



Valencia Place

444 W. 47th. - Kansas City, MO 64112

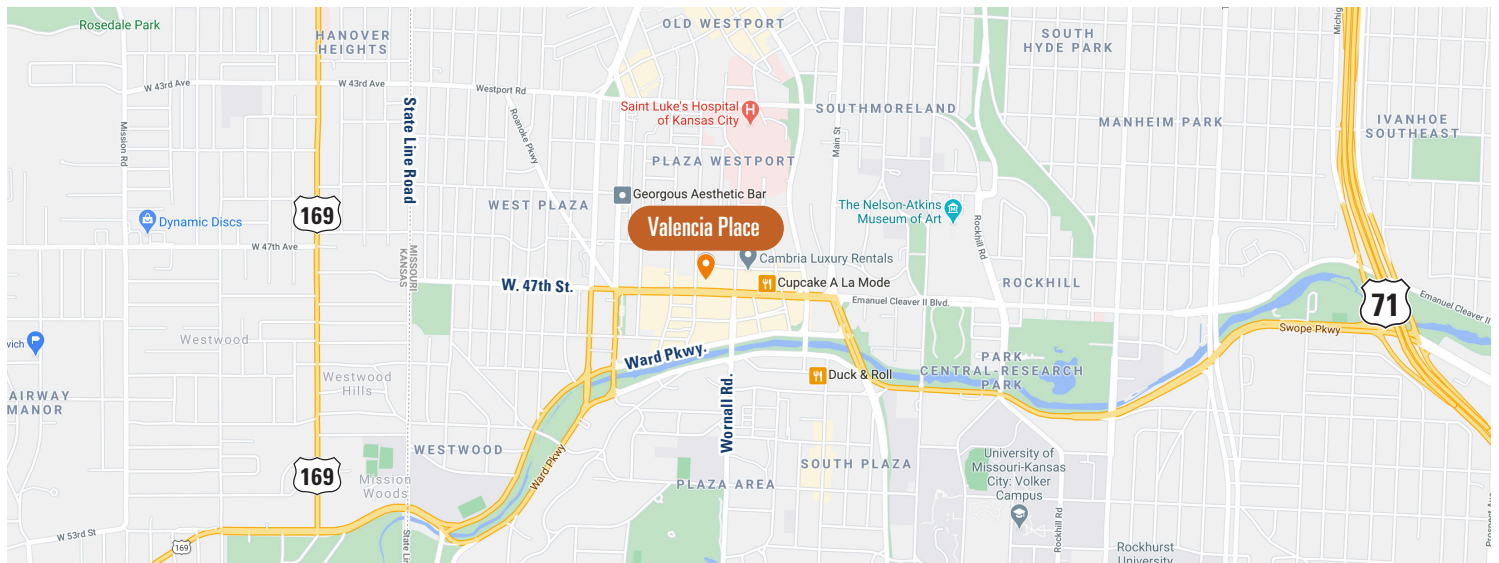
OFFICE SPACE

Property Highlights

Valencia Place is the largest project ever developed on Kansas City's Country Club Plaza and includes a 242,038-square-foot, 10-story office tower, 86,400-square-foot retail complex, restaurant, and a 6-level, 524,100-square-foot underground parking garage.

The Spanish influence of the Country Club Plaza is expressed through the use of materials, quality, color and scale. The office tower's exterior facade is clad with brick, stone, ornamental tiles, plaster and glass to reflect the distinctive character of the Country Club Plaza. A Plaza Tower at the retail building marks the beginning of the monumental stair. The auto-court off 46th Terrace provides 65 parking spaces and the formal entry to the 10-story office building.

Retail space is located on three separate levels and all with direct access to parking. The parking garage houses 1,598 cars and is constructed of cast-in-place concrete, precast concrete columns and precast double-tees. An approximate 7,000-square-foot glass-domed restaurant anchors the corner of 47th Street and Pennsylvania Avenue.



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Demographics	1 Mile	3 Miles	5 Miles
Population (2021)	18,963	115,995	267,707
Average Household Income	\$94,859	\$85,494	\$77,160
Number of Households	11,081	53,625	118,874

Available Suites

Suite #	Sq. Ft.

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