

# OFFICE ON THE PLAZA NICHOLS BUILDING

310 WARD PARKWAY • KANSAS CITY, MO

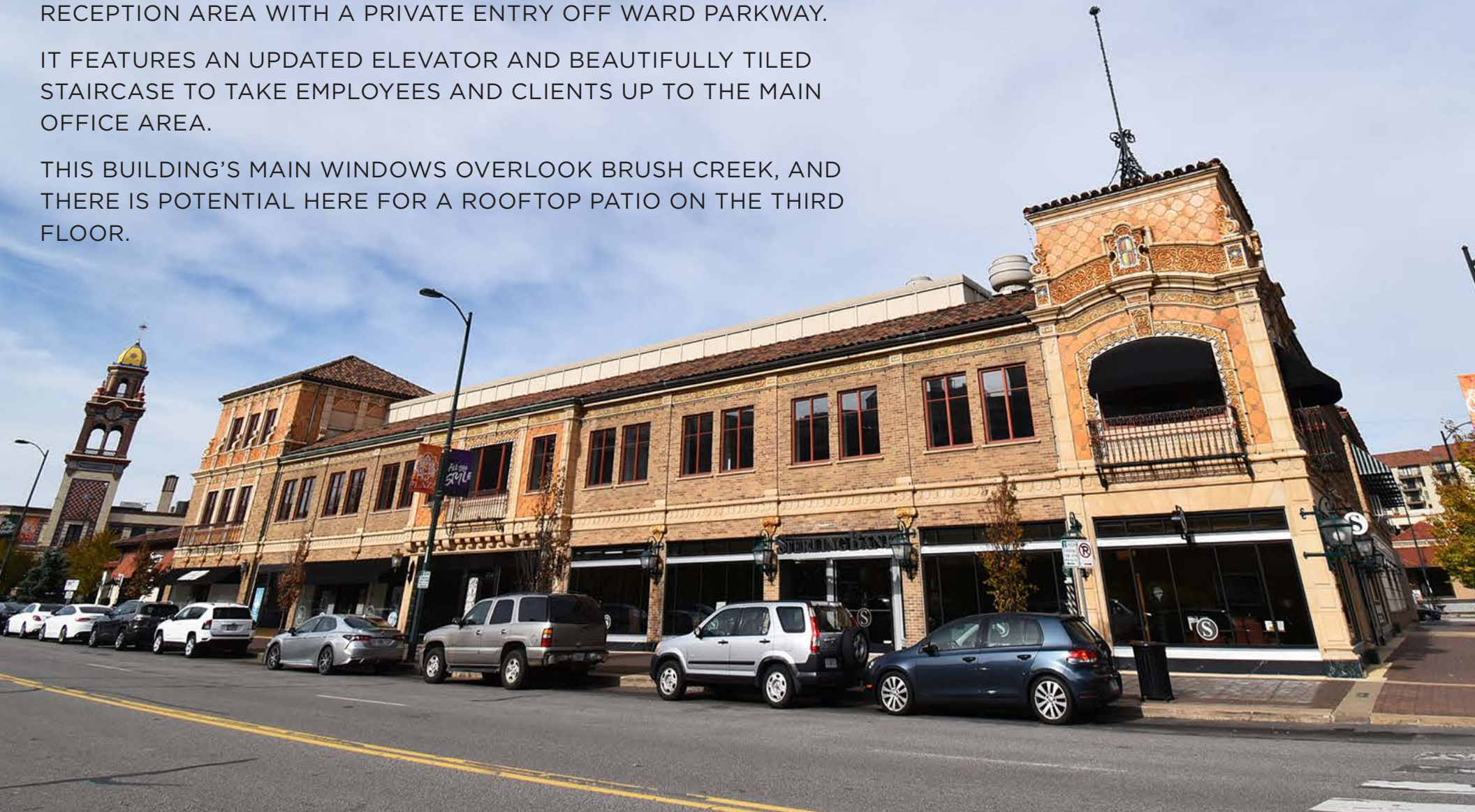
THE PLAZA'S PAST COMES ALIVE IN THE HISTORIC NICHOLS BUILDING.

THIS 23,000 SQUARE FOOT, THREE-STORY SPACE HAS A LOBBY AND RECEPTION AREA WITH A PRIVATE ENTRY OFF WARD PARKWAY.

IT FEATURES AN UPDATED ELEVATOR AND BEAUTIFULLY TILED STAIRCASE TO TAKE EMPLOYEES AND CLIENTS UP TO THE MAIN OFFICE AREA.

THIS BUILDING'S MAIN WINDOWS OVERLOOK BRUSH CREEK, AND THERE IS POTENTIAL HERE FOR A ROOFTOP PATIO ON THE THIRD FLOOR.

AREA  
REAL ESTATE ADVISORS



# NICHOLS BUILDING:



## AVAILABILITY

|       |           |
|-------|-----------|
| R310  | 1,083 SF  |
| R310B | 15,980 SF |
| R310C | 6,014 SF  |
| TOTAL | 23,077 SF |



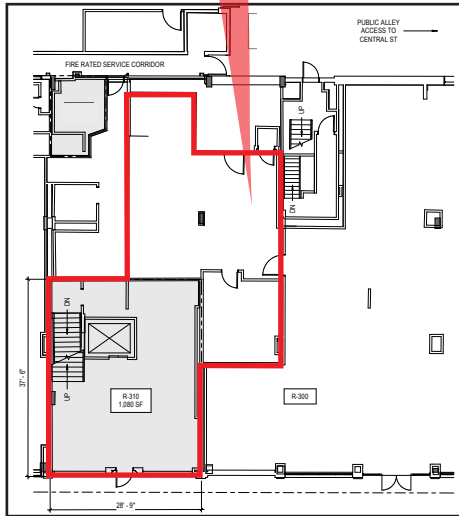
### AREA REAL ESTATE ADVISORS

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112  
**P** 816.895.4800 **W** OPENAREA.COM

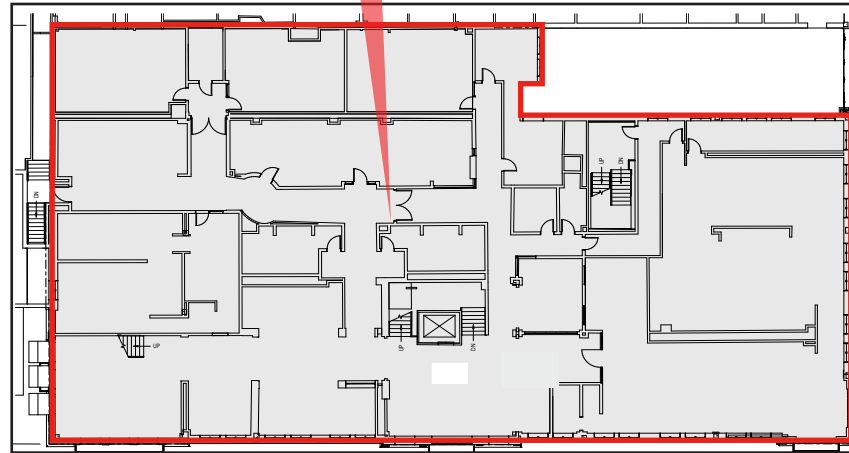
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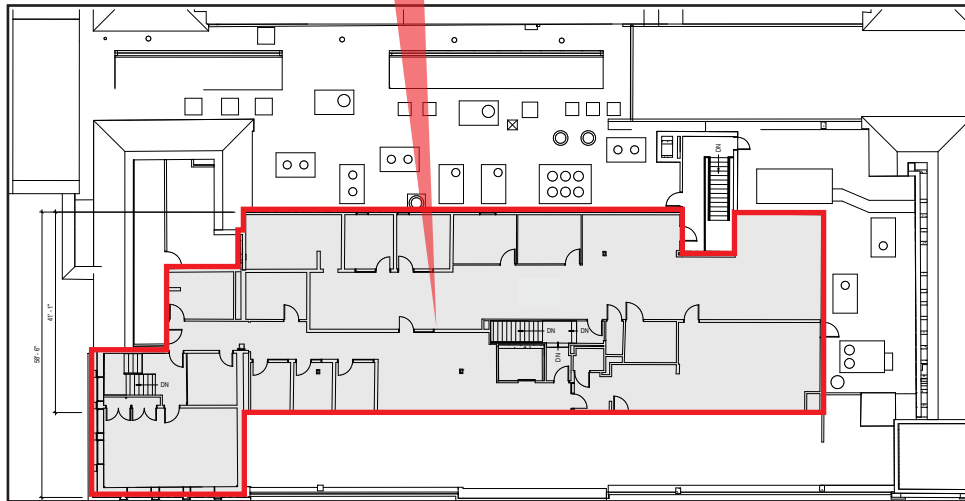
GROUND FLOOR  
1,083 SF  
\$34.50 PSF



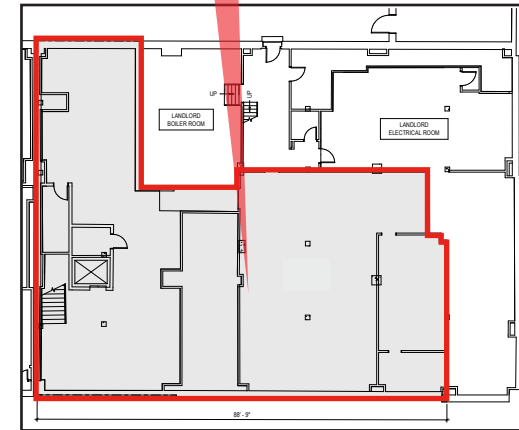
SECOND FLOOR  
15,980 SF  
\$34.50 PSF



THIRD FLOOR  
6,014 SF  
\$34.50 PSF



BASEMENT



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# PARKING MAP:



Electric vehicle charging station is located in the basement of the Granada Garage. Enter off of 47th Street and it is on your left. Bike racks are available in the basement of Granada Garage, on the top of the Central Garage, and on P1 of the Valencia Garage.

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TUMI Bank of America T-Mobile  
VANS ALDO free people  
INDOCHINO KENDRA SCOTT Charlie Hustle  
francesca's RAZZLEBERRY vineyard vines  
Puckin' Brand SEPHORA  
ATHLETA HMK moio ALTAR'D STATE  
Moosejaw NIKE BY KANSAS CITY IT'SUGAR

OCEAN PRIME  
PRIME SOCIAL

MCCORMICK & SCHMICK'S COOPER'S HAWK  
SEAFOOD & STEAKS WINE & RESTAURANT  
we OLD NAVY H&M  
BARNES & NOBLE BANANA REPUBLIC

MESSANGER COACH BUCAR  
KANSAS CITY LOVESAC  
CULTIVATING CREATIVITY

JOHNNY WAS eb  
THE CLASSIC CUP PARACHUTE  
POTBELLY J. McLaughlin  
Bath & Body Works

Massage Envy SPA. Chuy's  
COLD STONE CREATIONS  
PF CHANG'S CROWN STEAKS  
Commerce Bank rye Auntie Anne's  
CINNABON

Panera BO LINGS  
Foot Locker BRIO  
URBAN OUTFITTERS

J.CREW MESSENGER COFFEE CO.  
Vine Dog Bakery O'DOWN'S  
SCANDIA Lash  
THE BETTER CHEDDAR ANTHROPOLOGIE

PAPER SOURCE  
GRAM & DUN KINDRED  
vinza granalloon

lululemon EXPRESS RALLY HOUSE  
sunglass hut THE CAPITAL GRILL TRUE FOOD KITCHEN  
KONA GRILL  
Soft Surroundings The Melting Pot  
beautybrands. a fondue restaurant  
EILEEN FISHER Psycho Bunny DIEBEL'S

TIFFANY & CO. WARBY PARKER  
Casper IRZA  
Seasons RALLY HOUSE  
STERLING BANK ups Madewell

FOREVER 21  
JACK STACK BARBECUE Cheesecake Factory  
corepower YOGA

SHAKE SHACK TIVOL  
N+S UNLUCKY  
EVEREVE

STOCK HILL néktør  
NAIL SOCIETY  
Banksia

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## MORE INFORMATION:

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