

Gateway II

400 State Avenue, Kansas City, Kansas



Office Space for Lease

- ◆ Move-in ready space available.
- ◆ Secure 24 hour lobby security and gated parking.
- ◆ Space from 425 SF to 6,884 SF.
- ◆ 3,700 SF of first floor space with building frontage.
- ◆ Competitive lease rates and concessions.
- ◆ Parking ratio of 4.00/1,000 SF.
- ◆ Excellent visibility and access from KCMO and KCK.
- ◆ Deli located in building.
- ◆ 6 minutes to downtown KCMO and 20 minutes to KCI.
- ◆ Walking distance to the Bob Dole Federal Courthouse.
- ◆ Building features upgraded common areas.
- ◆ Lobby upgrades and common lounge in progress.

For Leasing Opportunities, Please Contact:

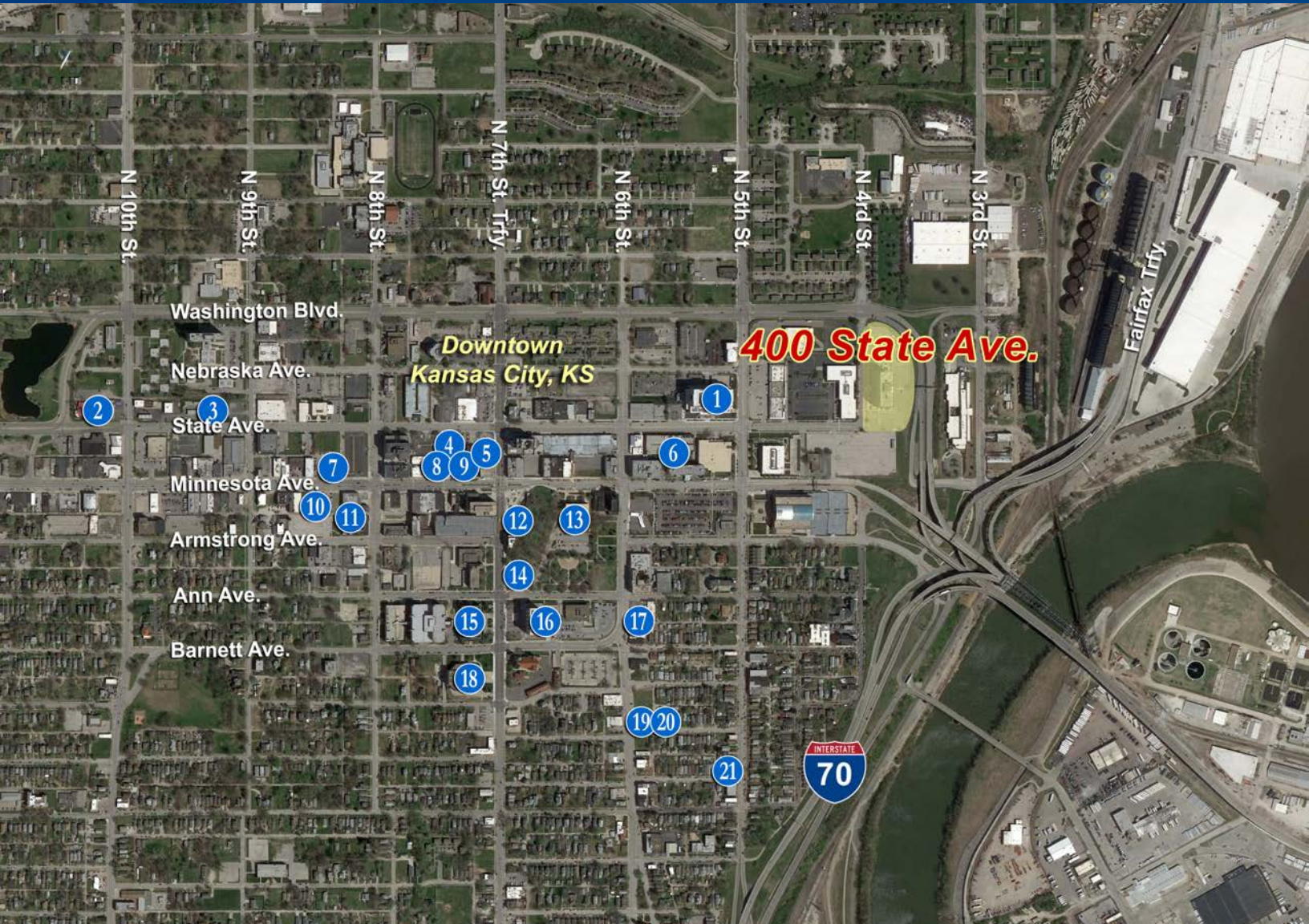
Susan L. Smith, SIOR 816.268.4215 ssmith@ngzimmer.com



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Gateway II

Property Location



Downtown Kansas City, Kansas Location Proximity Map

- | | | |
|--------------------------|-------------------------|------------------------------------|
| 1. Federal Courthouse | 8. Lucky Chopsticks | 15. Wyandotte County Courthouse |
| 2. Gates Bar-B-Q | 9. Nick's Italian Pizza | 16. Unified Government |
| 3. Sonic Drive-In | 10. Las Palmas | 17. Kansas City Cupcake Co. Cafe |
| 4. Subway | 11. YMCA | 18. Memorial Hall |
| 5. KCK Police Department | 12. El Camino Real | 19. Tarahumaras Mexican Restaurant |
| 6. Hilton Garden Inn | 13. Public Library | 20. Big Grill And More |
| 7. McDonald's | 14. 7th Street Casino | 21. Breits Stein & Deli |

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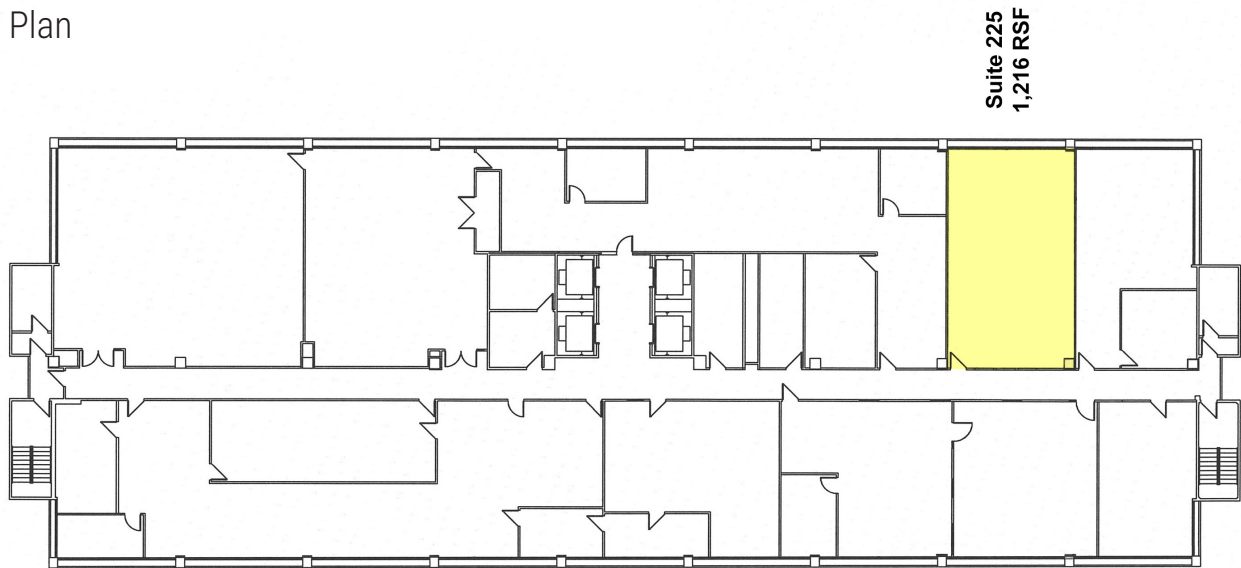
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Building Plans

1st Floor Plan



2nd Floor Plan



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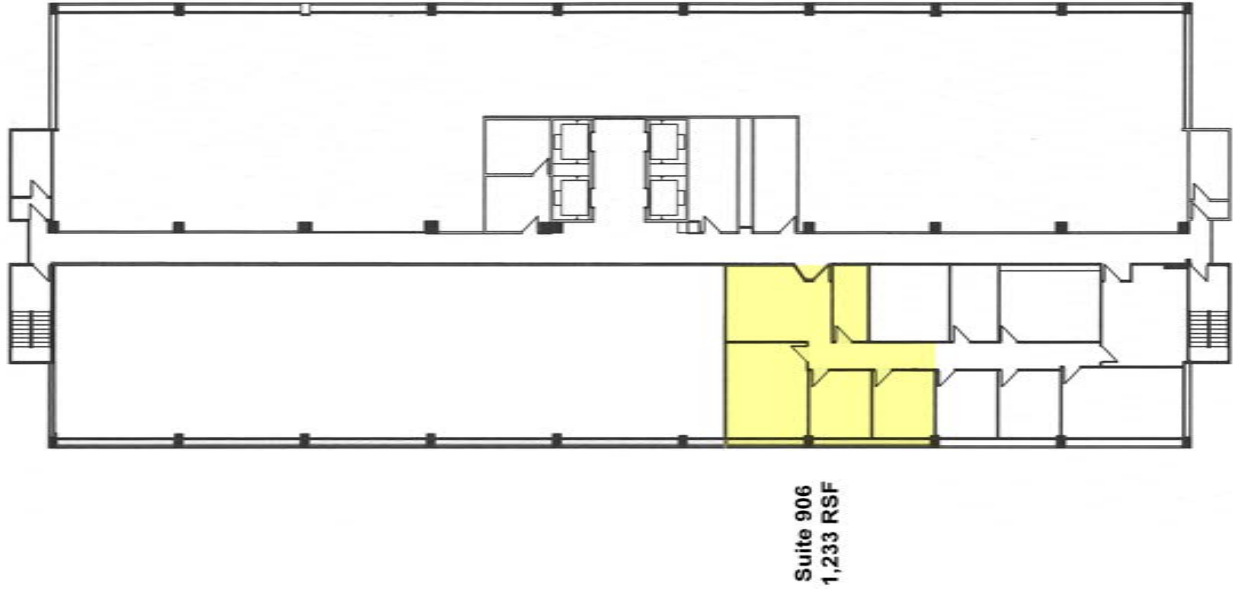
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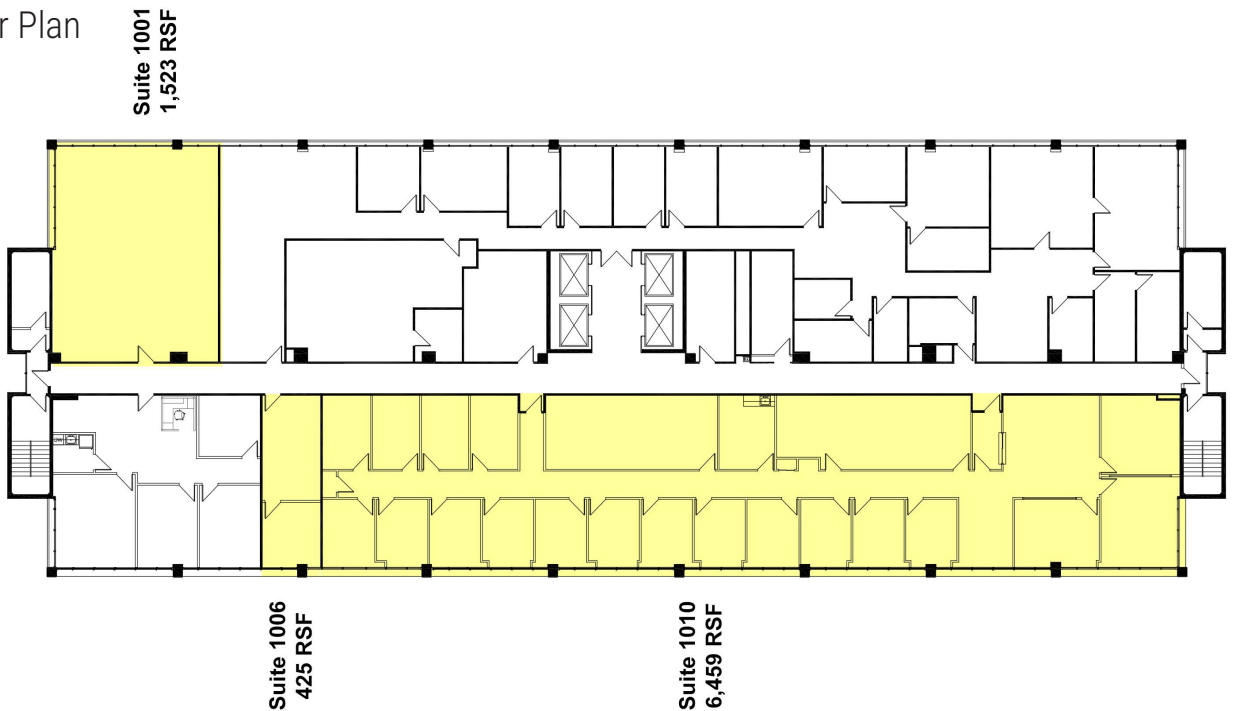
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Building Plans

9th Floor Plan



10th Floor Plan



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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