



PARKWAY MEDICAL BUILDING

ON THE COUNTRY CLUB PLAZA

4620 Mill Creek Parkway, Kansas City, MO



31,000 SF AVAILABLE | \$27/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	19,910	119,638	268,725
Avg. Household Income	\$93,668	\$91,526	\$80,825

- 5 Story Signature Plaza office building including 3 floors of indoor parking with 124 parking spots
- Prime Building signage available - Major Brand Exposure Opportunity!
- The Country Club Plaza is the original Lifestyle/Mixed-Use Shopping Center in the US and world famous
- Immediate access to over 150 retailers and restaurants
- Possible redevelopment site - existing building can be expanded



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



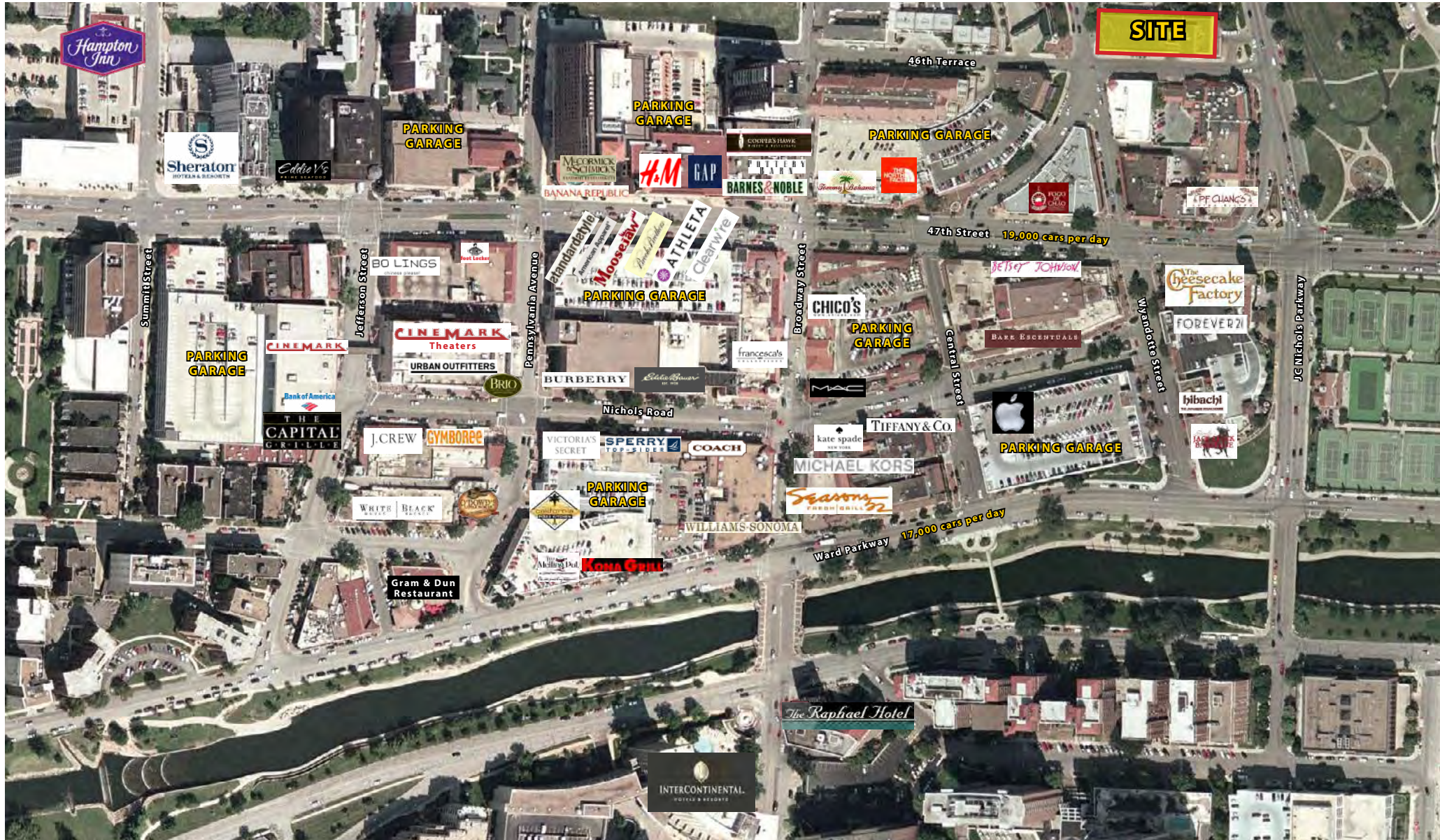


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AERIAL



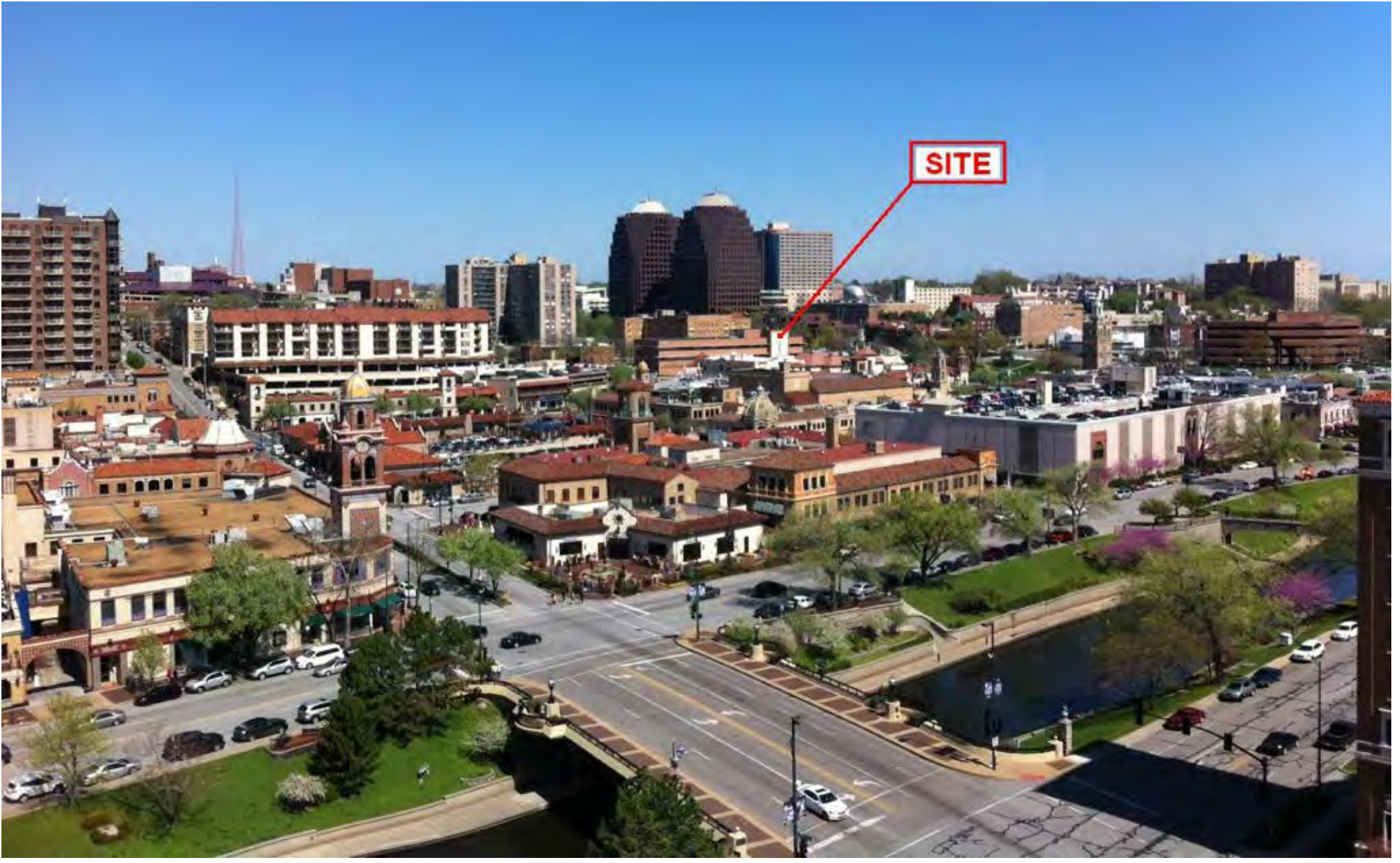


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AERIAL



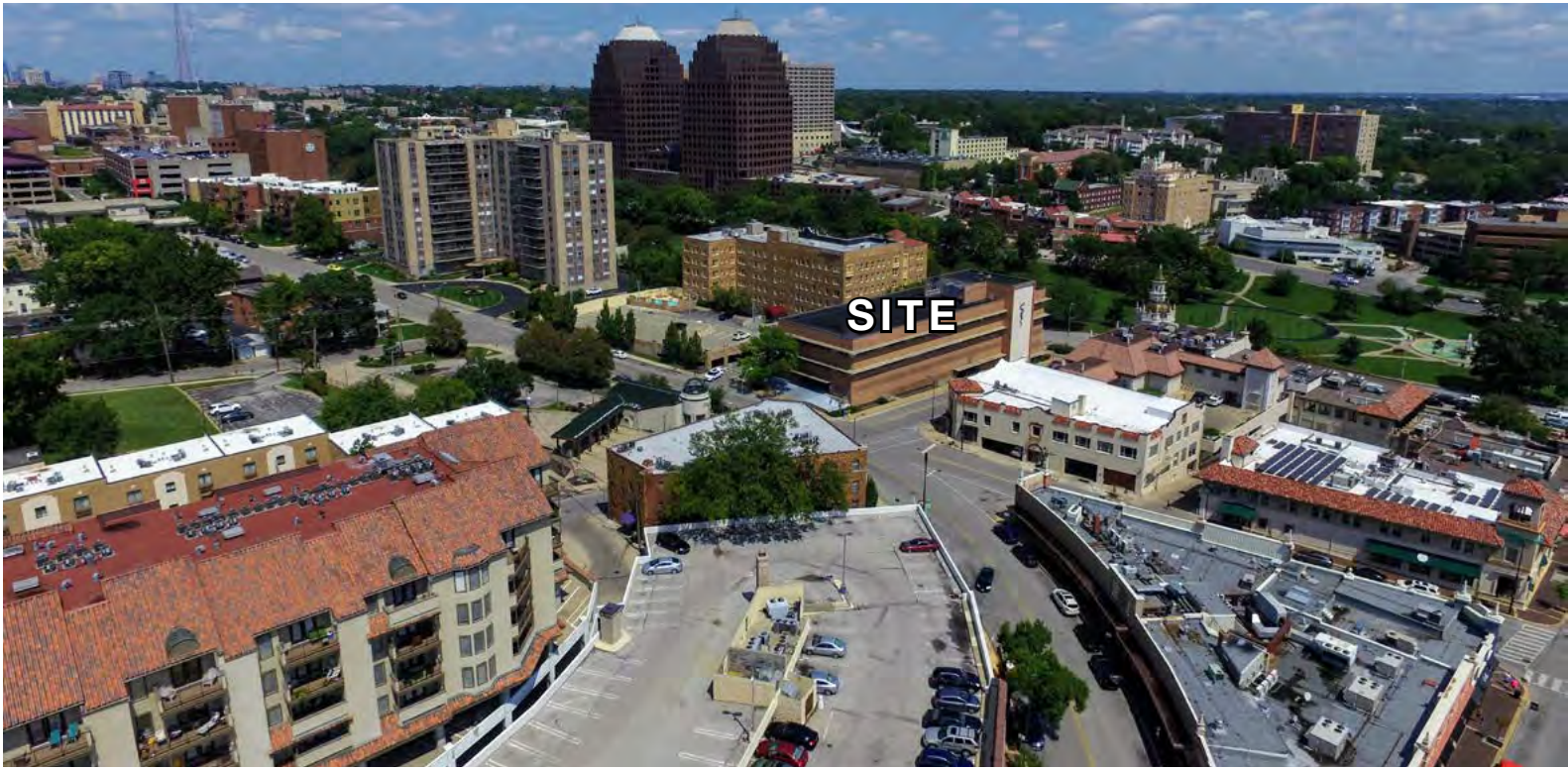


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DRONE PHOTOS



PARKWAY MEDICAL BUILDING

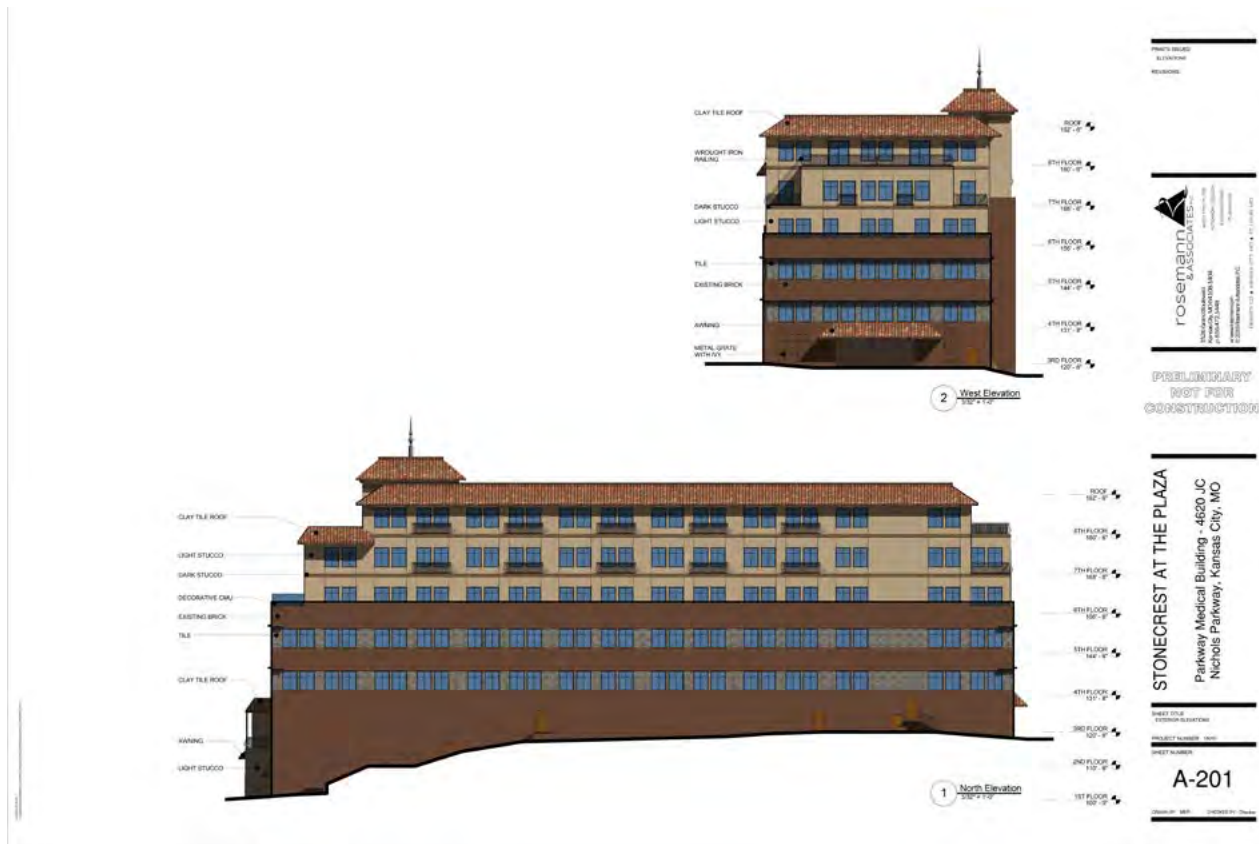
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EXISTING BUILDING EXPANSION CONCEPT

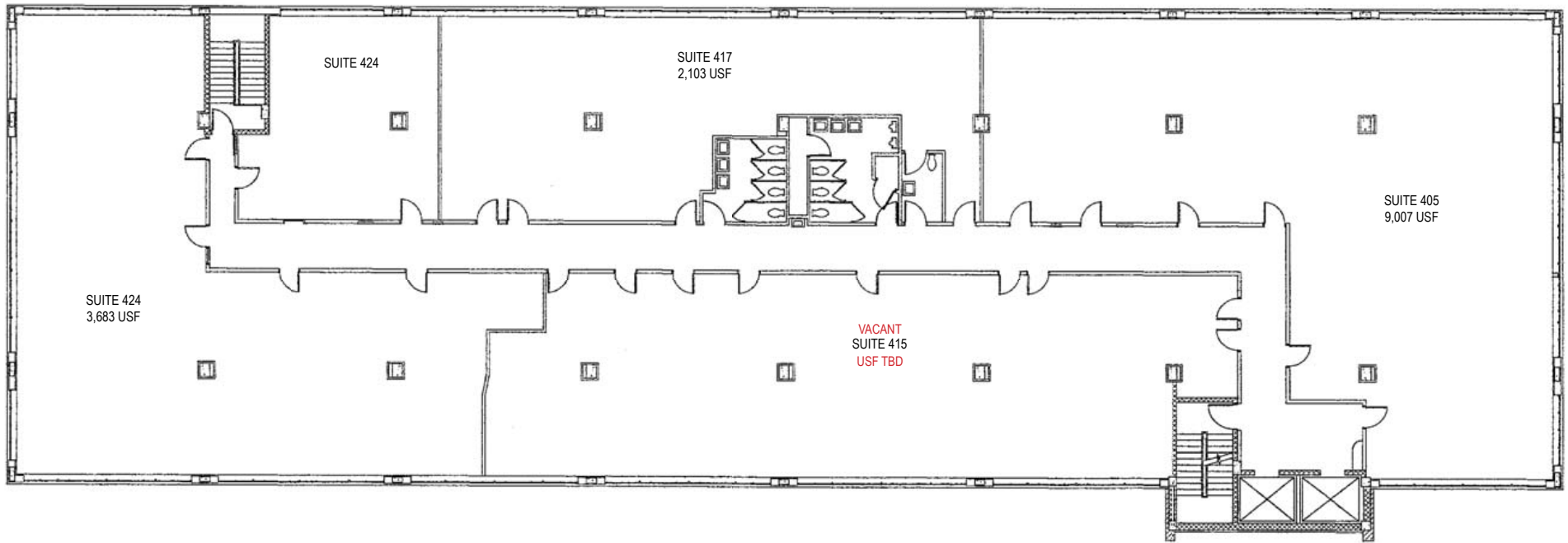


EXISTING BUILDING EXPANSION CONCEPT



FLOOR PLAN

15,000 SF TOTAL

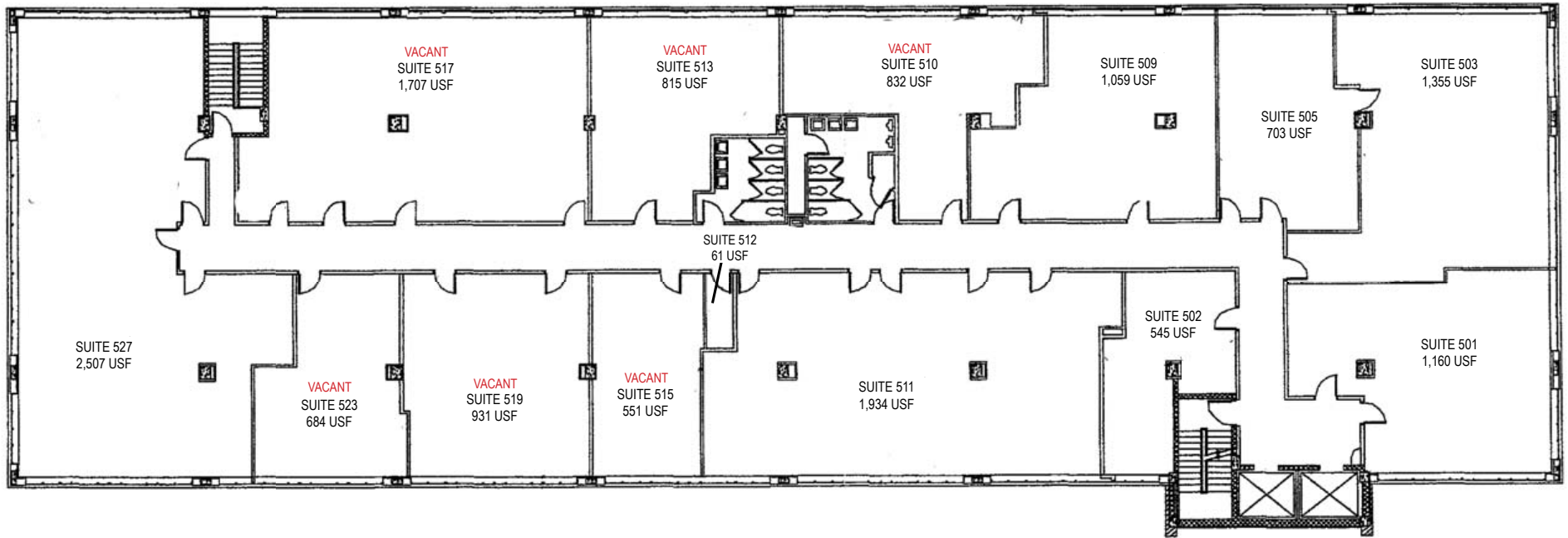


1 FOURTH FLOOR PLAN
1/16" = 1'-0"



FLOOR PLAN

15,000 SF TOTAL



1 FIFTH FLOOR PLAN
1/16" = 1'-0"





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REDEVELOPMENT RENDERINGS



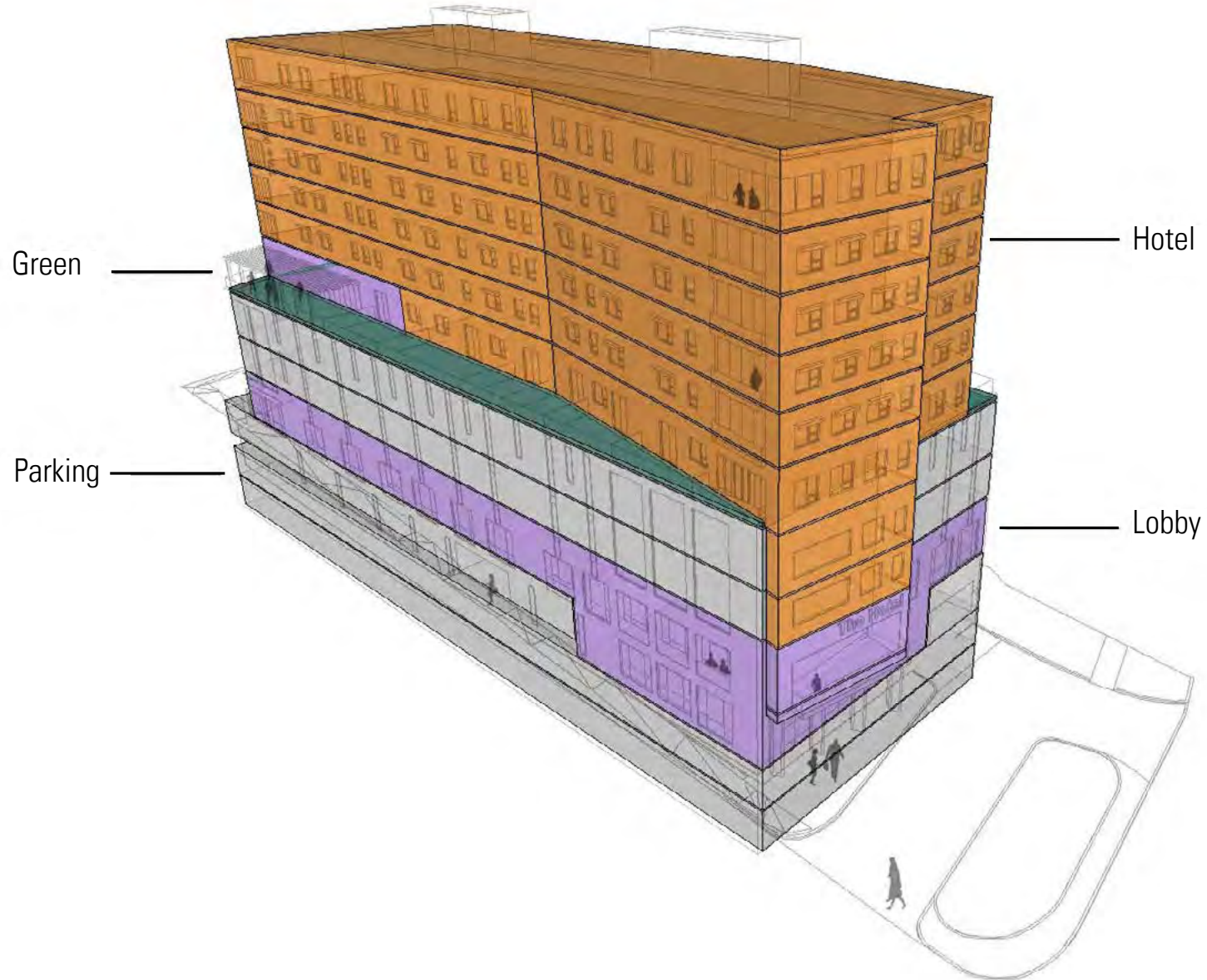


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REDEVELOPMENT PLAN



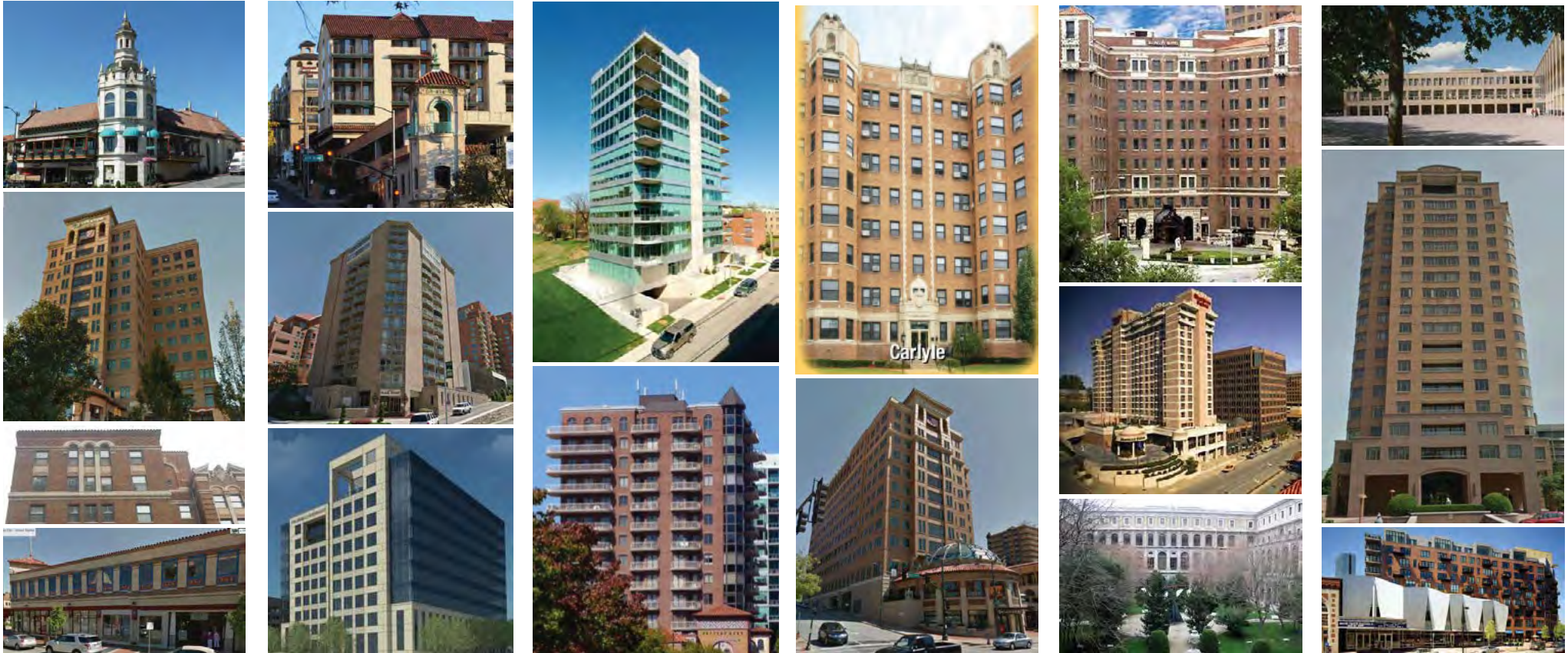


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SURROUNDING DEVELOPMENT PHOTOS



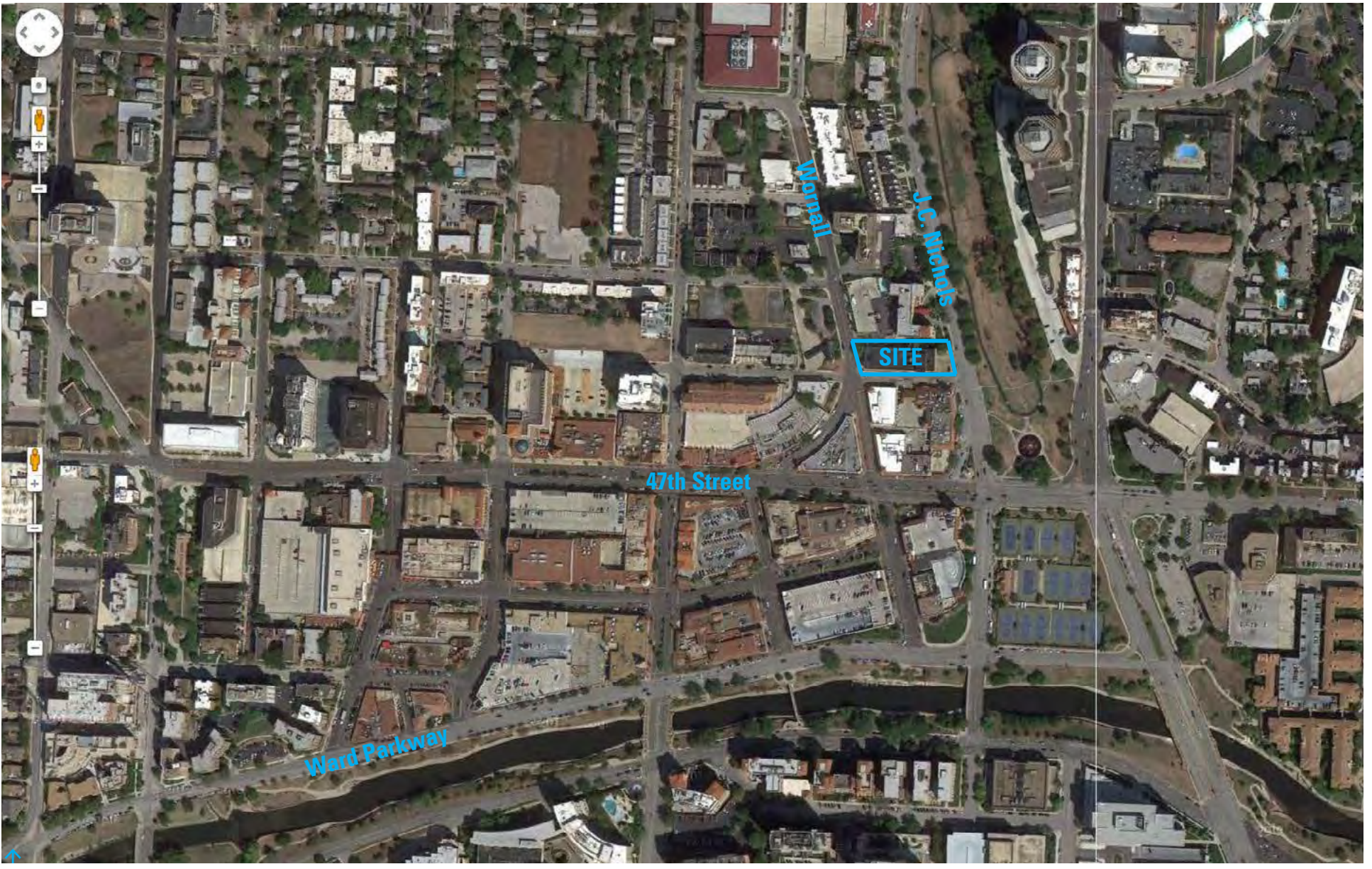


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AERIAL



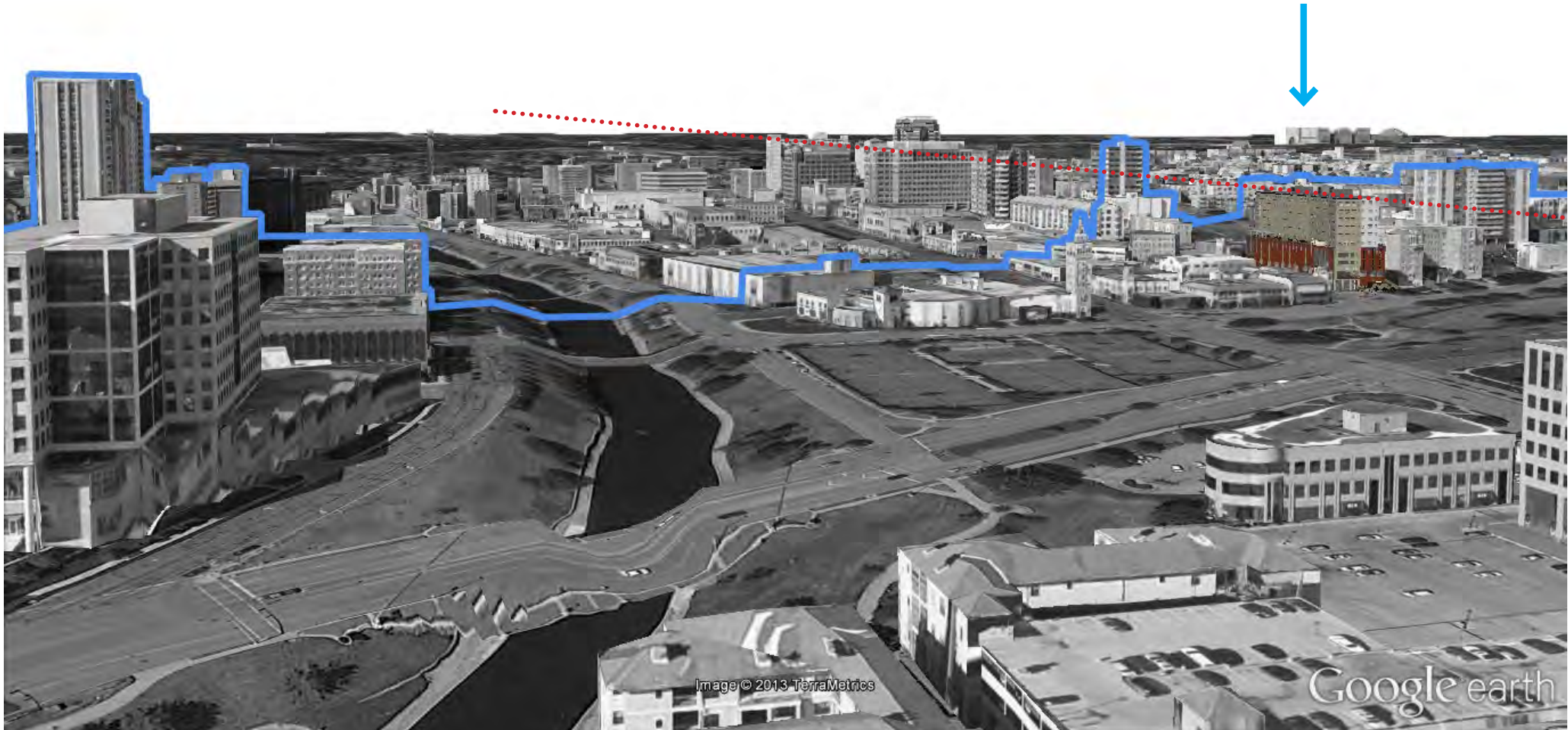


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REDEVELOPMENT ELEVATION

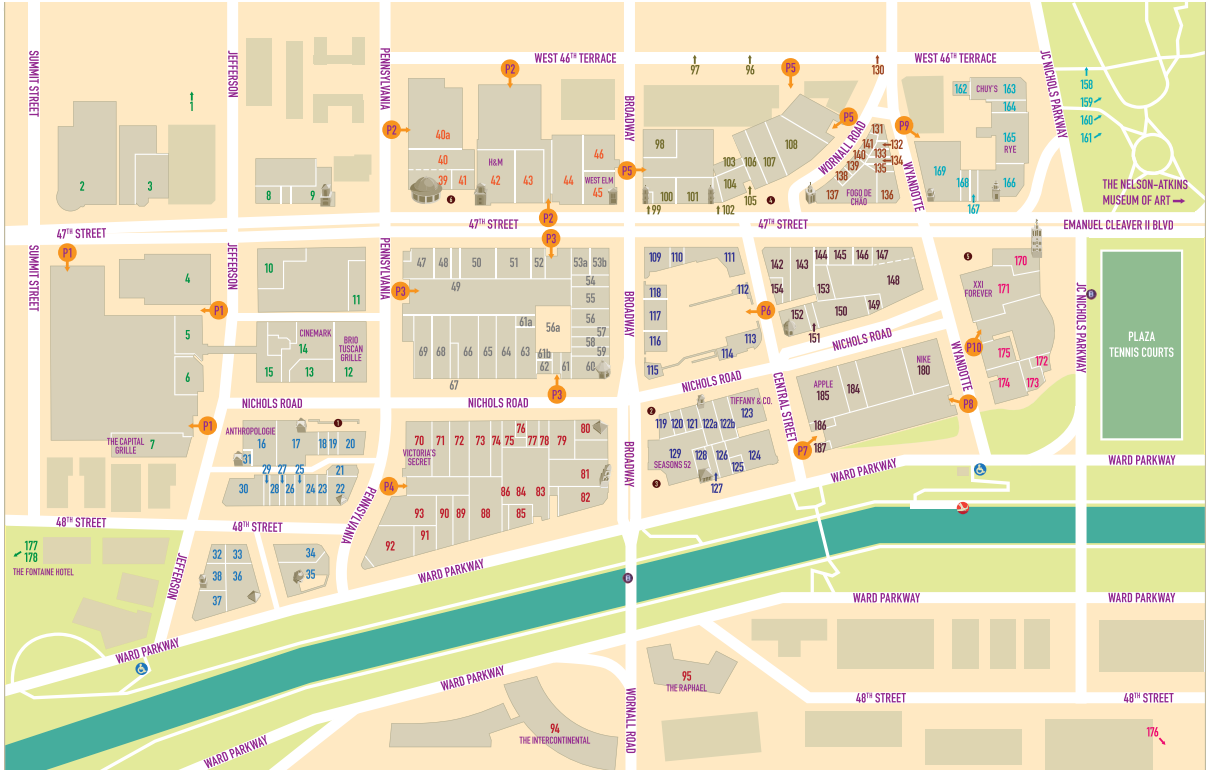


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SITE PLAN



NEW TO THE PLAZA	ACCESSORIES / OPTICAL / LINENAGE	HOME / ART / ANTIQUES	RESTAURANTS
146 Altar d State	76 Barton Perrera ✕	531-2104	16 Anthropolgoy
143 Array ✕	146 Brighton Collectibles ✕	531-8128	28 Cavetti Home ✕
63 Baldwin Market ✕	100 The Couch Store	561-1771	107 Made in KC Marketplace ✕
93 Hoghead Kansas City ✕	120 kale spade new york ✕	756-5244	148 RE Emporium ✕
107 Made in KC Marketplace ✕	119 Michael Kors ✕	531-2038	79 Soft Surroundings ✕
184 Marine Layer ✕	24 Milan Optique ✕	569-5200	65 Sur La Table ✕
109 Monica + Andy ✕	76 Slang Hut	531-4340	20 Terrasi Living & Scandia Home ✕
180 Nike Kansas City ✕	57 Tami ✕	753-6206	13 Urban Outfitters ✕
43 Old Navy	121 Vera Bradley	561-1165	45 west elm ✕
37 Parkway Social Kitchen ✕	122b Warby Parker ✕	298-8660	
148 RE Emporium ✕			
165 Rye ✕			
142 Shake Shack ✕			
19 Southern Charm Gelato ✕			
92 True Food Kitchen ✕			
152 UNTUCKd ✕			
48 Vans			
187 The Waffle Bar ✕			
WOMEN'S APPAREL / ACCESSORIES	CHILDREN'S APPAREL	PERSONAL / PROFESSIONAL SERVICES	FINANCIAL INSTITUTIONS
66 Altar d State	53a Charlie Heistle ✕	60 Heitzberg Diamonds	47 Bank of America (ATM)
16 Anthropologie	42 H&M	61 Kandra Scott	130 Commerce Bank Drive-thru (ATM)
143 Array ✕	17 J Crew Crewcuts	122 Tiffany & Co ✕	139 Commerce Bank (ATM)
51 Althaus ✕	149 Monica + Andy ✕	150 The Walk Co ✕	61a Country Club Bank (ATM) & Drive-thru
63 Baldwin Market ✕	180 Nike Kansas City ✕	158 The Walk Co ✕	176 UMB (ATM) 4900 Main, SE of Plaza
77 Elleen Fisher ✕	43 Old Navy	659-8959	
145 Evereve	91 Rally House Kansas City ✕	753-8822	
99 fourthy ✕	53b vineyard vines ✕	756-5200	
58 Francesca's Collections	171 XXI Forever	897-4676	
67 Free People ✕		365-2641	
120 kale spade new york ✕		753-7973	
122a Madewell ✕		753-1099	
184 Marine Layer ✕		994-3689	
119 Michael Kors ✕		561-1995	
52 Nani Moko ✕		561-1302	
128 Nicca Spaza Bridal ✕		753-2736	
79 Soft Surroundings ✕		931-2700	
20 Terrasi Living & Scandia Home ✕		781-6816	
70 Victoria's Secret		569-5911	
121 Vera Bradley		756-0024	
189 White House Black Market		521-6200	
NEW & WOMEN'S APPAREL / ACCESSORIES	SOFTS / SPECIALTY STORES	RESTAURANTS	THEATRES / ENTERTAINMENT
143 Array ✕	185 Apple	19 American Slang Modern Brasserie	158 Courtyard by Marriott
63 Baldwin Market ✕	110 The Art of Shaving ✕	756-1500	4800 J.C. Nichols Pkwy.
59 Banana Republic	151 bareMinerals	753-1718	96 Embassy Suites
53a Charlie Heistle ✕	44 Barnes & Noble Booksellers	561-5888	20 West 47th St.
73 Express	72 Bath & Body Works	931-4548	1 Hampton Inn & Suites
42 H&M	104 The North Face ✕	531-8345	4808 S Summit
17 J.Crew	88 Beauty Brands ✕	756-2800	161 Holiday Inn at the Plaza
118 J.McLaughlin ✕	78 Bluemercury ✕	960-1119	4808 S Summit
54 Lucky Brand Jeans ✕	28 Coveted Home ✕	931-2783	96 The Intercontinental Hotel ✕
100 lululemon	85 Diebel's Sportsmen's Gallery ✕	753-1840	Ward Parkway & Wornall
184 Marine Layer ✕	99 H&M ✕	531-1500	140 Kansas City Marriott
50 Mossajw ✕	49 IT'SUGAR ✕	531-2537	45th & Main
180 Nike Kansas City ✕	120 kale spade new york ✕	931-2789	95 The Raphael Hotel ✕
43 Old Navy	31 Paper Source	753-2789	4600 S. Ward Parkway
34 Pinotripz ✕	148 RE Emporium ✕	389-2900	2 Sheraton Suites
91 Rally House Kansas City ✕	49 The North Face ✕	753-7850	770 West 47th St.
101 Tommy Bahama ✕	44 Sephora	201-2500	159 Sheratonland Inn ✕
152 UNTUCKd ✕	56 Sprint	437-7940	18 W. 48th St.
15 Urban Outfitters ✕	25 Tervis ✕	931-5888	
48 Vans	69 Tada ✕	531-8800	
53 vineyard vines ✕	23 Three Dog Bakery ✕	931-MEET	
171 XXI Forever	18 VDM FASS ✕	561-2700	
	45 west elm ✕	281-2500	
		437-8420	
		214-5616	

PROPERTY TYPES

- Penguin
- Mermmaid
- Pomona
- Neptune
- Chandler
- Valencia

PARKING

- Seville Garage
- Valencia Plaza Garage
- Granada Garage
- Time Building Garage
- Balcony Garage
- Plaza Central Garage
- Plaza 211 West Garage
- Plaza 211 East Garage
- Mill Creek Garage
- Giraldito Garage

UNUSUAL FEATURES

- Brush Card Handicapped Access
- Kansas City Original
- Exclusive to the Plaza

All area codes are (816) unless noted otherwise.



COUNTRY CLUB PLAZA





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RENDERING OF SOUTHWEST CORNER

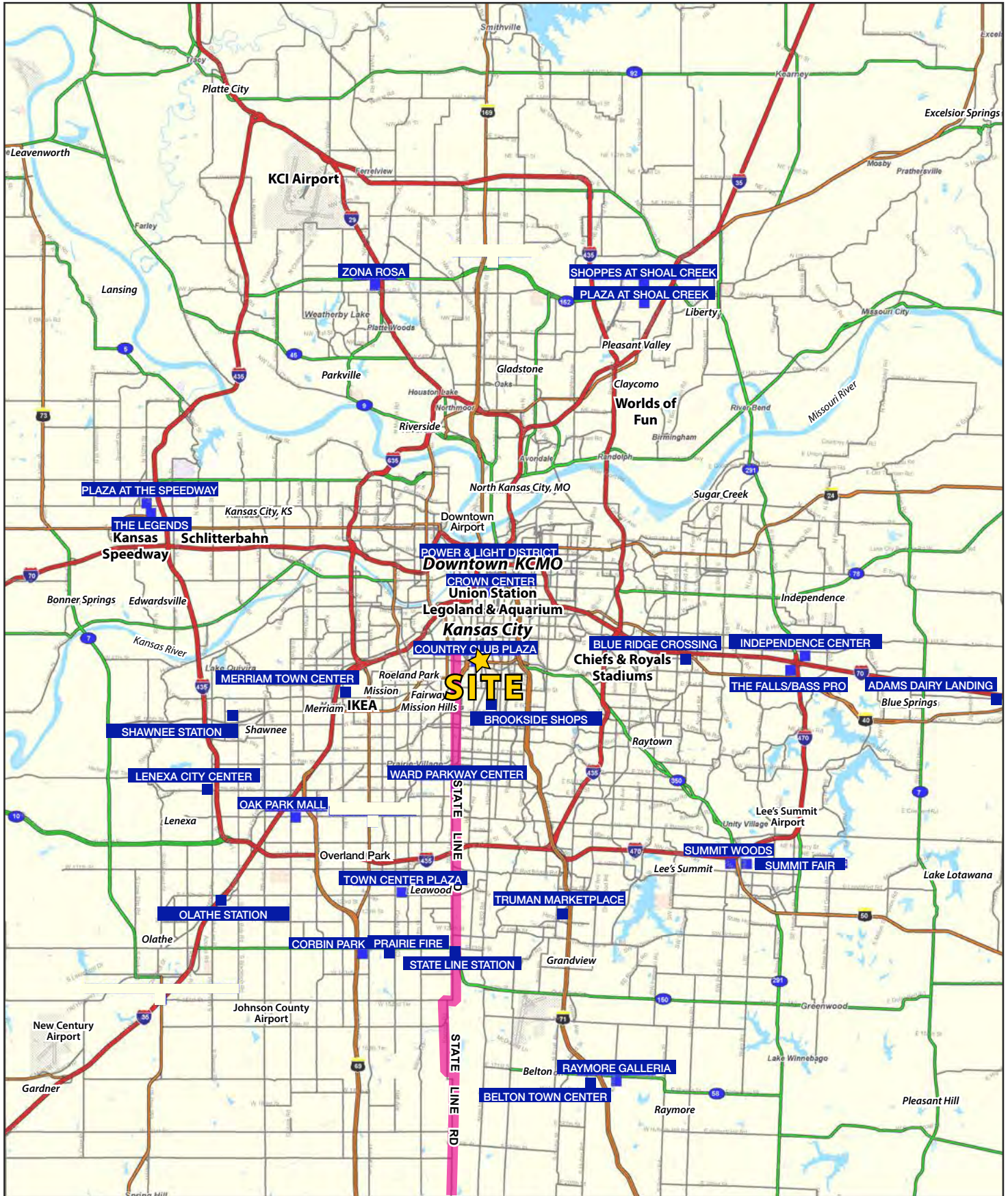




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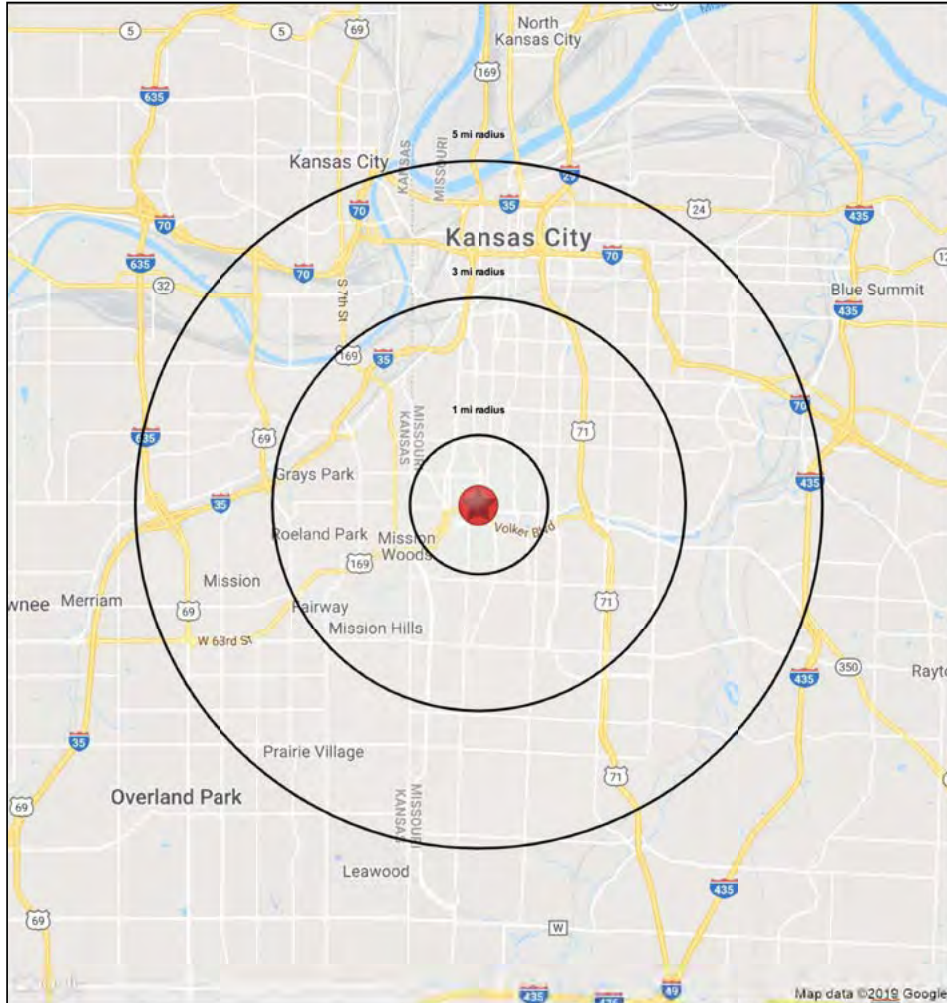
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4620 Mill Creek Parkway, Kansas City, MO

1-3-5 MILE RADIUS RING MAP & DEMOS

Lat/Lon: 39.0434/-94.589



4620 Mill Creek Pkwy Kansas City, MO 64112		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	19,910	119,638	268,725
	2025 Projected Population	20,170	125,862	281,326
	2010 Census Population	18,600	111,989	252,822
	2000 Census Population	19,585	125,494	275,112
	Projected Annual Growth 2020 to 2025	0.3%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	-	-0.2%	-0.1%
HOUSEHOLDS	2020 Median Age	34.4	36.4	35.7
	2020 Estimated Households	12,322	58,804	126,665
	2025 Projected Households	12,214	60,646	130,484
	2010 Census Households	10,910	51,860	111,999
	2000 Census Households	11,857	57,115	118,556
	Projected Annual Growth 2020 to 2025	-0.2%	0.6%	0.6%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.2%	0.1%	0.3%
	2020 Estimated White	77.3%	53.7%	52.6%
	2020 Estimated Black or African American	9.6%	34.6%	33.6%
	2020 Estimated Asian or Pacific Islander	5.8%	3.2%	3.1%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
	2020 Estimated Other Races	6.8%	8.0%	10.1%
INCOME	2020 Estimated Hispanic	8.8%	10.5%	14.3%
	2020 Estimated Average Household Income	\$93,668	\$91,526	\$80,825
	2020 Estimated Median Household Income	\$68,719	\$65,870	\$59,737
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$58,140	\$45,128	\$38,303
	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.4%	4.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.1%	6.6%	7.6%
	2020 Estimated High School Graduate	10.7%	20.2%	22.5%
	2020 Estimated Some College	13.7%	18.4%	19.3%
	2020 Estimated Associates Degree Only	4.9%	5.5%	6.0%
BUSINESS	2020 Estimated Bachelors Degree Only	36.8%	26.6%	23.9%
	2020 Estimated Graduate Degree	29.2%	20.2%	16.5%
	2020 Estimated Total Businesses	2,657	8,811	16,978
	2020 Estimated Total Employees	37,464	124,765	263,353
2020 Estimated Employee Population per Business		14.1	14.2	15.5
2020 Estimated Residential Population per Business		7.5	13.6	15.8

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



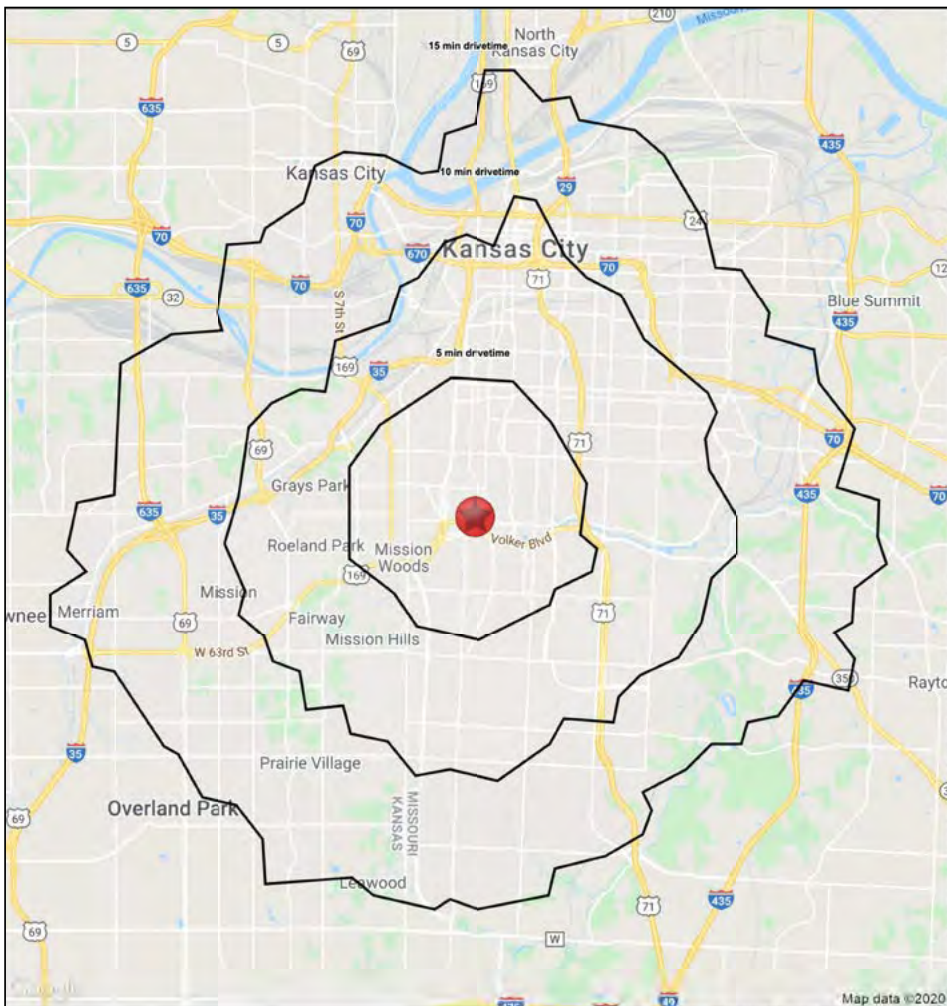


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



4620 Mill Creek Pkwy

Kansas City, MO 64112

		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2020 Estimated Population	55,306	160,840	309,323
	2025 Projected Population	57,322	168,752	323,850
	2010 Census Population	51,346	149,585	292,362
	2000 Census Population	56,529	165,265	317,460
	Projected Annual Growth 2020 to 2025	0.7%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	-0.1%	-0.1%	-0.1%
	2020 Median Age	34.7	36.4	35.8
HOUSEHOLDS	2020 Estimated Households	29,731	78,940	143,573
	2025 Projected Households	30,111	81,244	148,033
	2010 Census Households	26,042	68,555	127,737
	2000 Census Households	28,725	73,706	135,314
	Projected Annual Growth 2020 to 2025	0.3%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	0.3%
	RACE AND ETHNICITY	2020 Estimated White	64.7%	52.4%
2020 Estimated Black or African American		21.8%	36.6%	31.5%
2020 Estimated Asian or Pacific Islander		4.6%	2.8%	3.2%
2020 Estimated American Indian or Native Alaskan		0.5%	0.5%	0.6%
2020 Estimated Other Races		8.4%	7.7%	10.8%
2020 Estimated Hispanic		11.1%	10.0%	15.4%
INCOME		2020 Estimated Average Household Income	\$86,169	\$87,952
	2020 Estimated Median Household Income	\$63,889	\$64,212	\$59,283
	2020 Estimated Per Capita Income	\$46,518	\$43,414	\$37,265
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.4%	4.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.3%	6.9%	7.6%
	2020 Estimated High School Graduate	15.7%	20.9%	22.7%
	2020 Estimated Some College	16.8%	19.1%	19.5%
	2020 Estimated Associates Degree Only	5.2%	5.7%	6.2%
	2020 Estimated Bachelors Degree Only	31.9%	25.7%	23.3%
	2020 Estimated Graduate Degree	24.2%	19.2%	16.1%
BUSINESS	2020 Estimated Total Businesses	5,148	12,194	19,143
	2020 Estimated Total Employees	62,613	195,164	293,319
	2020 Estimated Employee Population per Business	12.2	16.0	15.3
	2020 Estimated Residential Population per Business	10.7	13.2	16.2

