

245 Main

Phoenix Real Estate Investment, L.L.C.

Phoenix Real Estate Investment · (816) 858-2710 · loopnet@phoenixcompanies.net



245 Main Street Platte City, MO

County: Platte
Property Type: Office
Office Building
Total Space Available: 2,885 SF
Divisible To: 730 SF
Maximum Contiguous: 1,225 SF
Building Size: 4,578 SF
Building Class: B
Year Built: 1910
Status: Active
LoopNet ID: 14937204

<http://www.phoenixcompanies.net>

Suite/Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Lease Type
A/2	1,225 SF			\$10.50/SF/Year	Immediate	Office	Modified Gross
Sublease:		No					
B/2	730 SF			\$11.00/SF/Year	Immediate	Office	Modified Gross
Sublease:		No					
C/2	930 SF			\$10.25/SF/Year	Immediate	Office	Modified Gross
Sublease:		No					

- Newly Renovated
- ADA Compliant/Public Elevator
- Tenant Friendly Management
- Insulated Interior Walls
- Signage Available
- Dedicated Utility Rooms

Property Description

245 Main has 3 separate office suites on the second floor of this ADA compliant historical building in the busy downtown district of Platte City. The owner has added a lot of amenities to this building. Each suite has dedicated HVAC, dedicated data and telecommunications cabling. There are 3 telecommunication providers available. All windows are new and double insulated. Each suite has a public and private entrance. Signage can be made available on the outside of the building. There is a doorbell system for added security when someone is working late.

Location Description

Platte City is the county seat for one of the fastest growing counties in Missouri, with a growth rate nearly three times that as the rest of the state. The population growth within 3 miles has grown at nearly 50% since 1990. The building is a short walk from the county administrative center and courthouse.

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No. Stories:	2	Broadband:	Yes
Available Floors:	1		

Contact

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245 Main is located in the heart of the busy downtown district of Platte City, Missouri. These are the some of the relevant businesses and services within a 2 mile radius.

Restaurants :

Da Capo teas and eatery
Shields Bistro Manor
Rancho Grande
Red Dragon
The Pool Hall
Country Cookin Cafe
The Waffle House
Tanners

Services & beneficial stores :

Copy Masters
Goin-Postal
Premier Dry Cleaners
Proactive Networking
Wells Bank
Farley State Bank
CVS
Platte County Title
Missouri Title

KCI Airport is less than 10 Minutes away



PHOENIX
REAL ESTATE INVESTMENT, L.L.C.

Call Phoenix Real Estate Investment, L.L.C. to set up an appointment to see this property. You may contact us at the phone number:

(816) 858-2710 or email us at leasing@phoenixcompanies.net.

We specialize in Commercial/Office Real Estate and will help you find that perfect property or office!

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