

est.

1879

Kessinger Hunter

Commercial Real Estate Services Since 1879

For Lease

Cordoba Building

**NEW Country Club
Plaza Office Space**
460 Nichols Road
Kansas City, Missouri
44,000± RSF Building

For Additional
Information
Please Contact:

Kathy Lapp
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Phone: 816.842.2690
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www.kessingerhunter.com



- NEW Plaza Office Space - located in the former SAKS Building in the heart of the World Class Country Club Plaza
- Space Available: 44,000± RSF of contiguous space
2nd Floor 22,000± RSF (divisible)
3rd Floor 22,000± RSF (divisible)
- Lease Rates: \$27.00 PRSF
- Total remodel in 2006 - all NEW lobby with distinctive entrance
- Ready for occupancy - September 2006
- Direct covered access to a new parking garage for tenant and visitor parking
- 24-Hour on-site Plaza Security

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE

Highwoods
PROPERTIES

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

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Building Facts

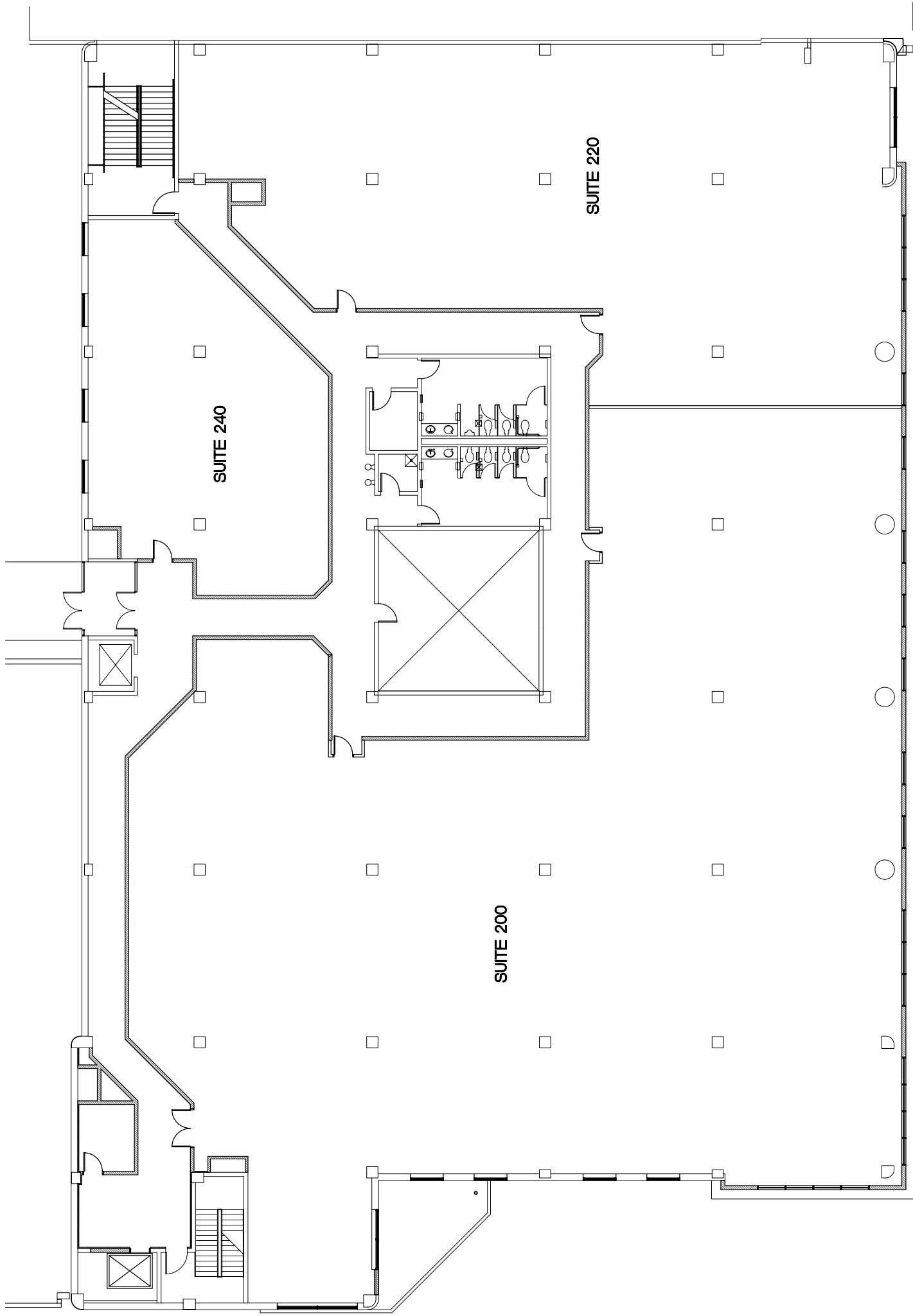
Base Rent:	\$27.00 PRSF
Operating Expenses:	Base year
Property Size:	44,000± SF
Availability:	2nd Floor 22,000 RSF (divisible) 3rd Floor 22,000 RSF (divisible)
Lease Basis:	5 - 10 years
Parking:	Direct covered access to a new parking garage for tenant and visitor parking
Hours of Operation:	8:00 a.m. - 6:00 p.m. (Monday thru Friday) 8:00 a.m. - 1:00 p.m. (Saturday)
Full Service Includes:	Janitorial, Utilities, Maintenance, Taxes, and Insurance
Date Re-Built for Office Space:	2006
Elevator:	Two elevators
After Hours Access:	Code
Exclusive Building Amenities:	<ul style="list-style-type: none">• New office redevelopment in the Heart of the Country Club Plaza• Walking distance to over 140 restaurants & shops• Great corner street views• Parking garage adjacent to building• Design your own brand new space

Leasing & Management:
Kessinger/Hunter & Company

Ownership:
Highwoods Realty Limited Partnership

An independently owned and operated member of the





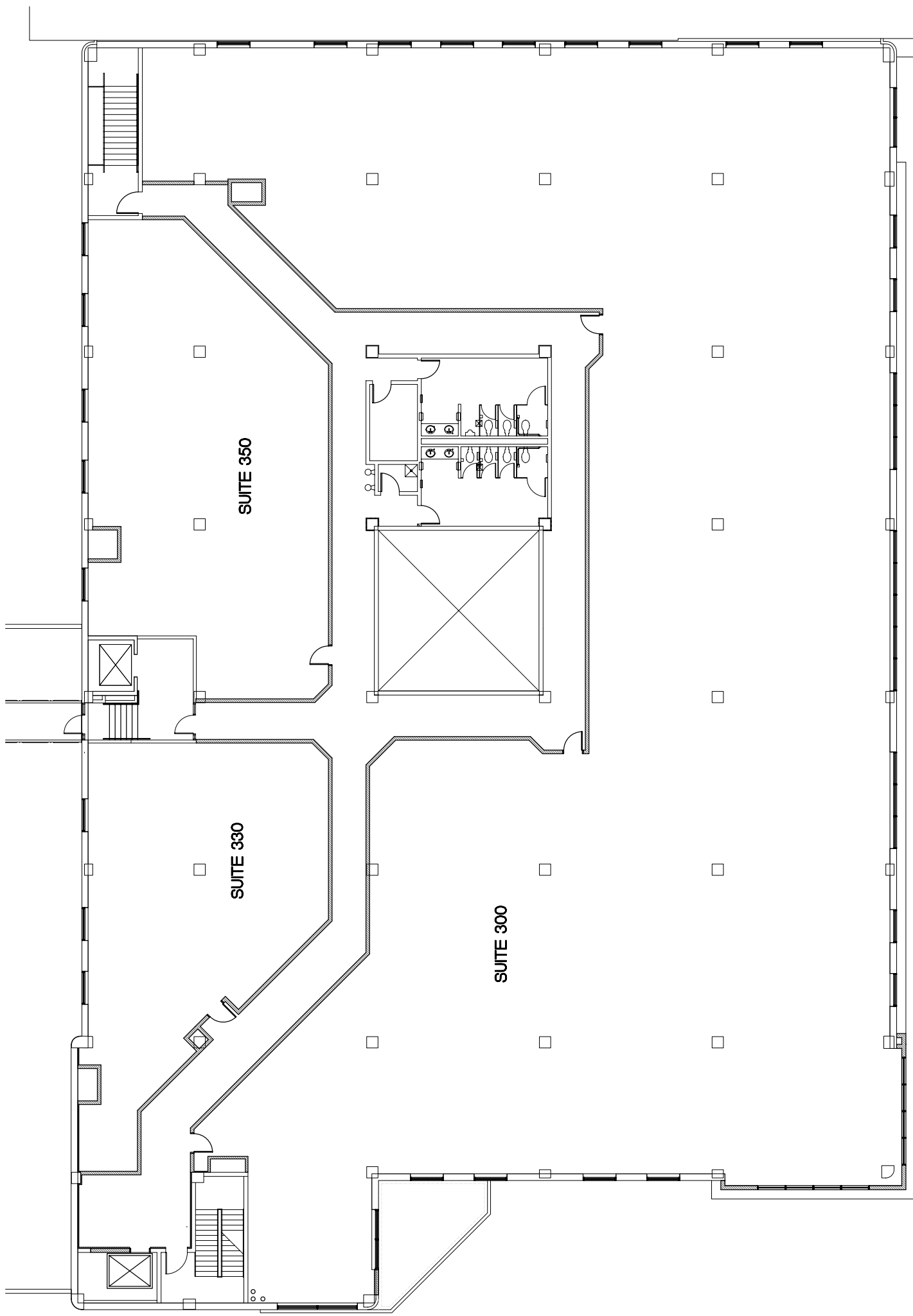
SUITE 240

SUITE 220

SUITE 200



CORDOBA BUILDING
2ND FLOOR
SCALE: 1"=20'-0"



SUITE 350

SUITE 330

SUITE 300



CORDOBA BUILDING
3RD FLOOR
SCALE: 1"=20'-0"