



STRATA

KANSAS CITY'S DOWNTOWN OFFICE

The first multi-tenant high-rise Class A Office building in Kansas City since 1991. Strata offers varied floor plate sizes available for lease over 16 stories a top a parking structure and the currently existing Power & Light retail. Centrally located in the Power & Light district and surrounded by downtown's finest amenities.

13TH & MAIN STREET



copaken brooks
COMMERCIAL REAL ESTATE

Do Better Deals.®





WELCOME TO STRATA

KANSAS CITY'S DOWNTOWN OFFICE

Strata will be an iconic skyscraper gracing the Kansas City skyline with unique features that attract office tenants from around the region. The building offers great spacious and flexible floor plans, eye appealing glass exterior, and refreshing natural light.

HIGHLIGHTS

- 262,656 SF, 16-story, Class A Office Building
- Conveniently located along the streetcar line
- Walkable to downtown entertainment and restaurants
- Coffee shop retail space off of Sky Lobby
- Sky Lobby featuring access to outdoor terrace
- All glass exterior with outdoor balconies
- Ample parking for tenants includes 770 spaces
- Convenient access to all highways serving the KC Metro

THE TEAM



**“THIS EXPERIENCED DEVELOPMENT TEAM
CONTINUOUSLY COMMITS ITS LEADERSHIP AND
RESOURCES TO ENHANCE THE QUALITY OF LIFE AND
THE COMPETITIVENESS OF BUSINESS DOWNTOWN.”**

William Dietrich, Downtown Council



Building Description	16 Story, Class A Office Building 1 Level of existing retail, 7 levels of parking garage, 16 levels of commercial office space above the parking. 25 total floors from the street level.
Floor Sizes (RSF)	Each floor level varies ranging from 11,367-16,527 SF
Tenant Finish	Negotiable
Elevator	9 total elevators (including 1 freight elevator)
Parking Spaces	770 parking spaces in the garage.
Services	Full Service lease structure commensurate with Class A office buildings
Card Access	Card access system controls building access after hours
Security	Uniformed security personnel on site 24 hours, 7 days per week.
Fire & Life Safety	Fully sprinklered building with all fire and life safety systems monitored 24 hours a day.
Zoning	Office

WITHIN WALKING DISTANCE OF
STRATA (.25 MILES)

37

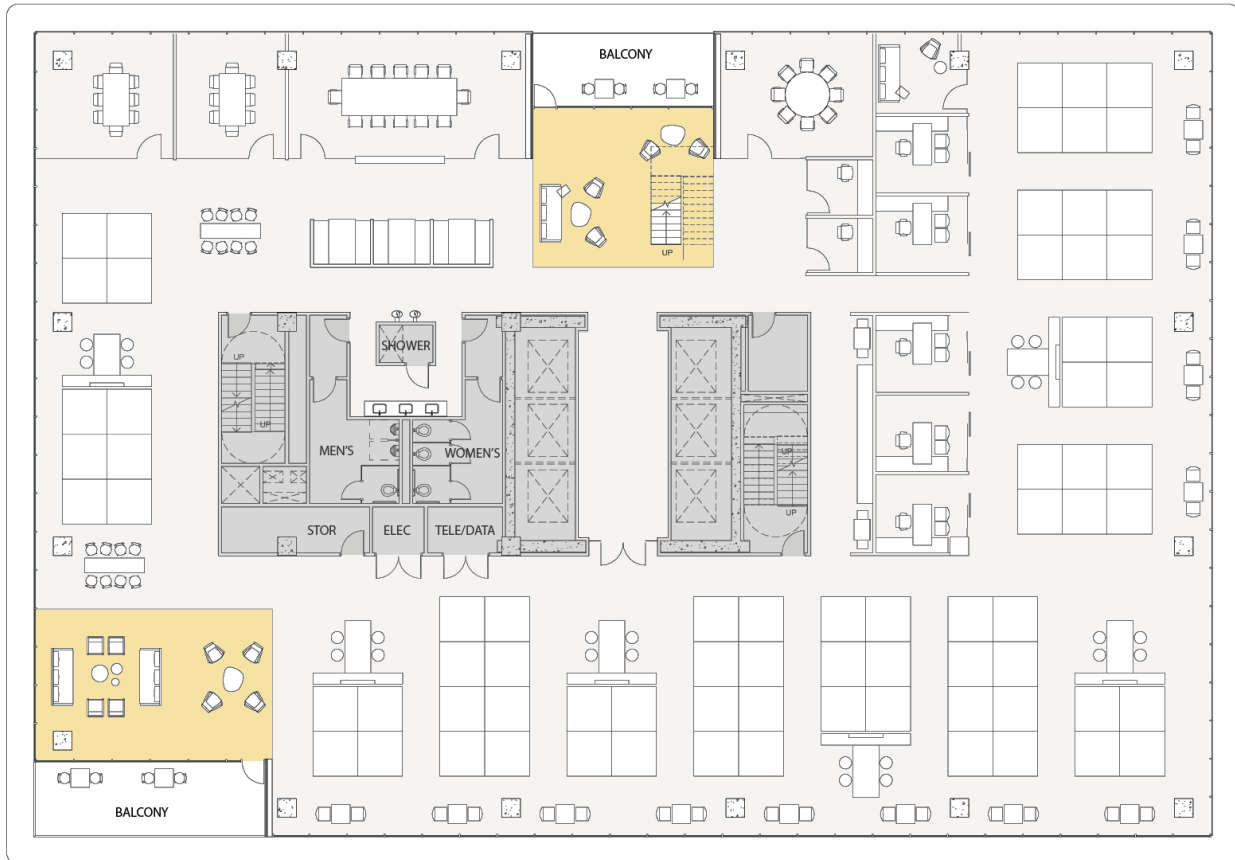
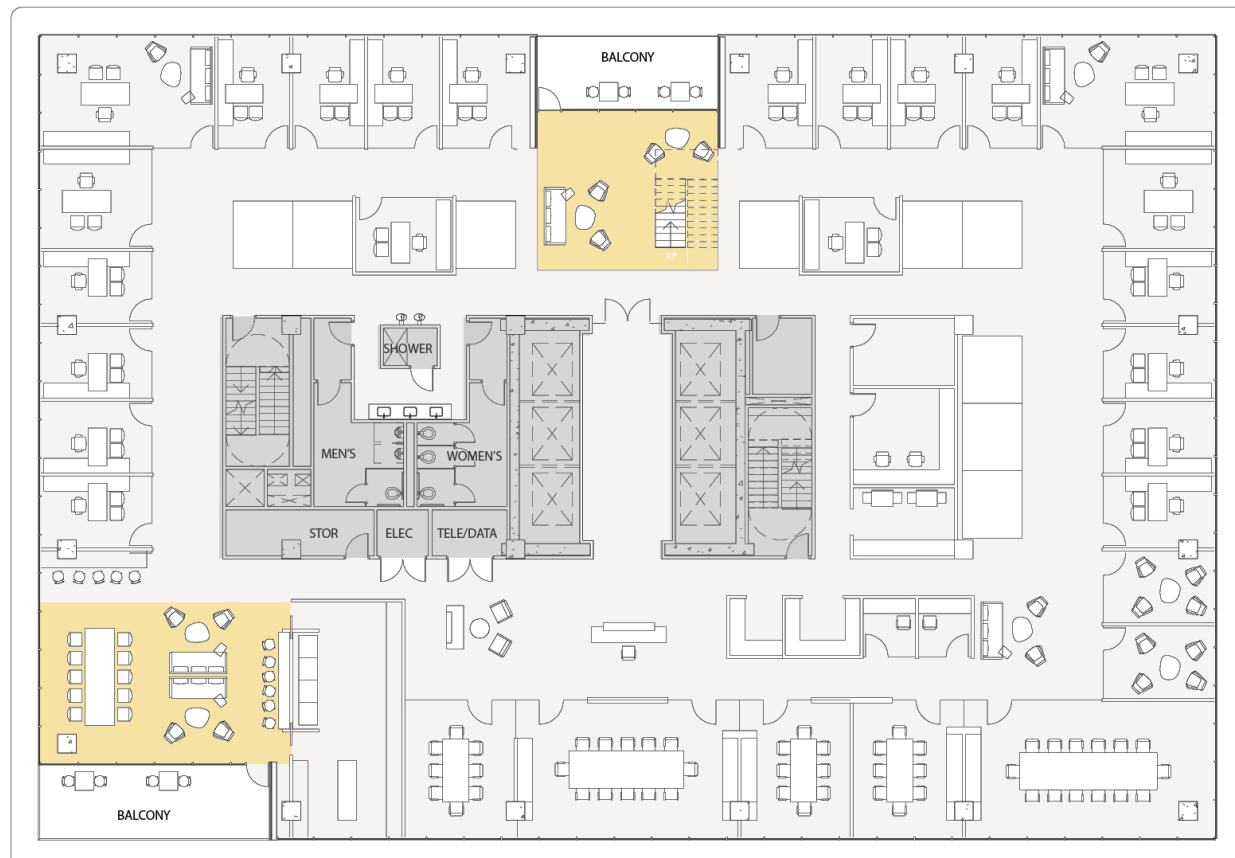
FULL-SERVICE AND FAST
FOOD RESTAURANTS

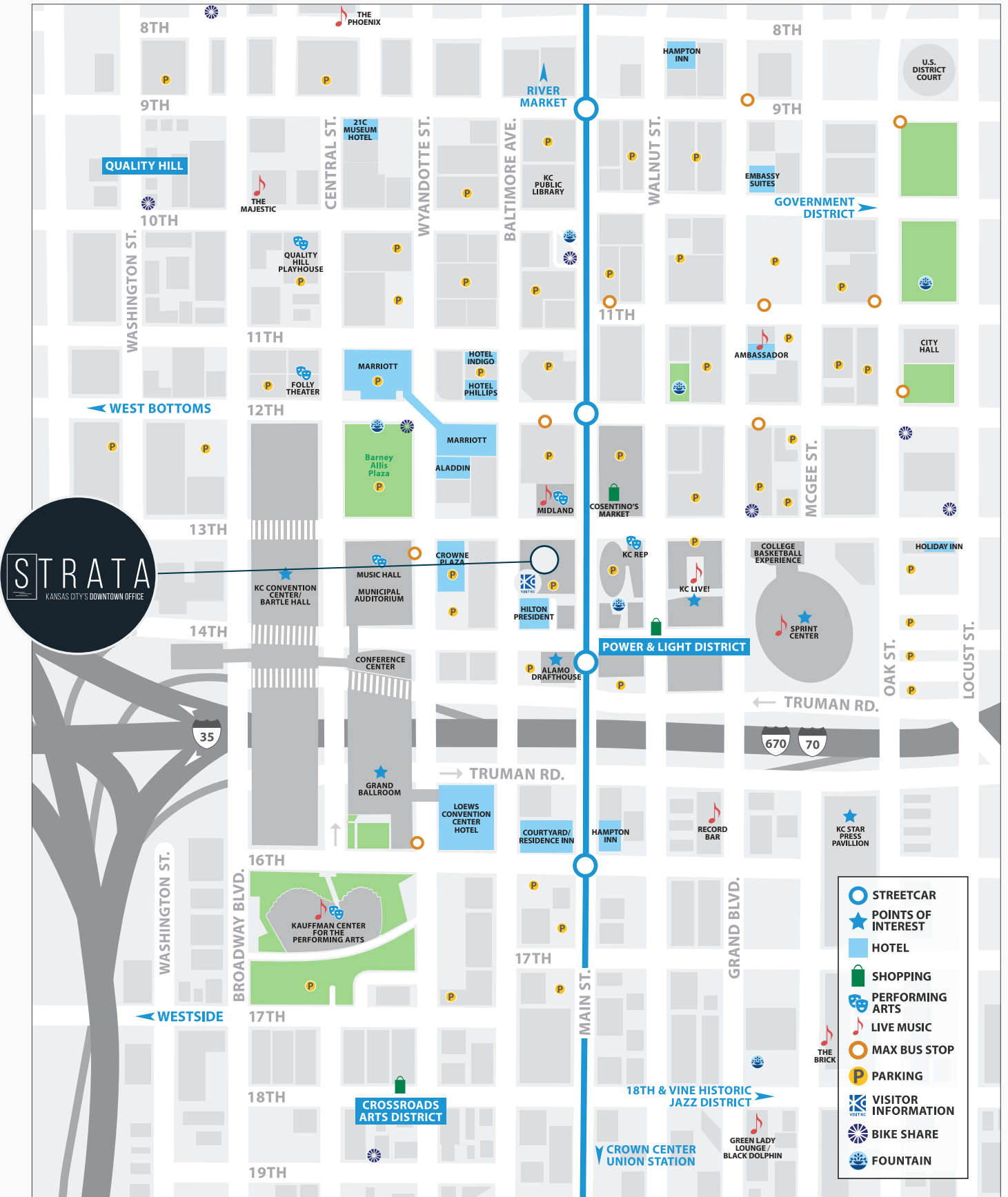
8

ENTERTAINMENT SPACES
AND VENUES





**OPEN OFFICE LAYOUT****PERIMETER OFFICE LAYOUT**



STRATA

KANSAS CITY'S DOWNTOWN OFFICE

KANSAS CITY'S DOWNTOWN OFFICE



JON COPEN
(816) 701-5000
jcopaken@copaken-brooks.com



RYAN BIERY, SIOR
(816) 701-5017
rbiery@copaken-brooks.com