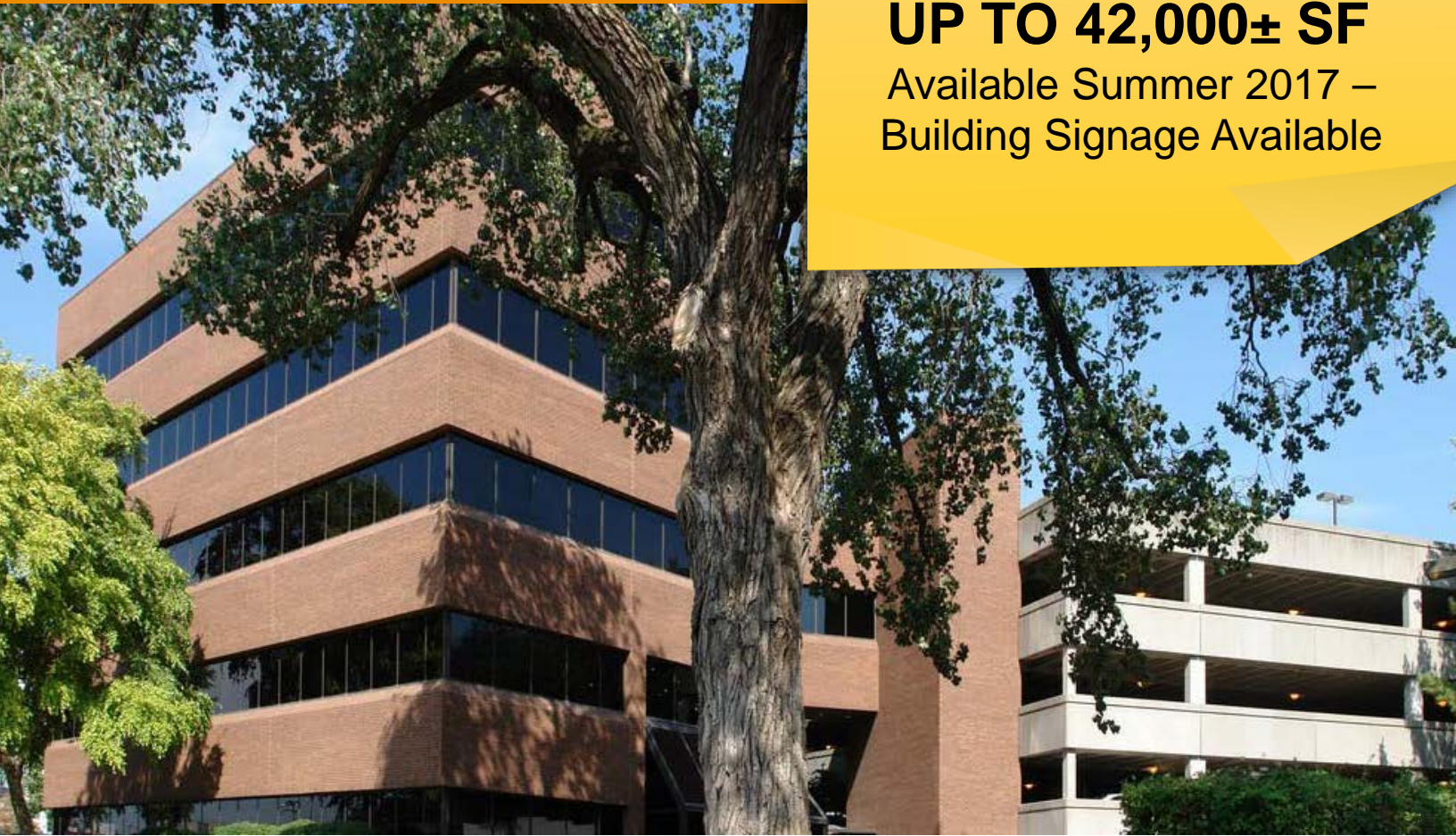


TWO BRUSH CREEK

2 EMANUEL CLEAVER II BOULEVARD
KANSAS CITY, MISSOURI 64112

OFFICE FOR LEASE



UP TO 42,000± SF
Available Summer 2017 –
Building Signage Available

SPACES AVAILABLE

Suite 200	13,654± RSF
Suite 300	13,834± RSF
Suite 410	2,521± RSF
Suite 430	2,957± RSF (temporary rental discount)
Suite 500	14,537± RSF

PROPERTY FEATURES

- Great views of the Country Club Plaza
- Tenant Improvement Allowance: Negotiable
- Operating Expenses: Base year expense escalation
- Auditorium available for tenant use

BUILDING FEATURES

TOTAL SQUARE FEET	67,420+ SF
LEASE RATE	\$24.50 PSF Full Service Gross
PARKING	4/1,000 RSF - Market Parking Rates Apply

For more information, please contact:

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