

OFFICE ON THE PLAZA PLAZA MEDICAL BUILDING

AREA
REAL ESTATE ADVISORS

315 NICHOLS ROAD • KANSAS CITY, MO

IN ITS CURRENT CONDITION, THIS SPACE HAS ONE-OF-A-KIND, FRANK LLOYD WRIGHT-ESQUE WOODEN INTERIOR FINISHES. THESE FINISHES COULD REMAIN IN PLACE FOR A LOVER OF HISTORICAL ARCHITECTURE, OR THEY COULD BE REMOVED TO CREATE A WIDE OPEN SPACE WITH WINDOWS ON THREE SIDES, ALLOWING FOR A LIGHT-FILLED SUITE WITH FOUNTAIN VIEWS OVER BROADWAY. THE SUITE IS WELL SUITED FOR BOTH TRADITIONAL OFFICE OR MEDICAL USE.



PLAZA MEDICAL BUILDING:



AVAILABILITY

R250	2,754 - 3,131 SF
R211	1,612 SF

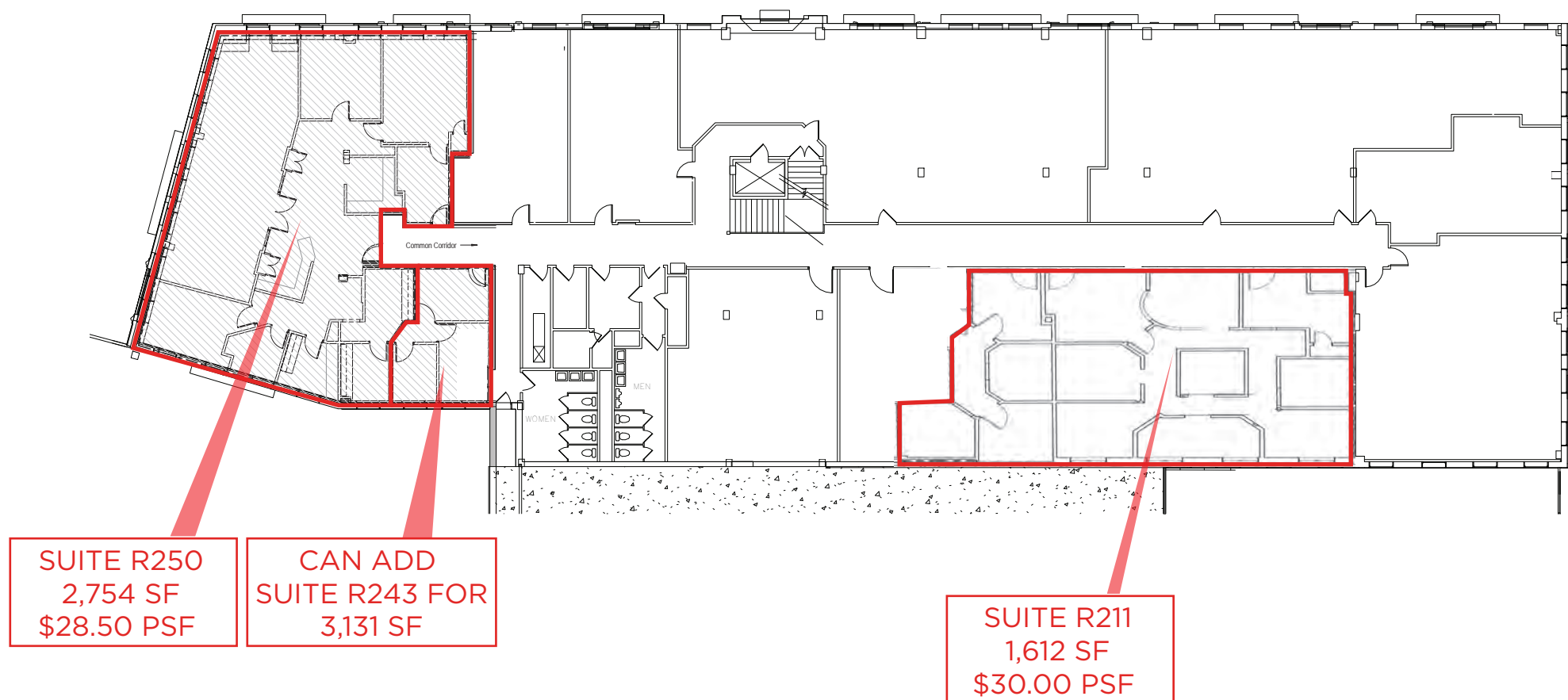


AREA REAL ESTATE ADVISORS

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

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INTERIOR PHOTOS:



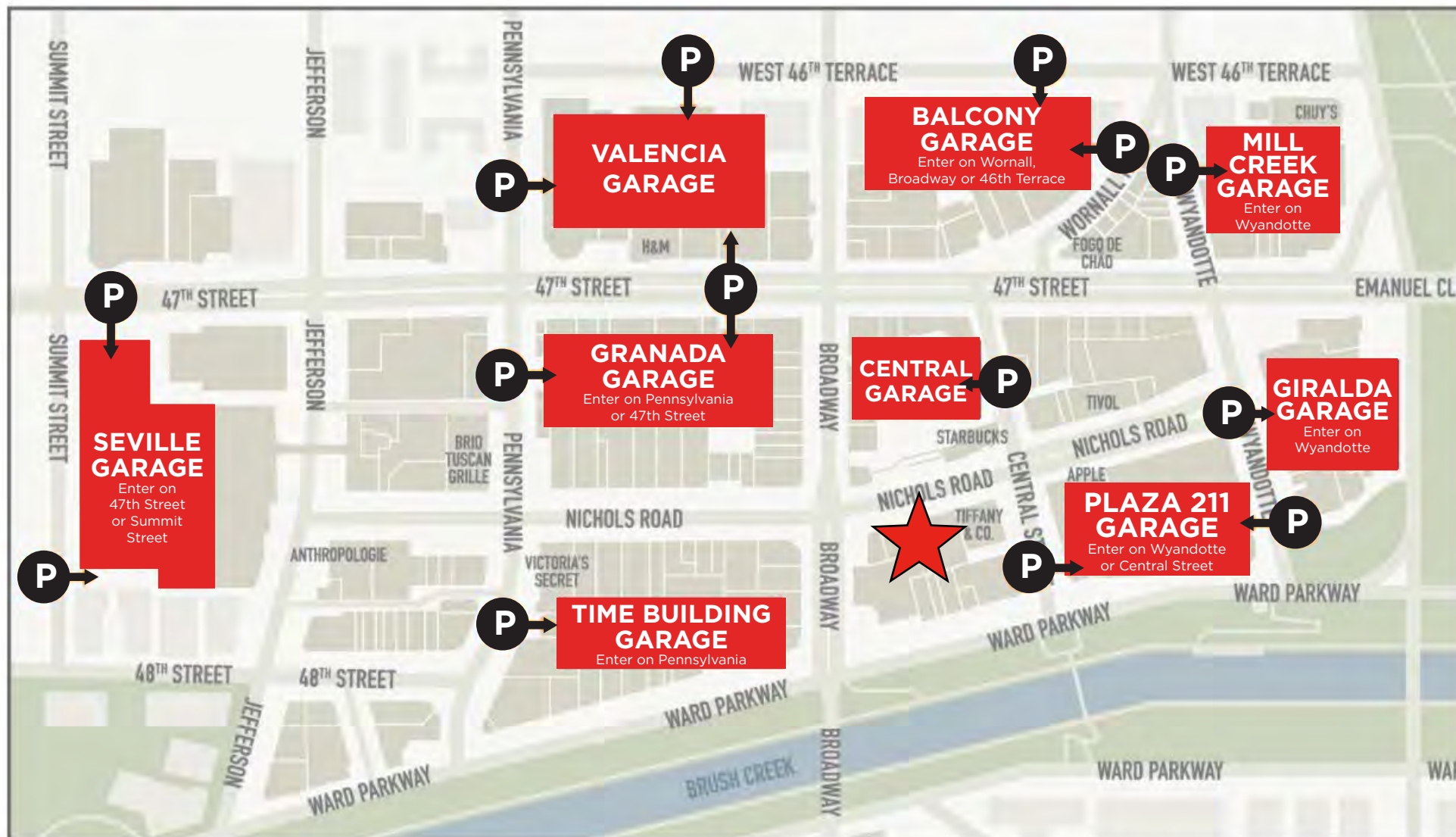
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PARKING MAP:



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
Made in KANSAS CITY LOVESAC
CULTIVATING CREATIVITY

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

Massage Envy SPA. Chuy's
COLD STONE CREAMERIES
PF CHANG'S
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 EILEEN BRAND 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

MIXX

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