

# TWO PERSHING SQUARE

2300 MAIN STREET, KANSAS CITY, MISSOURI 64108

OFFICE FOR LEASE | 46,070± CONTIGUOUS RSF AVAILABLE



## BUILDING FEATURES

RENTABLE BUILDING AREA	513,998 RSF
BASE RENTAL RATE	\$20.00 PRSF
LEASE TYPE	Full Service Gross

## BUILDING FEATURES

- Surface and underground parking available
- On-site building management
- On-site security, 24 hours-7 days/week with card access
- Located adjacent to Union Station, Crown Center, and the new RideKC Streetcar
- State-of-the-art conference facility accommodating 150+ individuals
- Workout facility including showers, lockers, and changing area
- On-site deli and catering



For more information, please contact:

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2300 MAIN STREET

Office for Lease

## Two Pershing Square Facts



Space Availability:	Suite 340	2,996 RSF	
	Suite 500	46,070 RSF	
	Suite 850	12,632 RSF	
	Suite 905	8,157 RSF	} 22,239 RSF Contiguous
	Suite 910	14,082 RSF	
	Suite 915	4,525 RSF	
	Suite 1050	2,262 RSF	

**Parking:** Garage (1,700 spaces)  
3.5/1,000 Ratio with reserved, unreserved, surface lot and hourly rates

**TI Allowance:** Negotiable

**Amenities:** Fitness room, showers, lockers & equipment  
Conference facility accommodates 150+  
On-site Management and Deli

**24-Hour Security:** Card access for all employees

**Elevators:** Four (4) parking garage elevators  
Eight (8) floor-to-floor elevators  
One (1) freight dock elevator



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