

# ZONA

ZONA  
ROSA

WELCOME TO UNLIMITED AMENITIES  
OFFICE LEASING PACKAGE



WE'RE MORE THAN A MALL,  
**NORTHLAND**  
OFFERING AN EXPERIENCE UNIQUE IN THE NORTHLAND AND,  
IN MANY WAYS, UNLIKE ANYTHING ELSE IN KANSAS CITY.  
**TRUE**  
IT'S A PLACE YOU CAN TRULY MAKE YOUR OWN,  
WHERE YOU CAN BE WHO YOU WANT TO BE.

## PROPERTY HIGHLIGHTS

- **New Ownership** **TRADEMARK** **TM**
  - » Zona Rosa is now operated by Trademark Property, a world-class operator of major mixed-use assets throughout the U.S.
  - » Other assets operated by Trademark include The Galleria in Dallas and Market Street in The Woodlands
- **Existing Office Space**
  - » 7280 NW 87th Terrace
    - » 2,923 - 22,000 RSF available
    - » \$19.50/SF Full Service
  - » 7200 NW 86th Terrace
    - » 1,120 - 3,674 RSF available
    - » \$18.00/SF Full Service

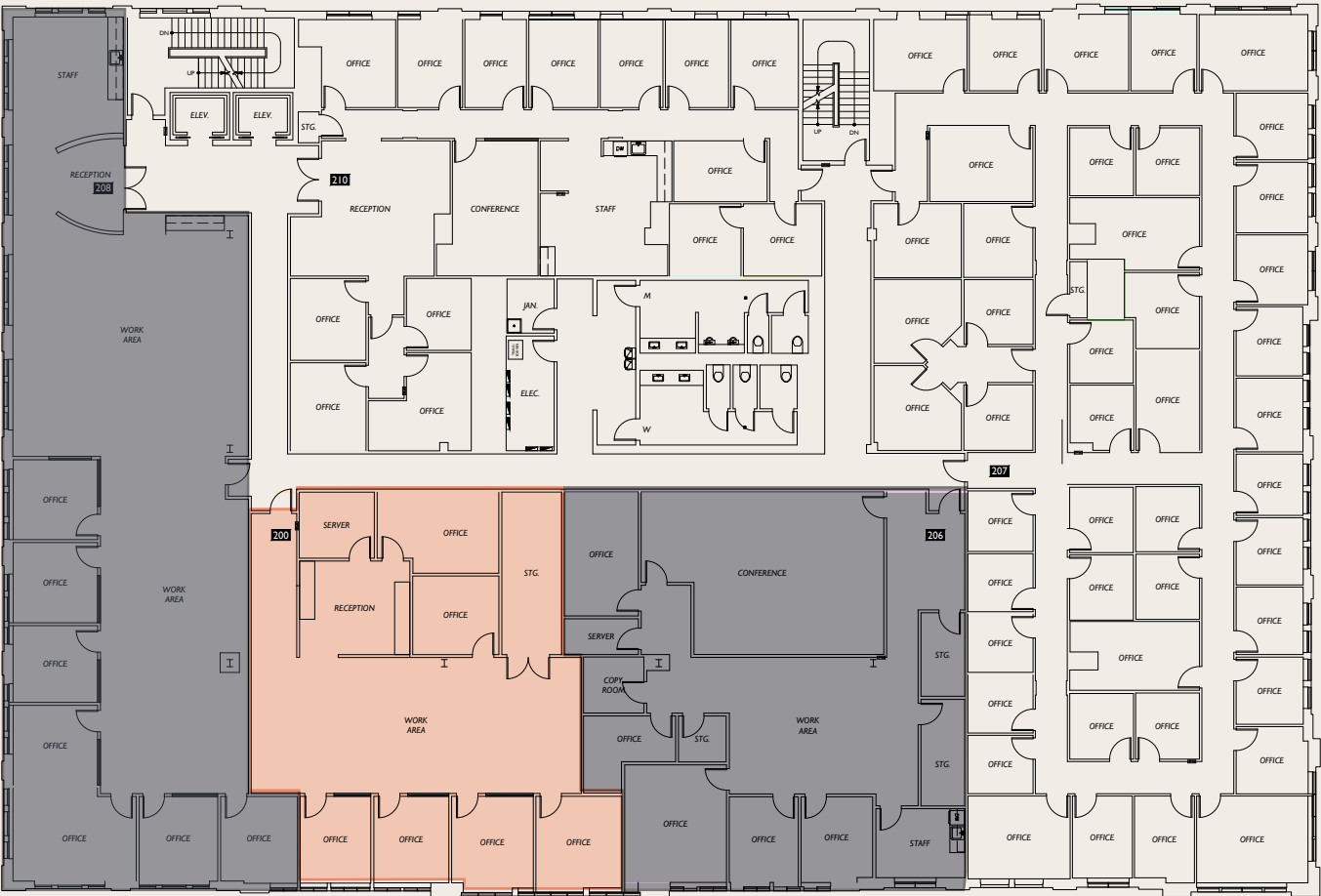
NEW OWNERSHIP WILL  
COMMENCE A \$7 MILLION  
REVITALIZATION PROJECT IN  
FALL 2020





EXISTING OFFICE SPACE

7280 NW 87TH ST



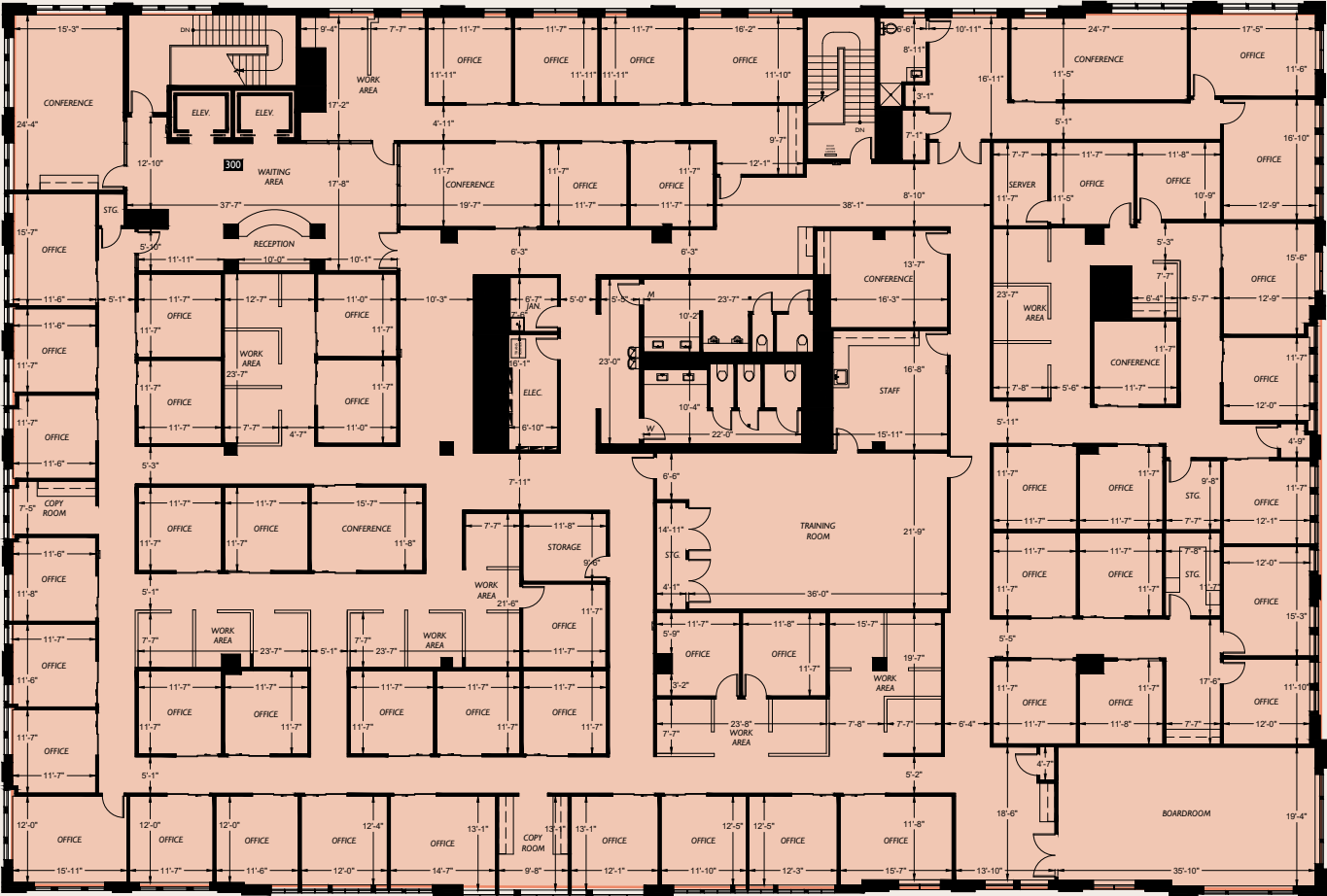
4,221 RSF      2,923 RSF      3,243 RSF

Available 9/1/21

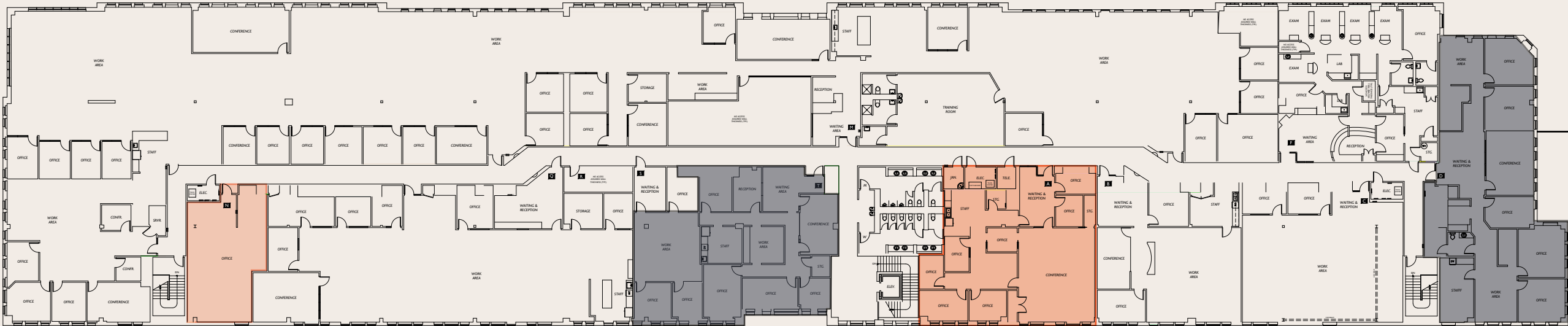
10,567 RSF CONTIGUOUS

7280 NW 87TH ST

22,000 RSF



7200 NW 86TH ST



1,302 RSF      2,279 RSF      2,742 RSF      3,922 RSF

VIRTUAL TOUR



# OFFICE SPACE DESIGNED FOR THE FUTURE

## THE GROVE

Available for the first time in the history of Zona Rosa, new ownership will be converting the second floor of The Grove building to 50,000 SF of new, Class A office space. Initial plans include adding windows to all four sides of the building to provide abundant natural light throughout the space. A new modern exterior design will create a Class A finish unique to the Northland submarket. The interior 20-foot ceiling heights create a silicon-valley-esque office experience. The building will also feature a brand-new entry and glass atrium overlooking the retail shops and town-center.

- » 50,000 RSF - Divisible
- » Rental rate: \$26.00 - \$29.00/sf full service
- » Parking: Able to accommodate over 4,1,000 cars
- » Timing: 12-18 months from signed lease
- » Exterior signage: Available

BEFORE



AFTER





# PHASE I DEVELOPMENT RENDERINGS

## AMENITY RICH ENVIRONMENT

Part of the Phase I redevelopment plan kicking off in Fall of 2020 features amenity rich upgrades that include new outdoor green spaces, outdoor seating, a splash park, wayfinding, graphics and public art.





# UNLIMITED AMENITIES

## SHOP

Large national anchors Dillard's and Dick's highlight the robust shopping options available in Zona Rosa. The retail mix features a deep list of popular contemporary shopping such as Dick's, Sephora and Old Navy.

## PLAY

Two acres of activated indoor and outdoor public space compliment the dynamic mix of food, beverage and entertainment options. Popular options include 54th Street Grill & Bar and the Kansas City Improv Club.

## LIVE

Modern lofts and sleek luxury apartments are nestled in the heart of the vibrant shopping district. For more information on living at Zona Rosa visit [www.livingatzonarosa.com](http://www.livingatzonarosa.com).

## STAY

Phase II of the redevelopment plans include a new amenity rich hotel will provide an elegant hospitality option for visiting office guests. The hotel will feature a full conference center and modern banquet facilities.





# GET IN TOUCH ZONA ROSA

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**TRADEMARK** **TM**



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.