

OFFICE ON THE PLAZA TIME WEST BUILDING

435 NICHOLS ROAD • KANSAS CITY, MO

AREA
REAL ESTATE ADVISORS



TIME WEST BUILDING:



AVAILABILITY

Q300	6,387 SF
Q310	3,651 SF
COMBINED	10,038 SF



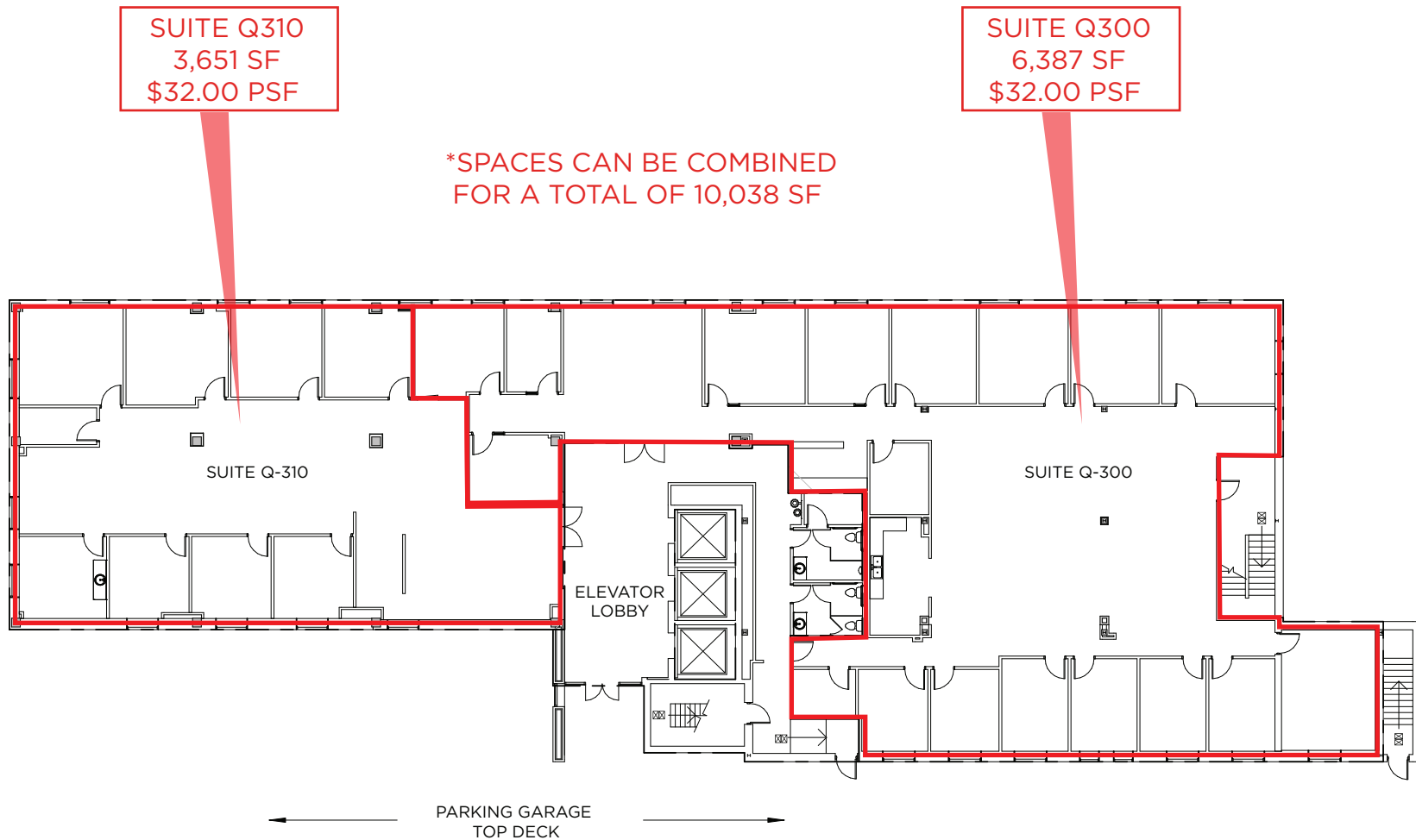
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A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

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TIME WEST BUILDING:



HIGHLIGHTS:

- > FULL FLOOR OPPORTUNITY AVAILABLE
- > RETAIL LEVEL SIGNAGE ON NICHOLS ROAD
- > PARKING DECK CONNECTED TO 3RD FLOOR LOBBY

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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 WINEY & RESTAURANT
we OLD NAVY H&M
BARNES & NOBLE BANANA REPUBLIC

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Vine Dog Bakery O'DOWN'S
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MIXX

MORE INFORMATION:

SEAN CRAVEN

D 816.777.2838

E SCRAVEN@OPENAREA.COM

TIM SCHAFFER

D 816.876.2535

E TSCHAFFER@OPENAREA.COM

OFFICEONTHEPLAZA.COM