

THE JACK HENRY BUILDING AT THE COUNTRY CLUB PLAZA

612 W. 47TH STREET,
KANSAS CITY, MO 64112

A Historic Kansas City Landmark Revamped & Reimagined



PROPERTY DETAILS

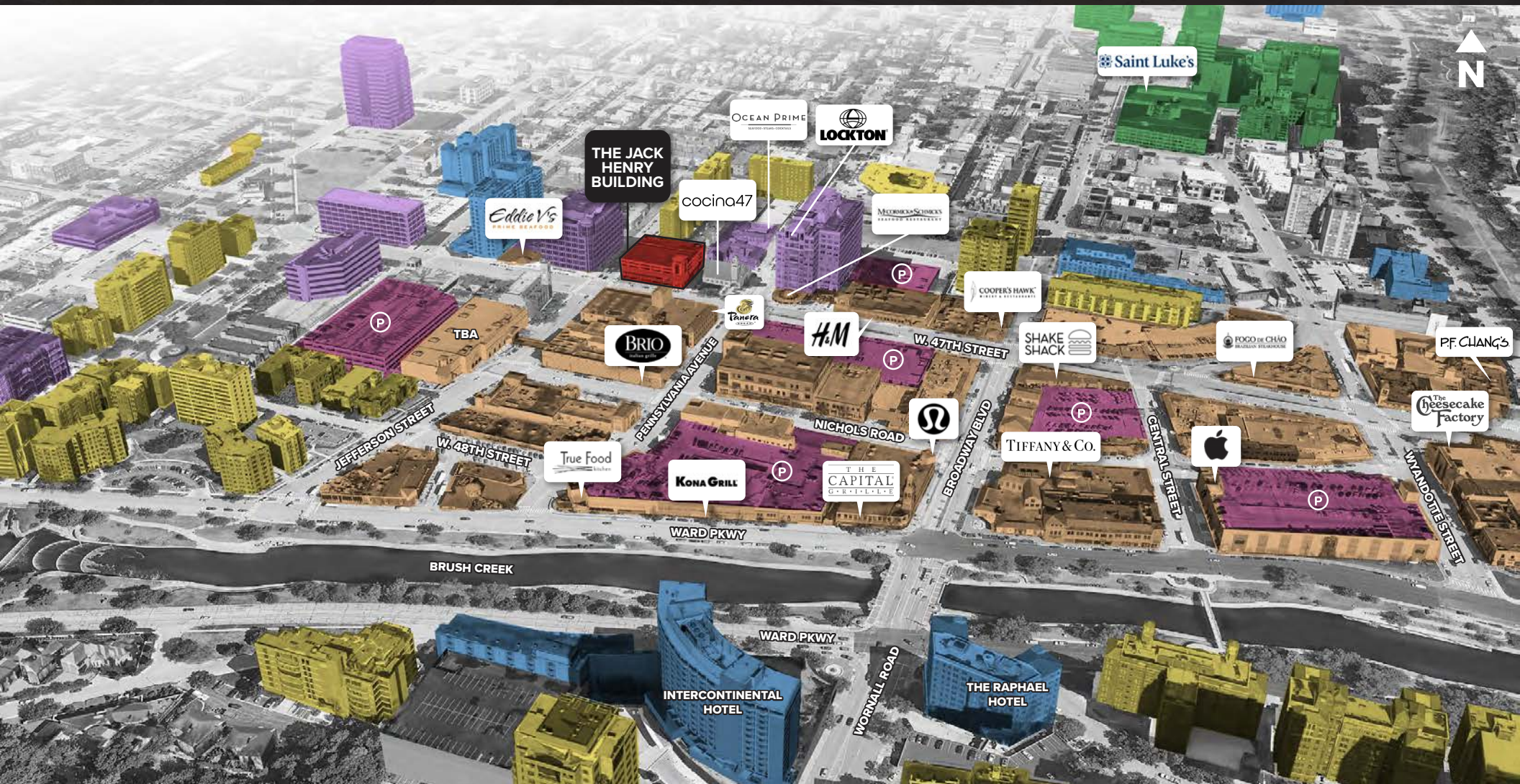
- \$50+ million redevelopment of the iconic Jack Henry building
- Fully renovated interior & exterior improvements
- Available Spaces
 - First Floor up to 9,315 SF available
 - * *Landlord is open to demising for multiple tenants*
- Unique first floor patio opportunity to create the most amazing street edge activation in the metro
- NNN: estimated to be \$11.00 PSF
- Three floors of dedicated parking, 125+ spaces
- Located on 47th Street, the main east-west thoroughfare for the Country Club Plaza
- Tremendous street exposure and branding opportunities
- 62,500 total square feet mixed-use development



LOCATION

KANSAS CITY'S PREMIER SHOPPING & ENTERTAINMENT DISTRICT

- 2,198 hotel rooms & 4,871 apartment units within walking distance
- Nearly 1 million square feet of retail
- Located within two miles of University of Missouri – Kansas City and Rockhurst University, 25,000+ students
- 3.3 million square feet of Class A office space
- Over 20 condominium buildings within walking distance
- Less than 1/3 mile from the KC Streetcar Main Line extension Plaza Drop Off Station, opening in 2025



RESIDENTIAL

JACK HENRY BUILDING

OFFICE

HOTEL

RETAIL

PARKING

HOSPITAL

COUNTRY CLUB PLAZA DISTRICT

THE ULTIMATE MIXED-USE AREA IN KANSAS CITY

The Country Club Plaza is a 1.3 million square foot mixed-use development surrounding the iconic Jack Henry building.

- **\$100 million** in total restaurant sales volume
- **25 million** tourists spent over **\$5.6 billion**, according to Discover Kansas City with the Country Club Plaza being the **#1** tourist destination in the city
- The annual Plaza Art Fair draws over 300,000 people per year and is rated as one of the top 5 art fairs in the US



Kansas City's premier shopping district comprised of 15 blocks of high-end retail, exclusive boutiques, gourmet dining, and Class A office Space

Eddie V's
PRIME SEAFOOD

lululemon

COACH

MK
MICHAEL KORS

west elm



The Cheesecake Factory

TIFFANY & CO.

THE CAPITAL
GRILLE

True Food
kitchen

KONA GRILL
kitchen • sushi • cocktails

CHIEFS FIT



- Multi-level 32,000+ square foot fitness center

SECOND FLOOR

- Recovery facility including cryotherapy treatment, hydromassage machines, NormaTec Compressions Systems, a sauna, spray tan booths and full-amenity locker rooms
- Group fitness classes and personal training
- Fuel station and retail shop featuring Chiefs Fit gear/apparel

THIRD FLOOR

- Main workout floor boasting a next-level strength and conditioning area with Chiefs-branded free weights, machines and cardio equipment

ROOFTOP

- Exclusive to the Plaza location, a rooftop terrace with turf training area and members lounge
- Fitness classes led by trained staff including HIIT, Barre, Strength, Dance, Pilates, Cardio, Core, Functional Training, and more



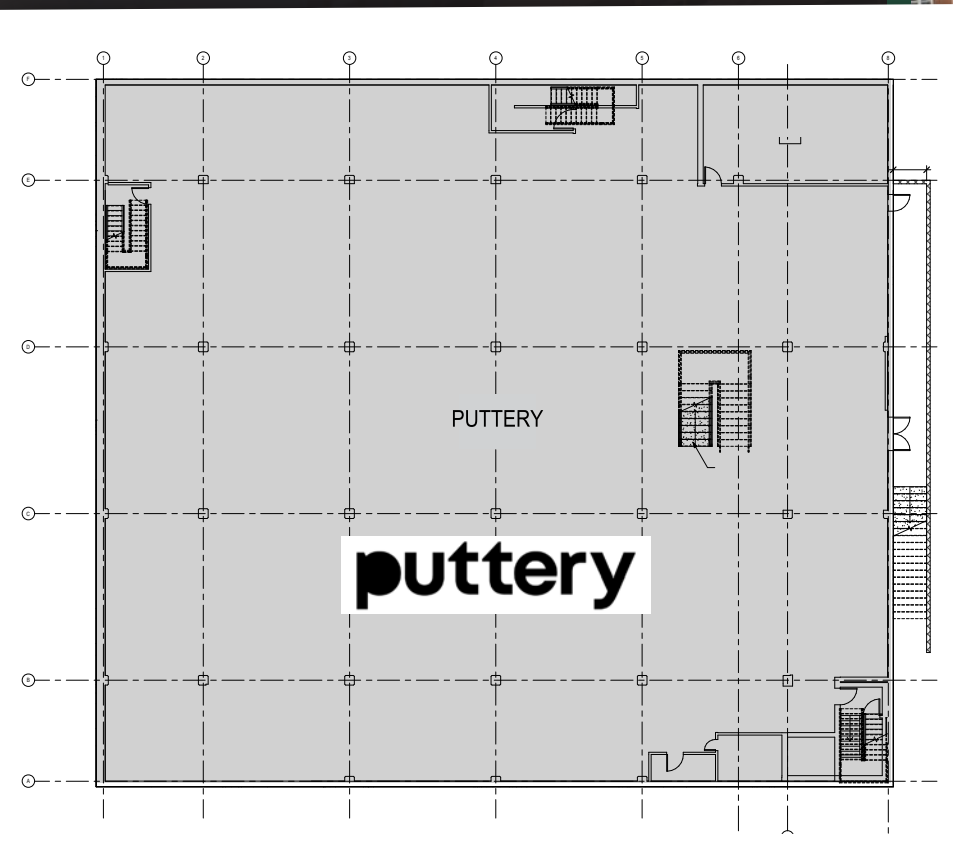
PUTTERY

puttery

- Multi-level 24,000 square foot entertainment user
- 10th US location now open!
- 18+ immersive mini golf with craft cocktails and upscale eats in a high-end environment
- Uniquely designed courses using cutting-edge technology that tracks the game
- Bottomless brunch now served

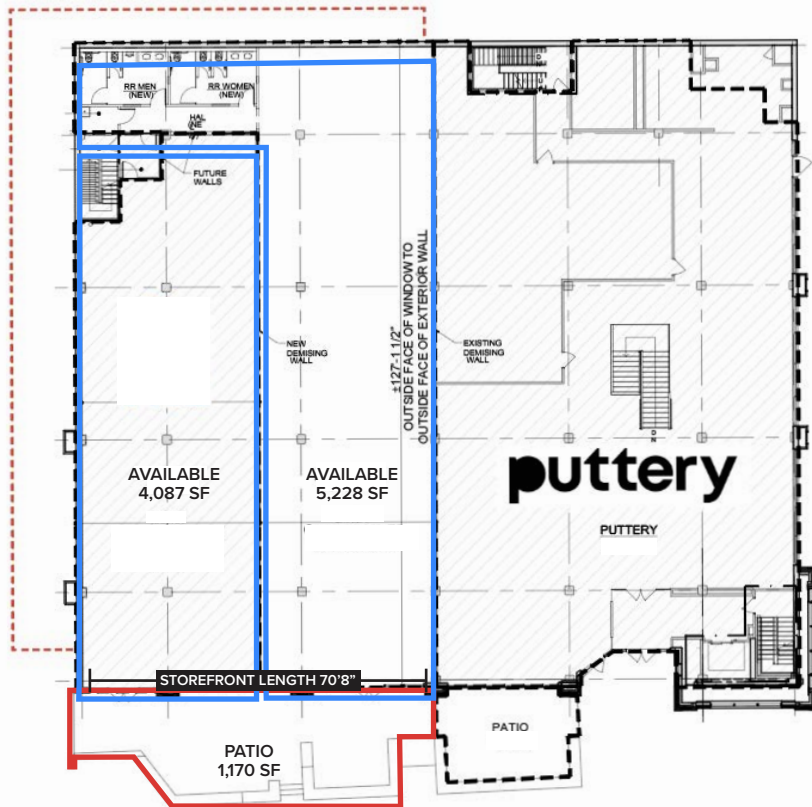


LOWER LEVEL



FIRST FLOOR

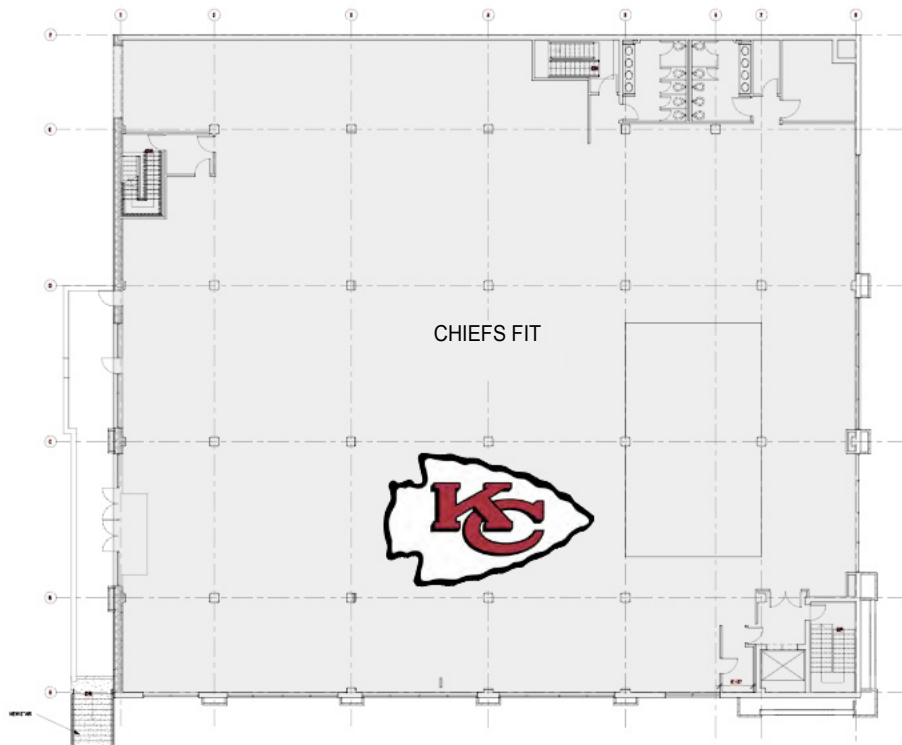
STREET LEVEL



*CAN BE COMBINED



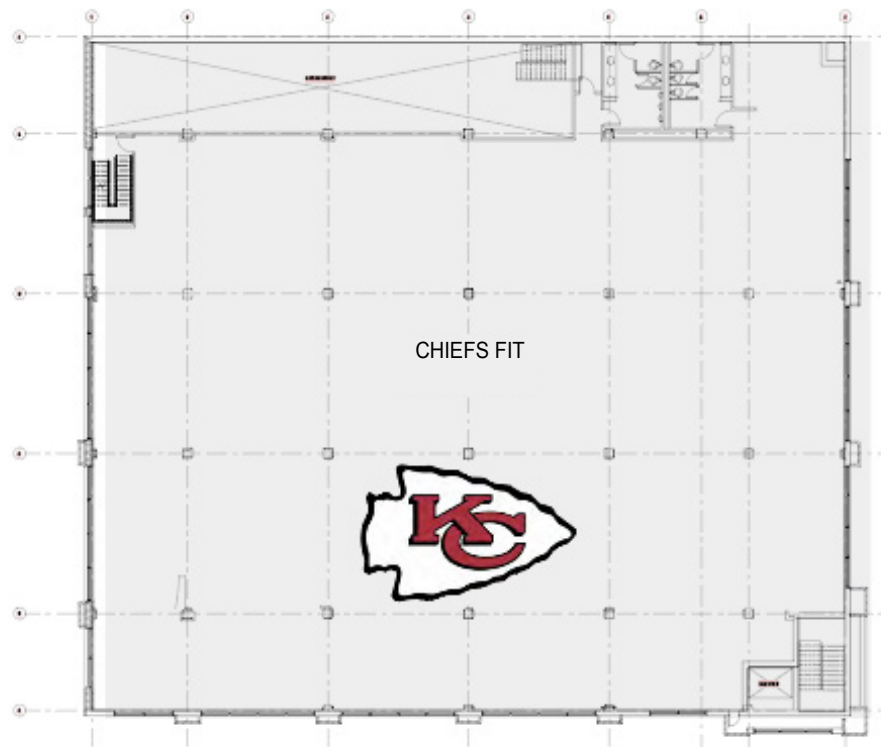
SECOND FLOOR



ACCESSIBLE FROM JEFFERSON STREET & DEDICATED PARKING GARAGE



THIRD FLOOR



ACCESS FROM DEDICATED PARKING GARAGE



DEMOGRAPHICS

- Surrounded by **1 million** square feet of premium high-end retail and **3.3 million** square feet of Class A office
- Over **2,200** hotel rooms within walking distance of the Jack Henry Building
- Over **120,000** employees within 3 miles of the site



POPULATION

1 Mile	21,797
3 Mile	119,072
5 Mile	247,407



AVERAGE HOUSEHOLD INCOME

1 Mile	\$115,851
3 Mile	\$109,803
5 Mile	\$98,183



KANSAS CITY

- A brand new, state of the art, \$1.5 billion single terminal airport now open with new flight destinations
- The Downtown Streetcar opened in 2016 and has been a resounding success. An expansion to the Plaza/UMKC area received voter approval and has an anticipated completion in 2025.
- The overall Kansas City market has sustained steady population growth, growing 8.4% from 2010-2019
- The Kansas City metro cost of living is well below the national average with a cost of living index score of 94
- Home of the 2023 NFL Draft and host city of the 2026 FIFA World Cup



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DEVELOPMENT