



For Lease
801
penn
Kansas City, Missouri

Colliers

For Lease

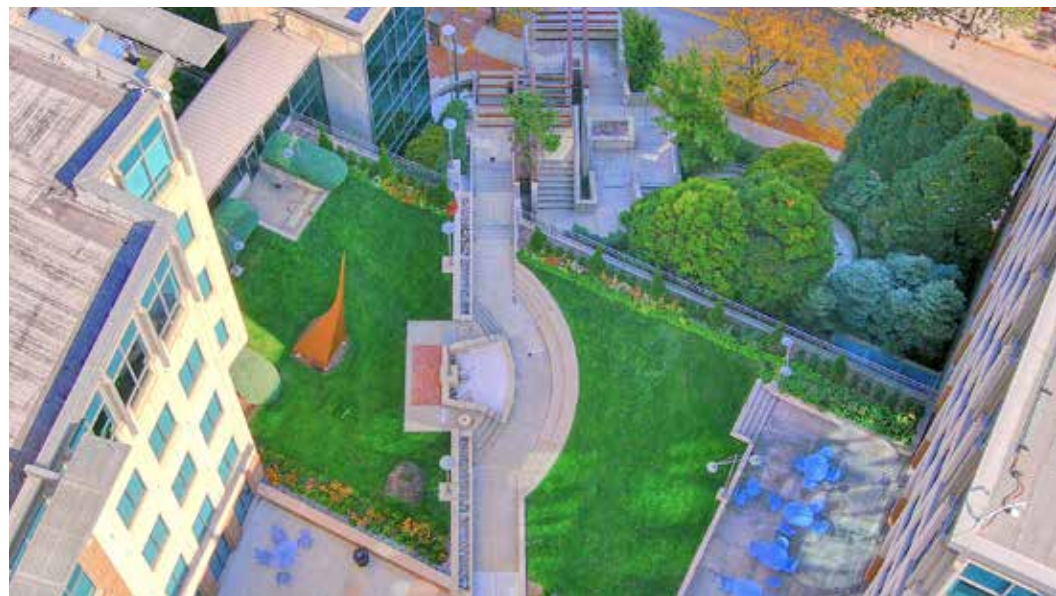
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Year Built	1997
Total SF	156,525
Floors	5
Typical Floor SF	31,305
Total Available SF	156,525
Parking	4/1,000 (possibility of increased ratio)
On-Site Amenities	Cafe/market, lounge areas, fitness center with locker rooms, green space and car charging stations

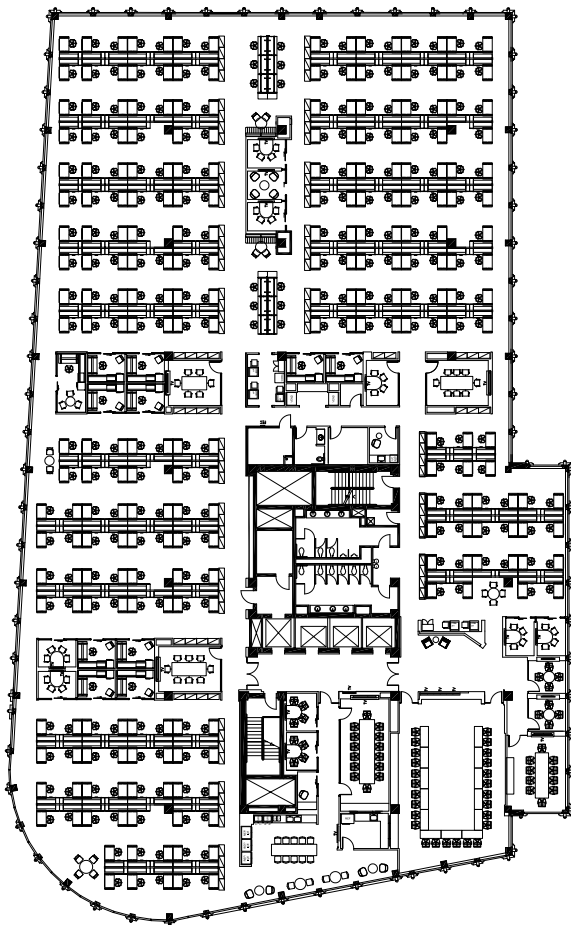


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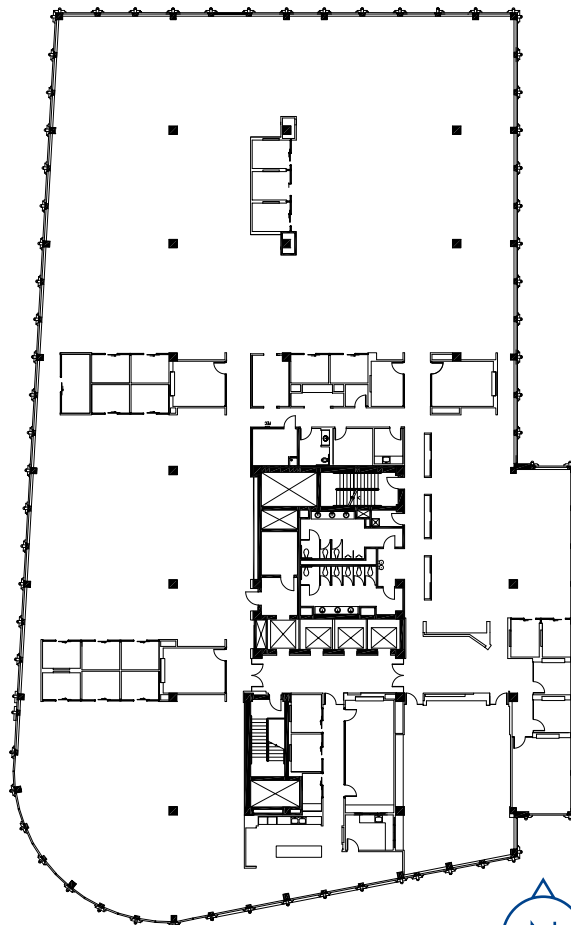
offers efficient 30,000± SF floor plates with abundant natural light, modern finishes and stunning views of Downtown

Floor Plans – 5th Floor

Furnished (Sample)



Unfurnished





Downtown Loop

801
penn

20

minutes to
Kansas City
International Airport

5

minutes to
Charles B. Wheeler
Downtown Airport

16

minutes to
Downtown
Overland Park



Full Service Lease Rate Withheld

Negotiable improvement allowance



Modern Amenities

Lounge areas, market, fitness center



Abundant Parking

Above-market ratio, covered parking available



Exterior Signage

Opportunity for heightened brand visibility



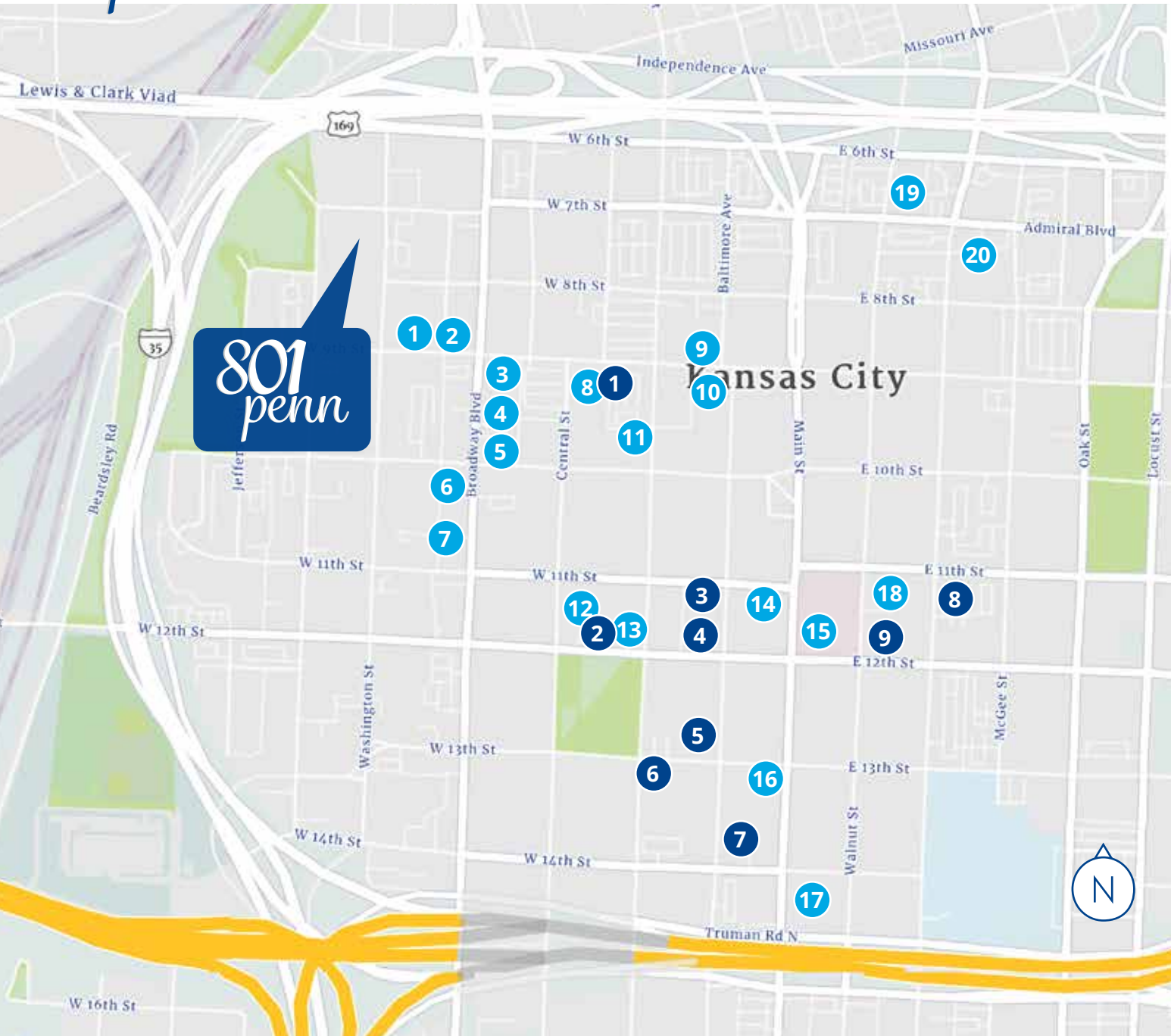
Centrally Located

Great access to highways and amenities





sits near abundant restaurants, hotels,
shopping and entertainment



Restaurants

1. The Peanut
2. Los Corrales
3. Subway
4. Jimmy John's
5. The Majestic
6. Quaff Bar & Grill
7. Pizza Hut
8. The Savoy at 21c
9. Wrap It Up Tex Mex Grill
10. Milwaukee Delicatessen
11. John's Big Deck
12. Epic Burgers
13. MetropolitanKC
14. Jason's Deli
15. Plowboys Barbeque
16. Yard House
17. Bristol Seafood Grill
18. Curry In A Hurry
19. The Homesteader Cafe
20. Anthony's

Hotels

1. 21c Museum Hotel
2. Marriott Downtown
3. Hotel Indigo
4. Hotel Phillips
5. Hotel Kansas City by Hyatt
6. Crowne Plaza
7. Hilton President
8. Ambassador Hotel
9. Holiday Inn Express



Explore



all Downtown Kansas City has to offer



just minutes from





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