

245 Main

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](#)

[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.

A Commercial Brokerage Company

PO Box 858
12025 Running Horse RD
Platte City, MO 64079

Phone: 816-858-2710

E-mail: leasing@phoenixcompanies.net

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! We believe the information included in this document is reliable, but the owner and broker make no representations or warranties, expressed or implied, as to the accuracy of this information. Third parties must verify all information and bear sole risk for any inaccuracies.

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A Commercial Brokerage Company

245 Main

245 Main St. | Platte City, MO | 64079

2nd FLOOR OFFICE SPACE

730 – 1225 Usable SF

[\$10.25-\$11.00] Usable Rate



Flexible Leasing Terms

Available

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245 Main

245 Main is the second floor of a building located in the downtown business district of Platte City, Missouri. The space has been totally newly renovated within the last 4 years.

The space is ADA compliant, with a 1,400 pound capacity lift, capable of carrying a wheel chair and occupant along with another passenger.



Break room with sink and cabinet

There are three suites with space varying between 730 and 1225 square feet. All suites have data and telecom cabling in all offices. There are dedicated electrical outlets for computer equipment to minimize the risk of back surges. Each suite has its own utility room with HVAC equipment, telecom and data demarks.

View overlooking Main Street



Additionally, each suite has full control of their own climate control thermostat.

All exterior windows are double insulated and were installed at the time of renovation. The windows are large to let in a maximum amount of daylight and most afford a very pleasant view of historic downtown Platte City.



View of Ferrell and 2nd Streets

All interior walls between the suites are insulated for maximum efficiency of the dedicated HVAC systems and noise reduction between suites.

There are fire extinguishers, emergency lighting and lit exit signs throughout the space including the suites themselves. The common hallway has double fire rocked walls and there are 2 entry/exit doors for each suite. A doorbell allows the exterior front door to remain locked at night but still allow visitors.



Window between office and reception

Janitorial for the common areas is provided by the owner, with each tenant being responsible for their

own janitorial needs along with utilities.

For data and telecom services, Embarq and Unite are

presently in the building and Time Warner is at the street.

There is a directory in the Main Street level lobby with additional street signage available if needed by the tenant.



Dedicated Telecom and Electrical Service

245 Main has on site ownership and management.

The owner has been meticulous during the renovation with great attention paid to the smallest details.



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