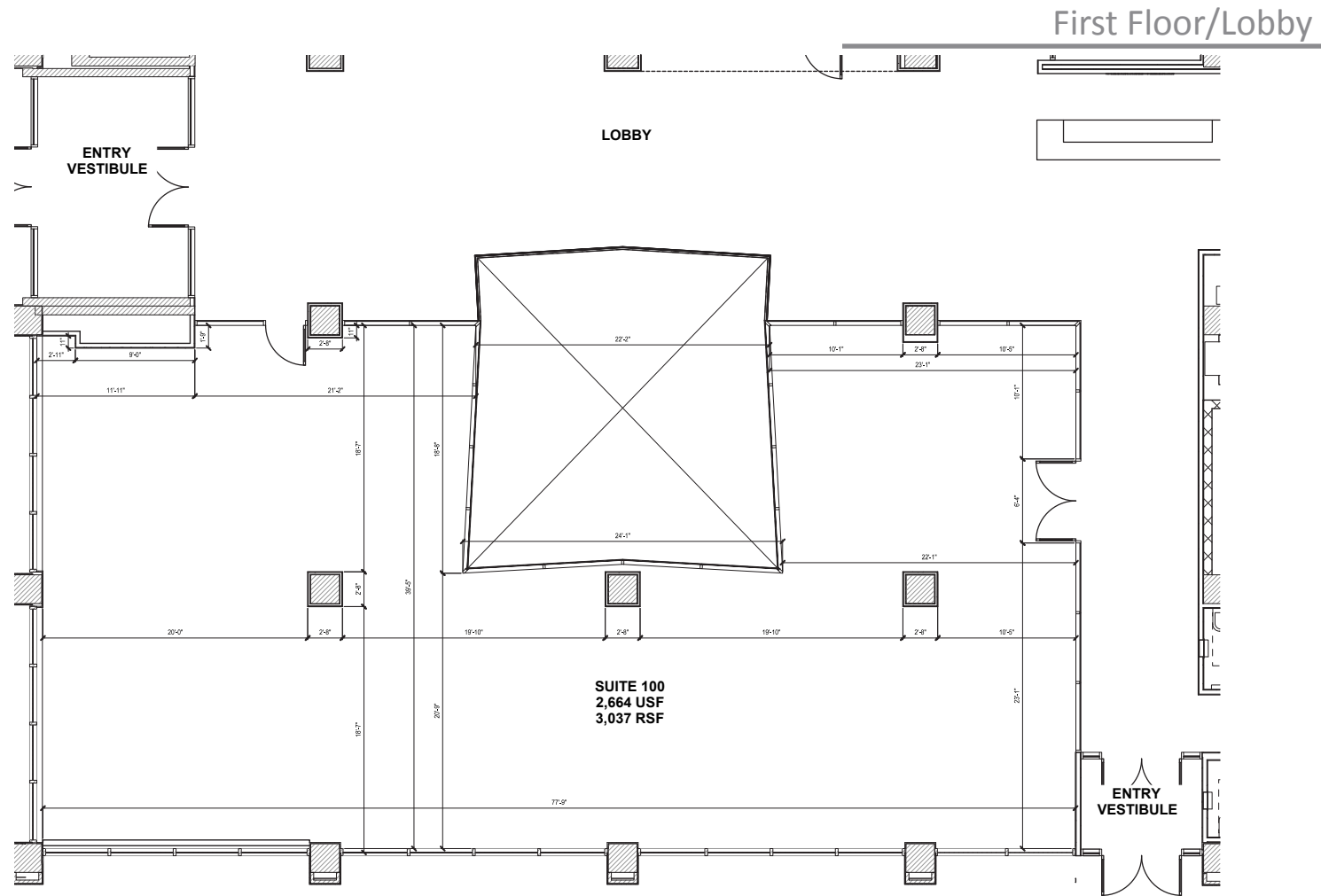
Building Specifications

Occupancy Date:	Now Open
Office Space	First Floor - Suite 100 - 3,037 RSF Lobby Exposure Second Floor - Suite 201 - 1,023 RSF - Suite 205 - 4,789 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: <ul style="list-style-type: none">• rooftop pool and lounge• fitness center• pet park• game room with golf simulator• onsite management
Offering Rate:	\$18.00 - \$22.00 PSF modified Gross



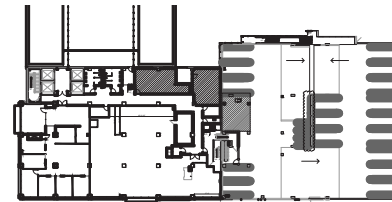
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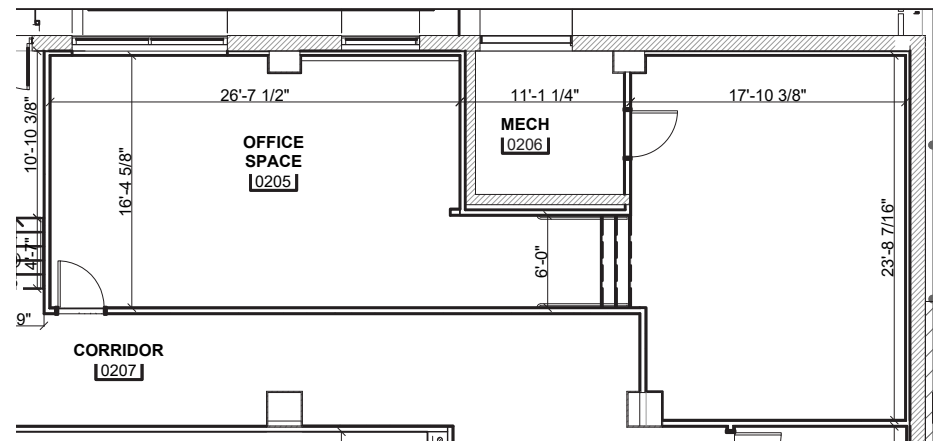



office plan - 1st floor

Second Floor



1 key plan
n.t.s.  NORTH



2 office plan - 2nd floor
scale: 3/16"=1'-0"  NORTH

Property Photos



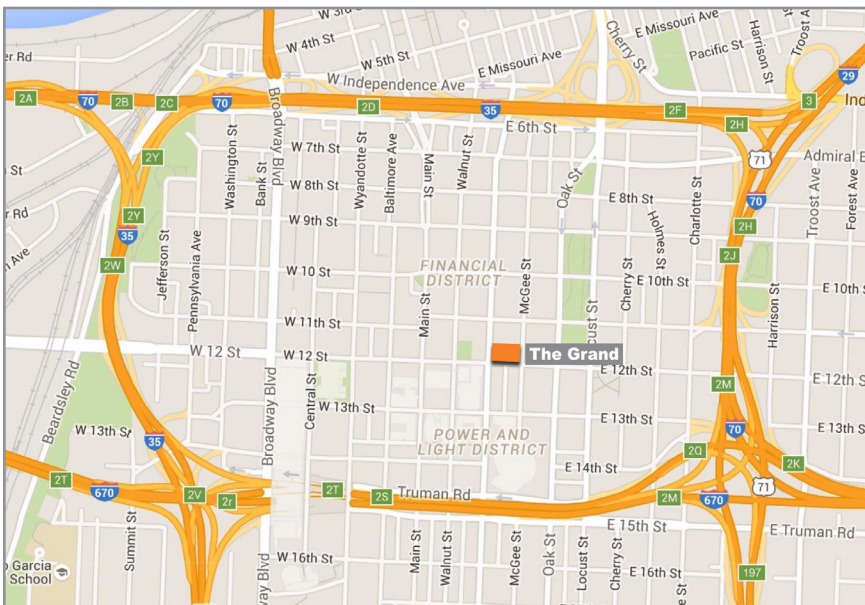
Property Photos



The Grand

1125 Grand Boulevard, Kansas City, MO 64106

For Lease



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