

FOR LEASE

WELCOME TO THE PLAZA

BRUSH CREEK  
PLACE I

BRUSH CREEK  
PLACE II



**BRUSH CREEK PLACE**

4717 & 4740 GRAND AVENUE  
KANSAS CITY, MO 64112



Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.





# PROPERTY OVERVIEW

Brush Creek Place I & II are located within the premier outdoor retail district of Kansas City.

Strategically designed for dynamic and active companies seeking a progressive work environment for a rising generation of innovative young professionals, Brush Creek Place boasts amenities like an in-building cafe, direct access covered parking and walkable access to the Country Club Plaza.



# BUILDING FEATURES



Grand Street Café located  
inside building lobby



Ample direct access covered  
parking 3.6/1,000 ratio

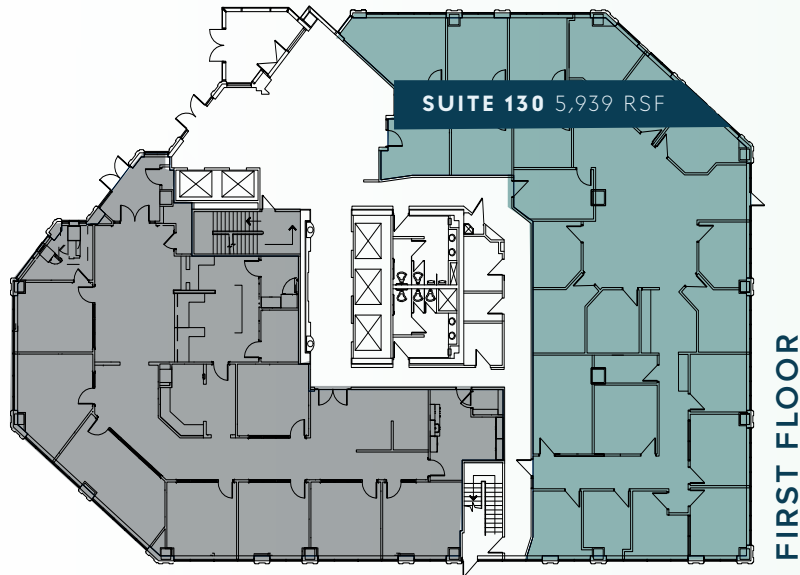


Ride KC Streetcar  
access {2025}



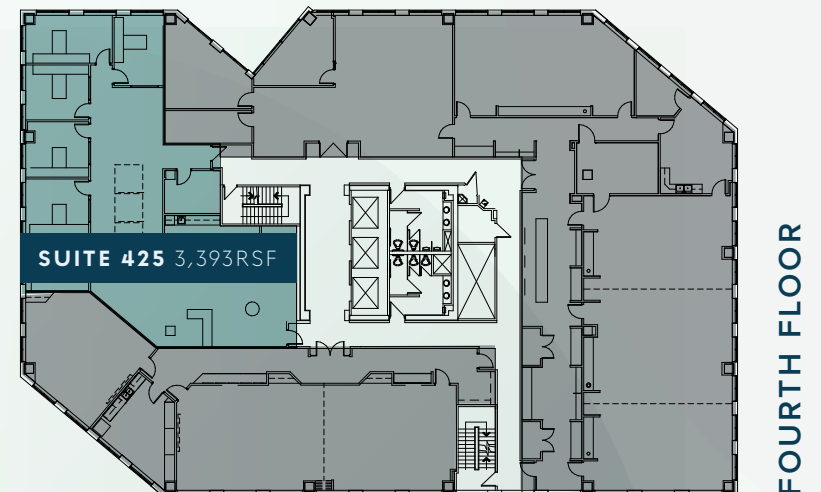
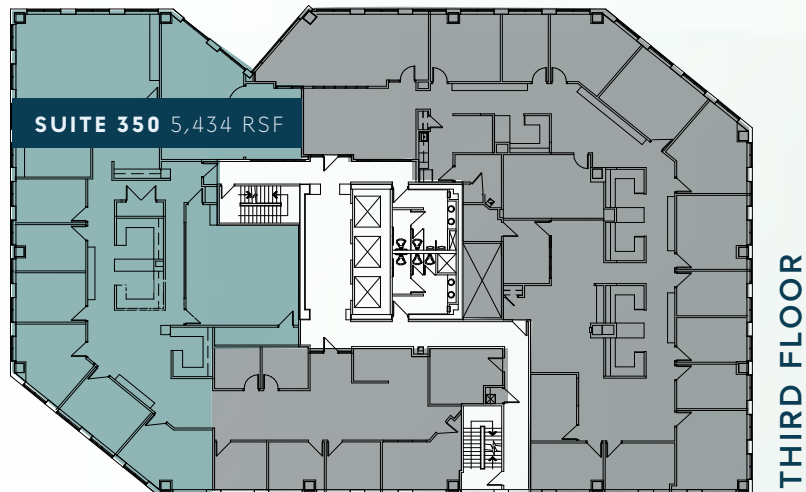
# AVAILABILITIES

BRUSH CREEK PLACE I



## AVAILABILITY ON THREE FLOORS

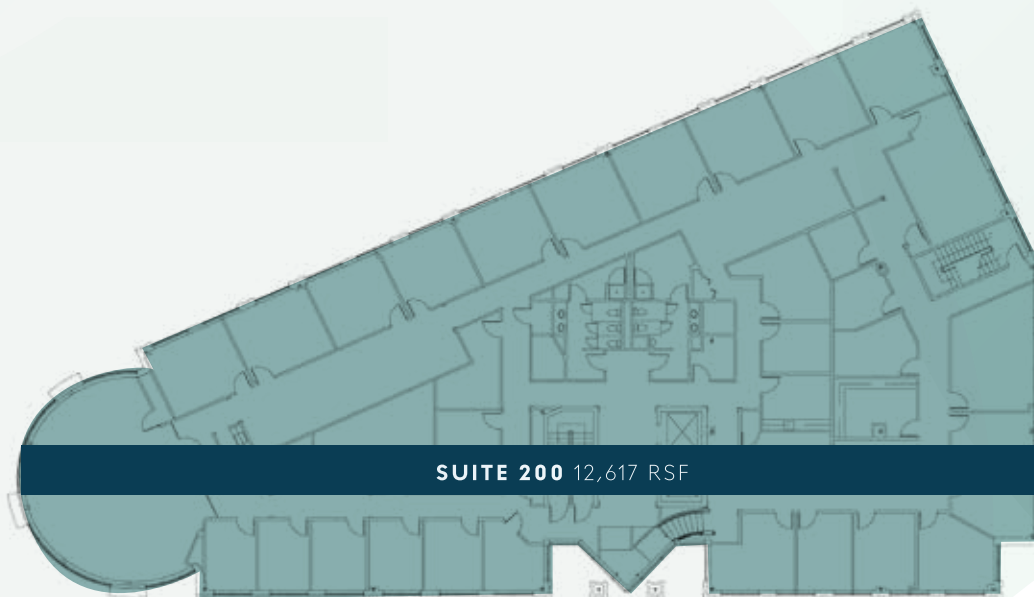
- Suite 130: 5,939 RSF
- Suite 425: 3,393RSF  
*Coming May 2026*
- Suite 350: 5,434 RSF



ONE



## BRUSH CREEK PLACE II

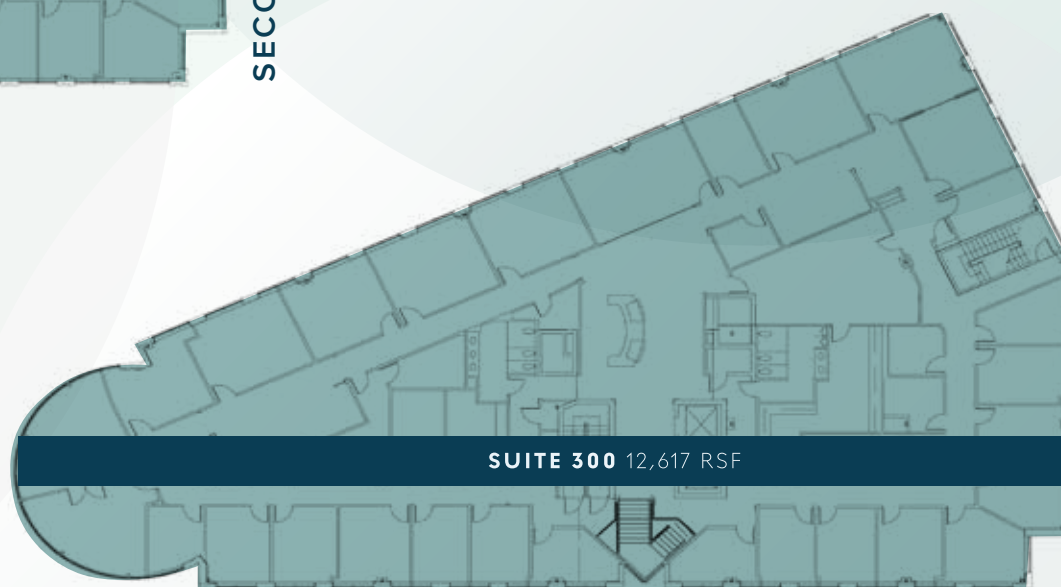


SECOND FLOOR

### FULL FLOOR AVAILABILITY

*Coming May 2026*

- Up to 25,234 RSF Contiguous
- Floors can be combined for 1 tenant totaling 25,234 RSF

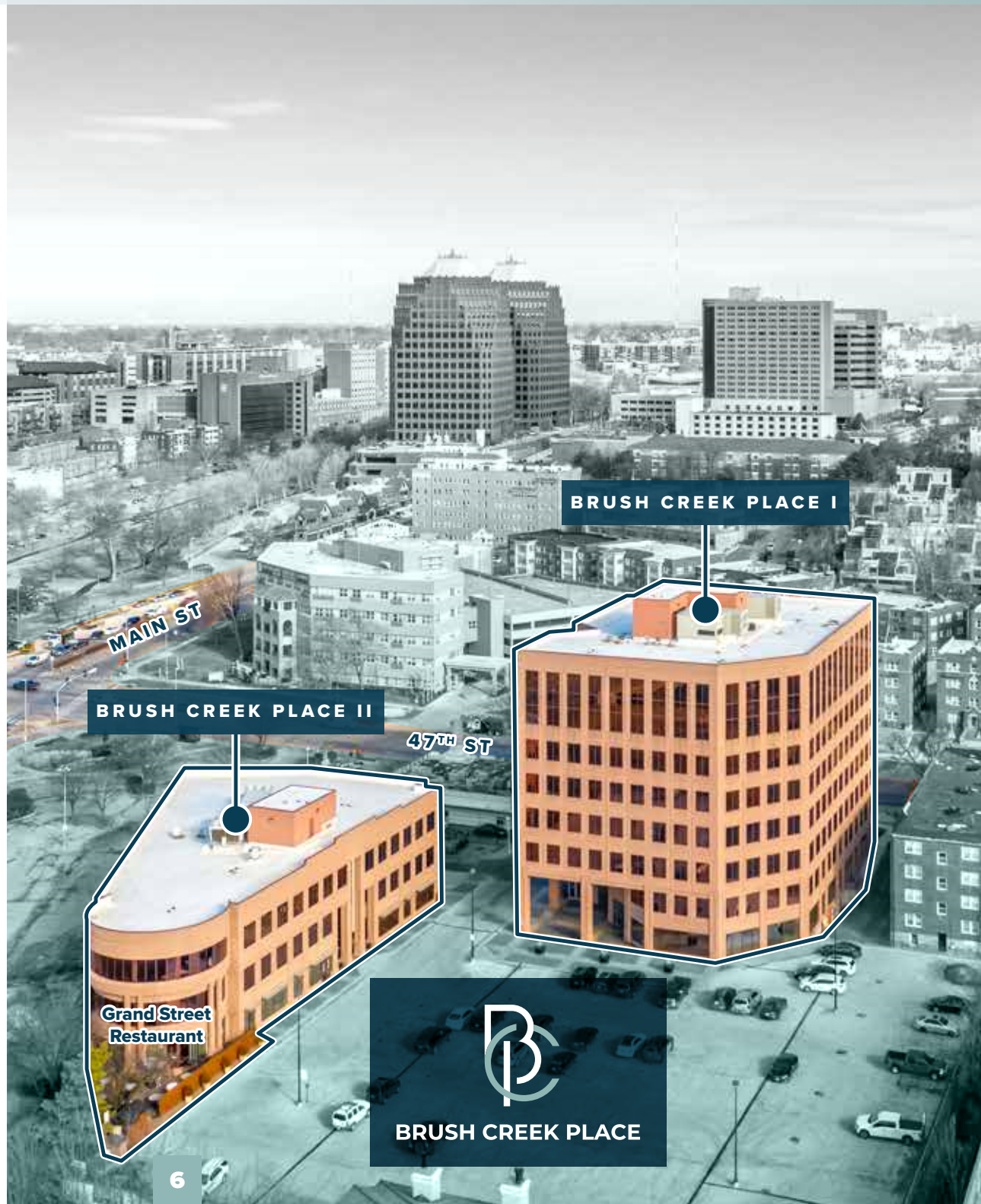


THIRD FLOOR

# LOCATION

## IN THE CENTER OF KANSAS CITY'S OUTDOOR/RETAIL DISTRICT

- Located within Country Club Plaza, the Property features unparalleled access to some of the Midwest's best retail and dining amenities including more than 800,000 square feet of retailers and a dynamic mix of restaurants.
- The Country Club Plaza attracts over 12 million tourists annually. Hotel options are present throughout the Country Club Plaza.
- Located directly on the Southeast corner of Main Street and 47th Street, the Property offers easy access to Downtown Kansas City and 71 Highway.
- The property is also directly on the recently announced expansion of the KC Street Car line with the Country Club Plaza stop just steps from the Property.
- The Country Club Plaza office submarket is Kansas City's strongest in terms of price per SF and occupancy percentage.





# AMENITIES

BRUSH CREEK

COUNTRY CLUB  
PLAZA

FUTURE  
STREETCAR  
STOP

BRUSH CREEK  
PLACE I & II

COUNTRY CLUB  
PLAZA

47TH ST

WARD PKWY

MAIN ST

BRUSH CREEK PLACE





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