

MADISON MEDICAL PLAZA 4601 MADISON AVE • KANSAS CITY, MO

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

22,380 RSF CONTIGUOUS AVAILABLE:

2ND FLOOR: 4,552 SF WITH PRIVATE ACCESS TO SURFACE PARKING LOT

3RD FLOOR: UP TO 8,914 SF (CAN BE DEMISED)

4TH FLOOR: UP TO 8,914 SF (CAN BE DEMISED)

LEASE RATE: \$28.50/RSF NET OF UTILITIES

CONSTRUCTION COMPLETE ON INTERIOR LOBBY, ELEVATOR LOBBIES, SECURITY UPGRADES

DAVITA DIALYSIS OCCUPIES 1ST FLOOR AND HALF OF 2ND FLOOR

AGGRESSIVE TENANT FINISH PACKAGES

NEW LANDSCAPING, MECHANICAL SYSTEM, PARKING LOT OVERLAY, AND FACADE RENOVATION

COVERED AND SURFACE PARKING AVAILABLE

SIGNAGE AVAILABLE (10,924 CPD ON MADISON AVE)

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UPDATED COMMON SPACE:

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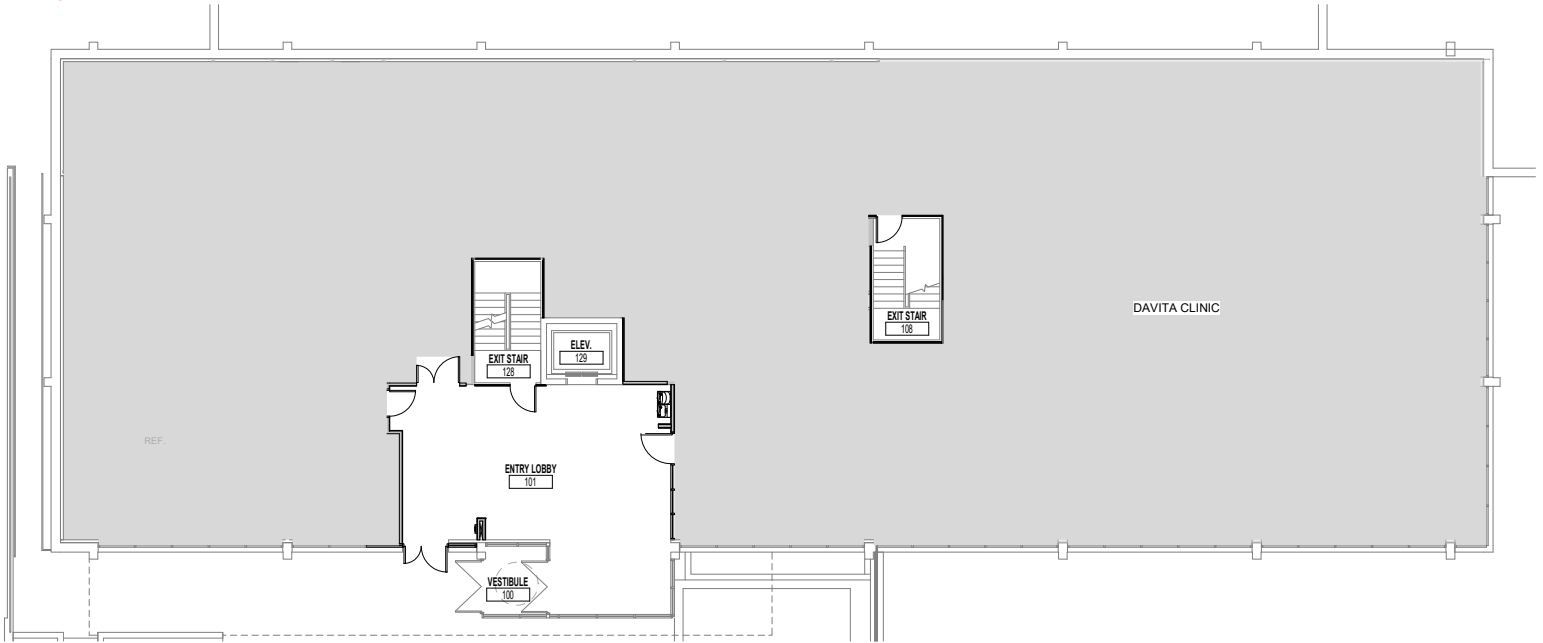
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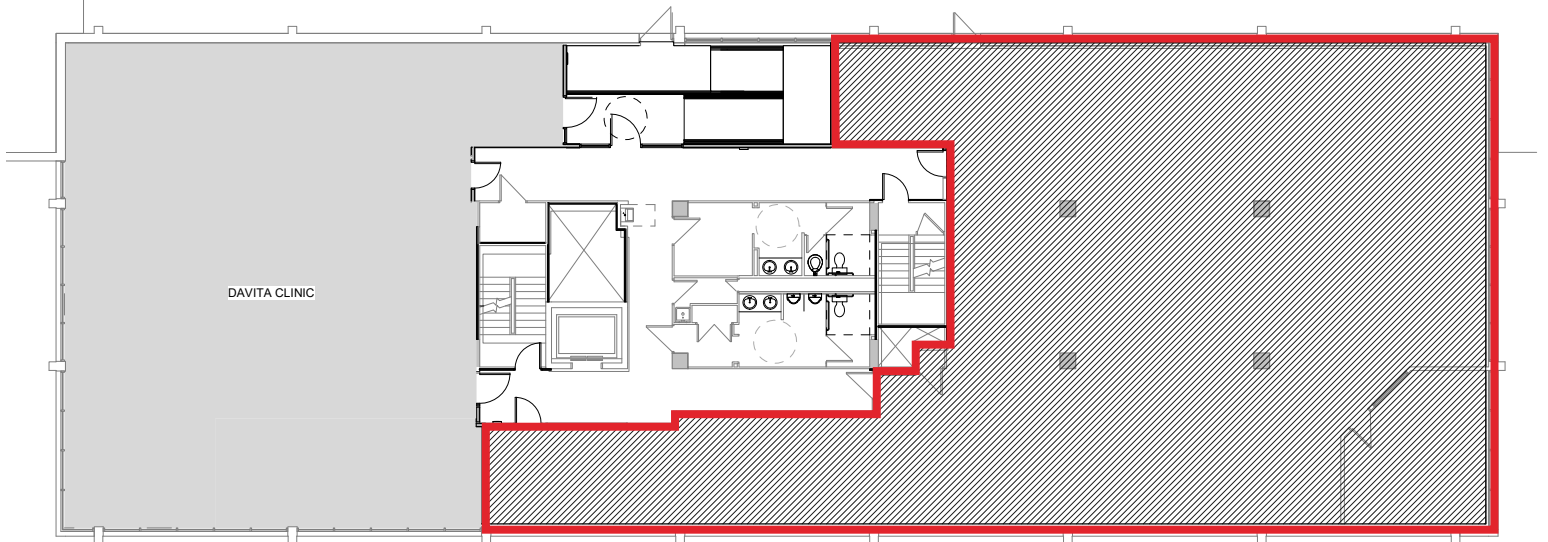
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FLOOR PLANS:

LEVEL 1

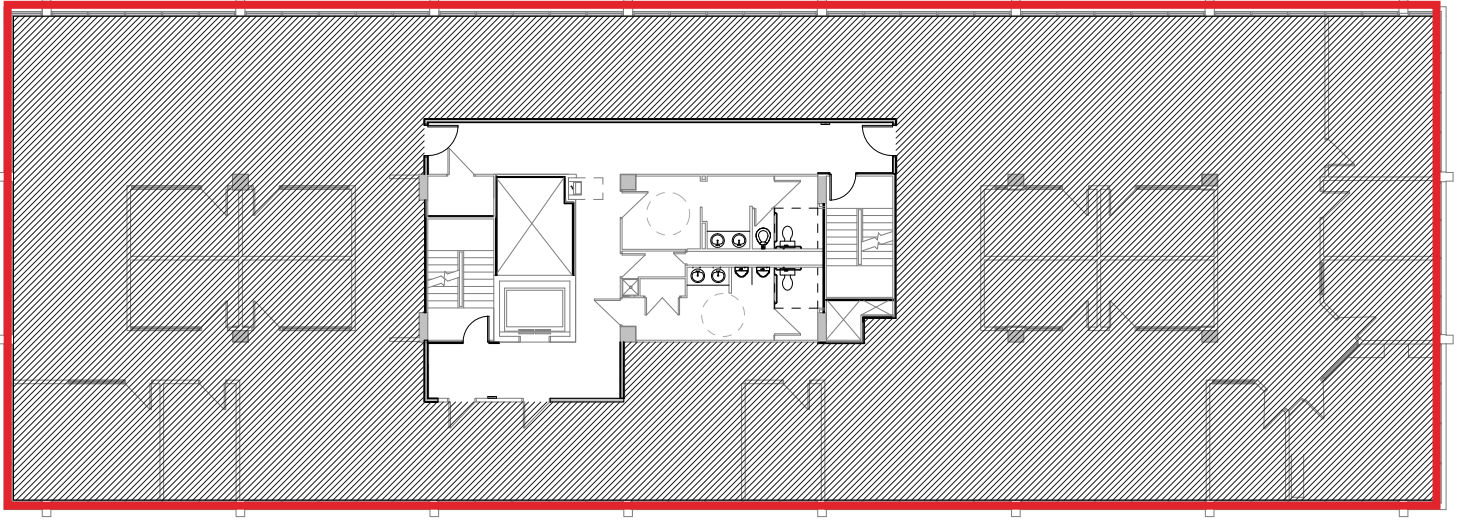


LEVEL 2 - 4,552 SF

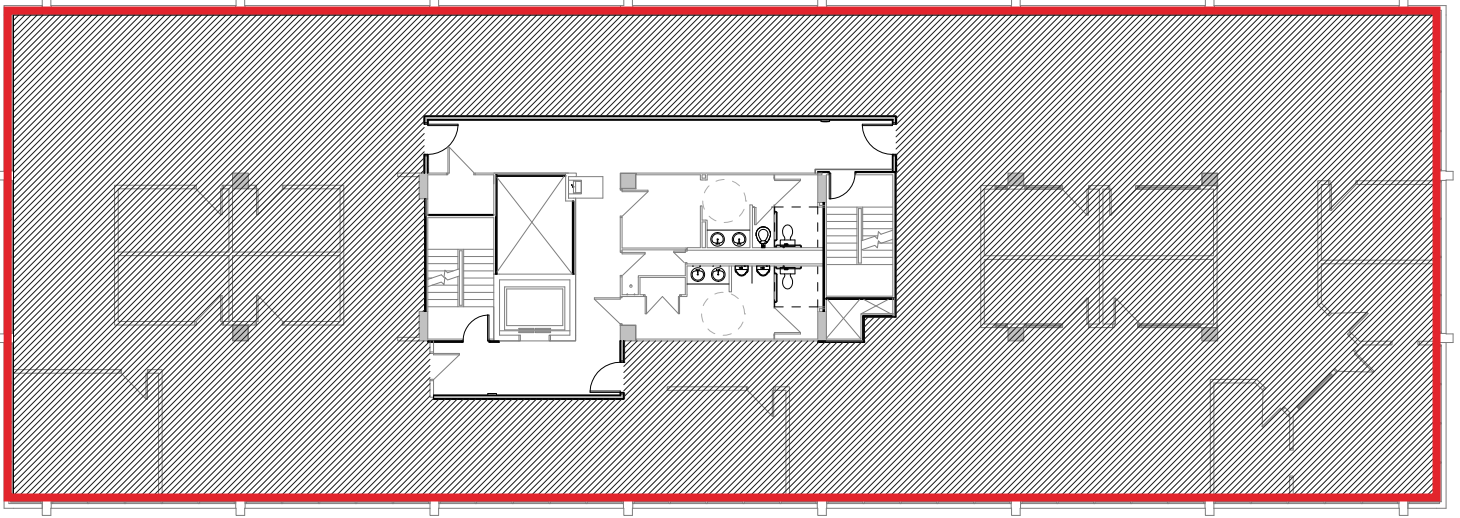


FLOOR PLANS:

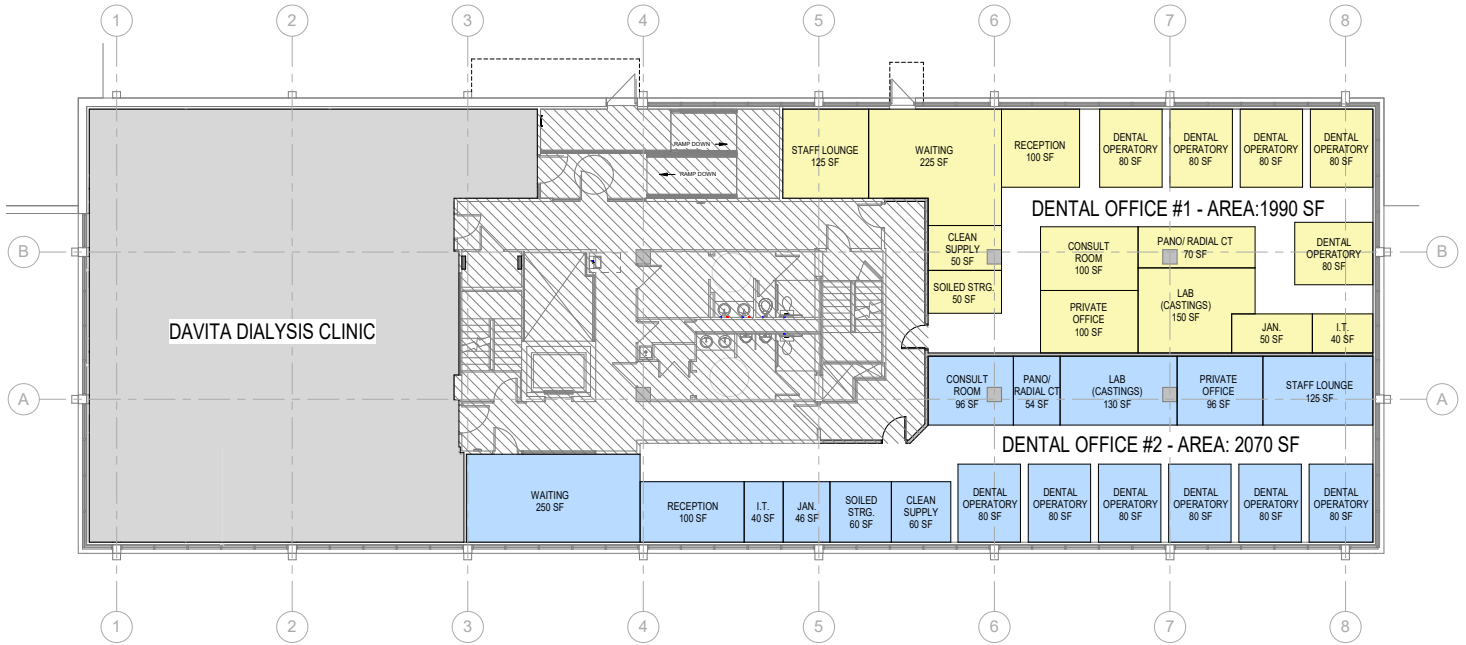
LEVEL 3 - 8,914 SF



LEVEL 4 - 8,914 SF

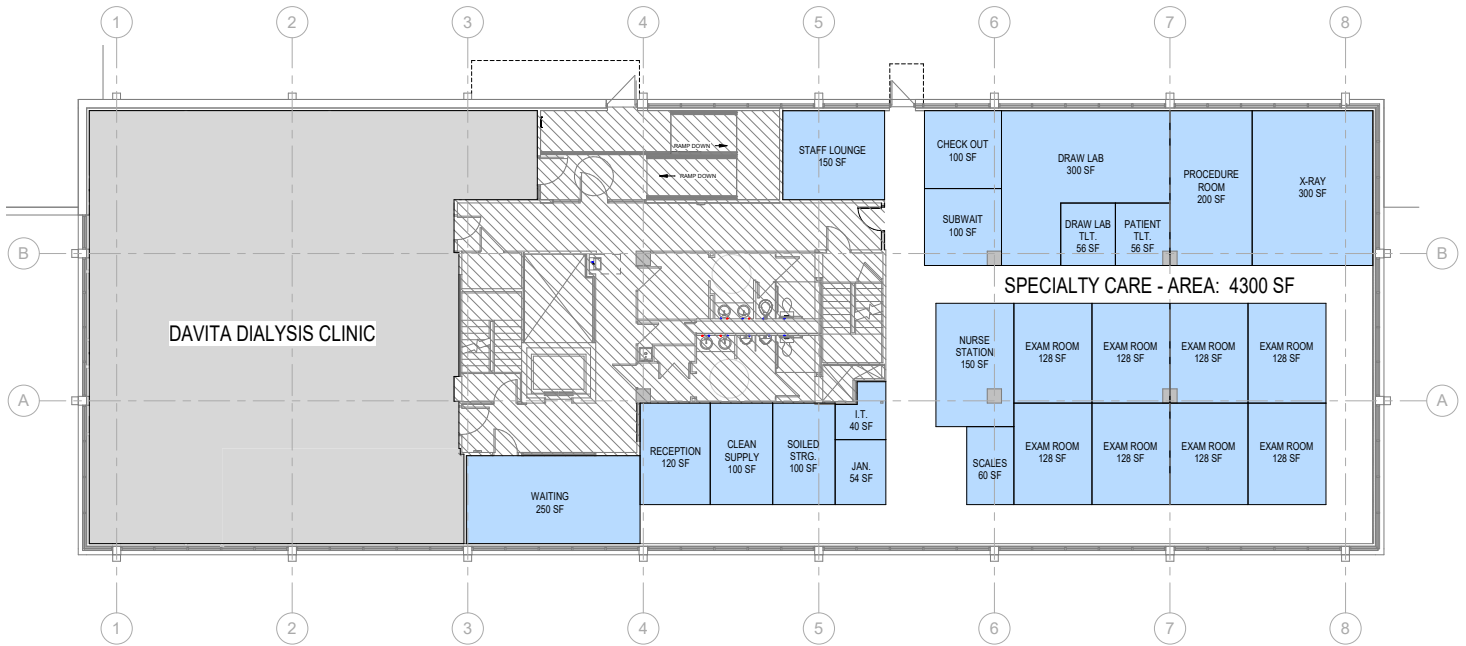


4601 MADISON TEST FIT:



1 LEVEL 2 - TWO DENTAL CLINICS OPTION

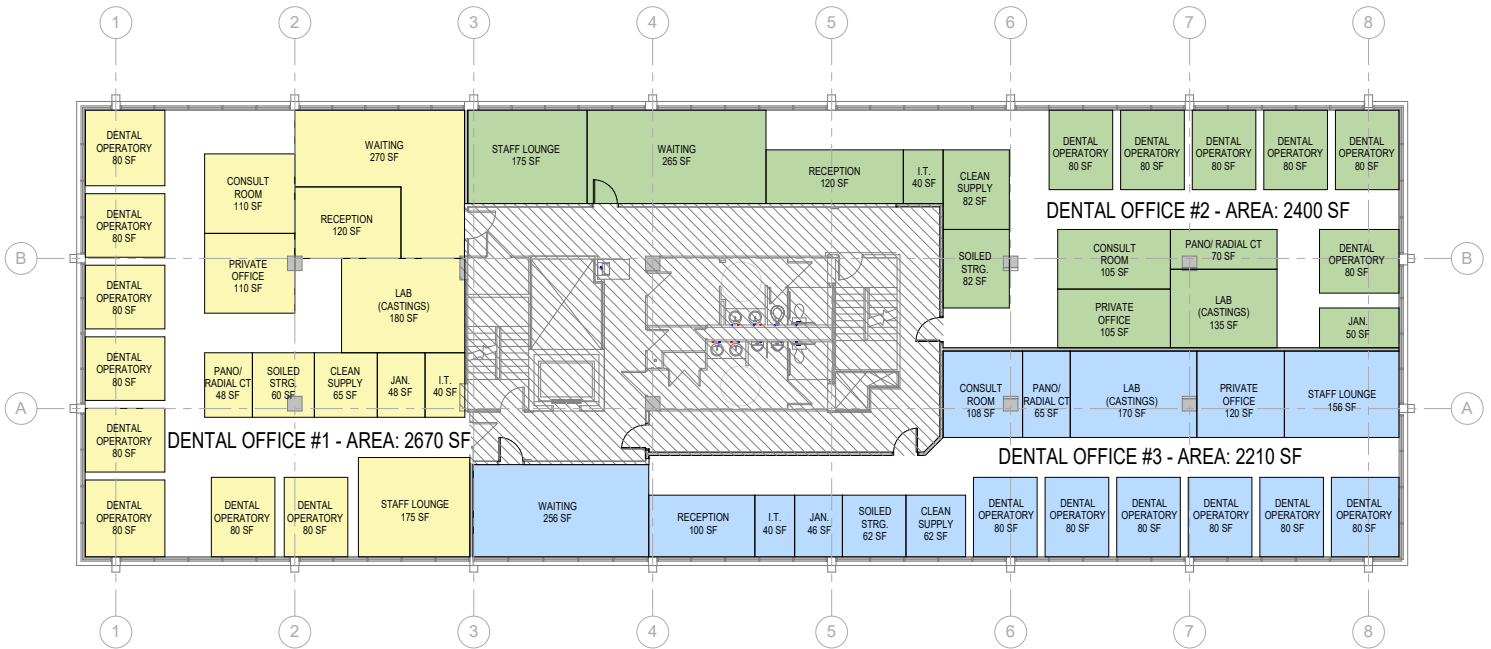
SCALE: 1/8" = 1'-0"



2 LEVEL 2 - SPECIALTY CARE OPTION

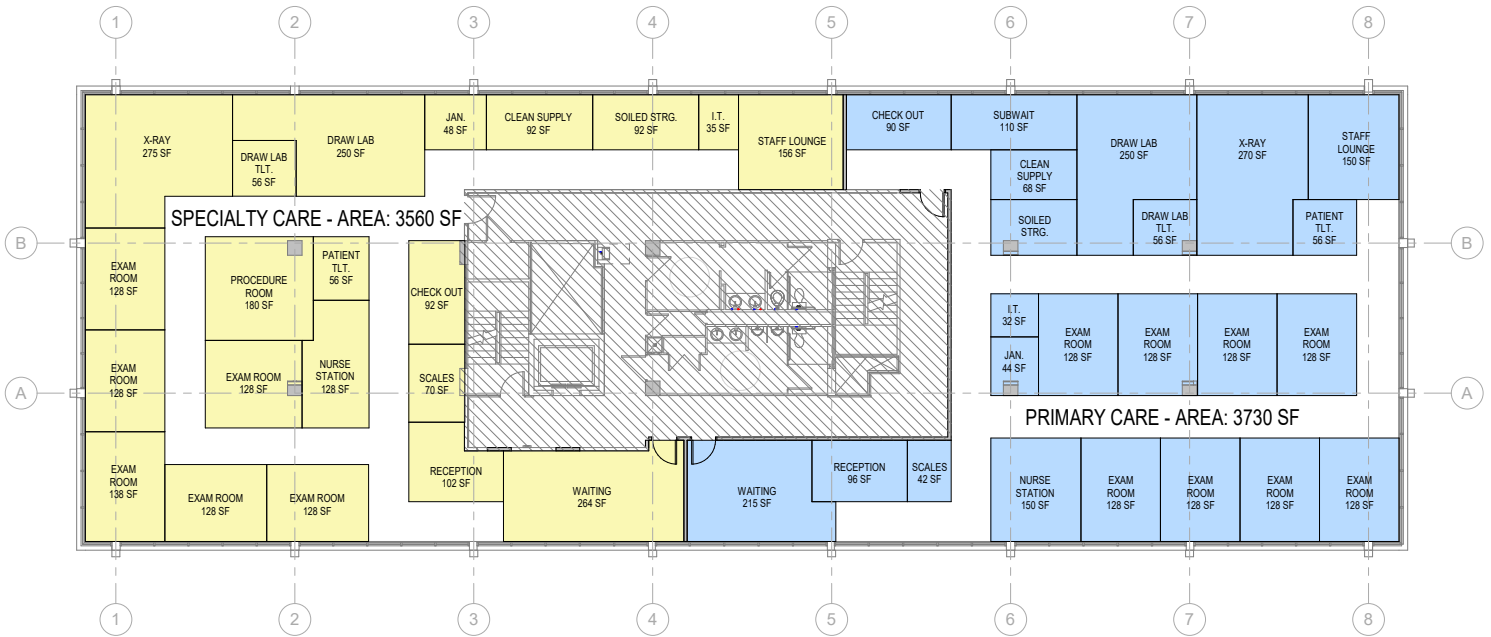
SCALE: 1/8" = 1'-0"

4601 MADISON TEST FIT:



1 LEVELS 3 & 4 - THREE DENTAL CLINICS OPTION

SCALE: 1/8" = 1'-0"



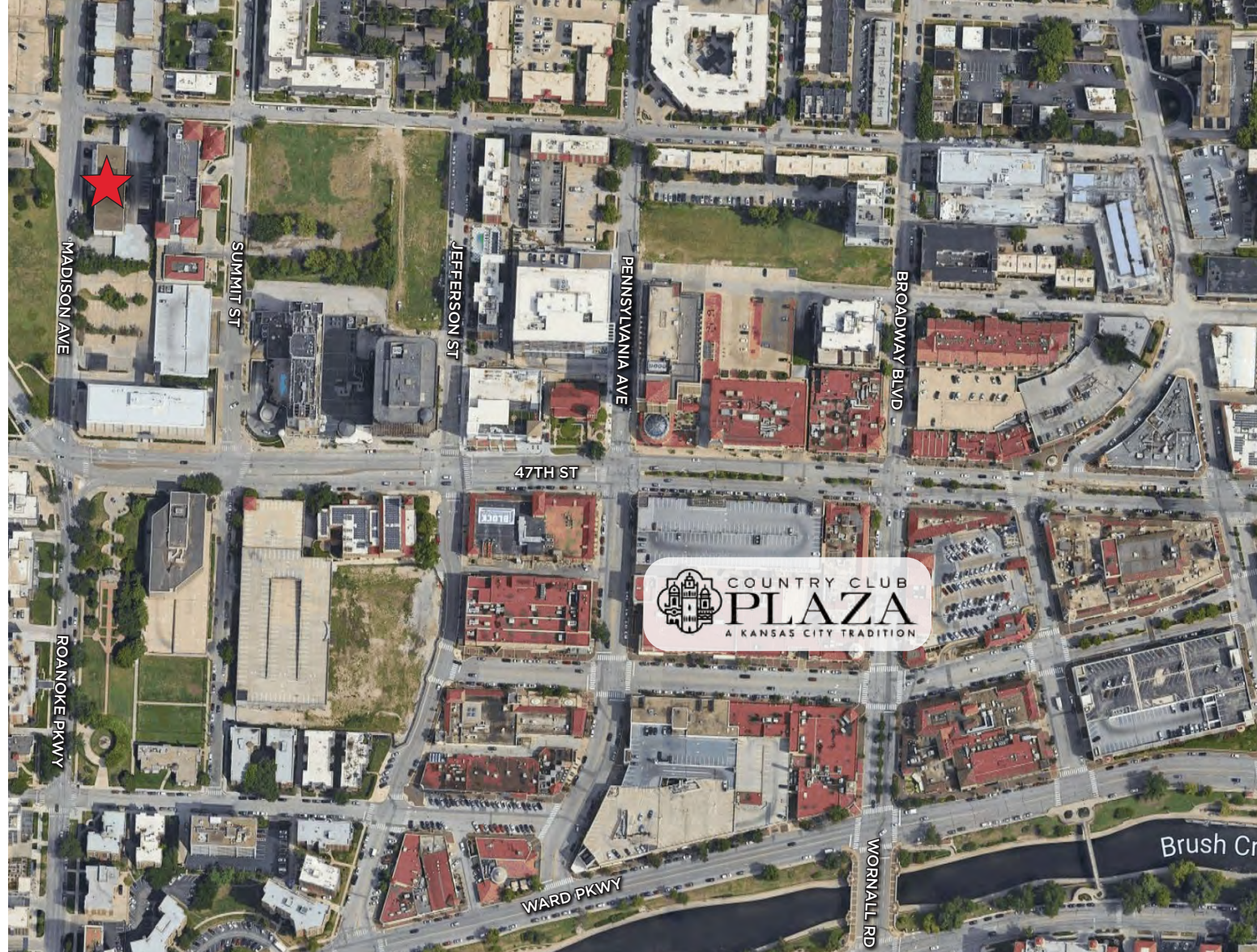
2 LEVELS 3 & 4 - TWO PRIMARY/SPECIALTY CARE CLINICS

SCALE: 1/8" = 1'-0"

AERIAL VIEW:



MADISON AVE:
10,924 CPD



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