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 atop a parking structure and the currently existing Power & Light retail. Centrally located in the Power & Light district and surrounded by downtown's finest amenities.
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.
OFFICE BUILDING 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

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

William Dietrich, Downtown Council
### BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>Building Description</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Sizes (RSF)</td>
<td>Each floor level varies ranging from 11,367-16,527 SF</td>
</tr>
<tr>
<td>Tenant Finish</td>
<td>Negotiable</td>
</tr>
<tr>
<td>Elevator</td>
<td>9 total elevators (including 1 freight elevator)</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>770 parking spaces in the garage.</td>
</tr>
<tr>
<td>Services</td>
<td>Full Service lease structure commensurate with Class A office buildings</td>
</tr>
<tr>
<td>Card Access</td>
<td>Card access system controls building access after hours</td>
</tr>
<tr>
<td>Security</td>
<td>Uniformed security personnel on site 24 hours, 7 days per week.</td>
</tr>
<tr>
<td>Fire &amp; Life Safety</td>
<td>Fully sprinklered building with all fire and life safety systems monitored 24 hours a day.</td>
</tr>
<tr>
<td>Zoning</td>
<td>Office</td>
</tr>
</tbody>
</table>

### WITHIN WALKING DISTANCE OF STRATA (.25 MILES)

- **37** Full-Service and Fast Food Restaurants
- **8** Entertainment Spaces and Venues
KANSAS CITY’S DOWNTOWN OFFICE

Ryan Biery, SIOR
(816) 701-5017
rbiery@copaken-brooks.com

Jon Copaken
(816) 701-5000
jcopaken@copaken-brooks.com