



FOR LEASE

**22,656 Square Foot
Four 5,664 Sq Ft Floors**

**1400 St. Louis
Kansas City, MO**



Pat Murfey

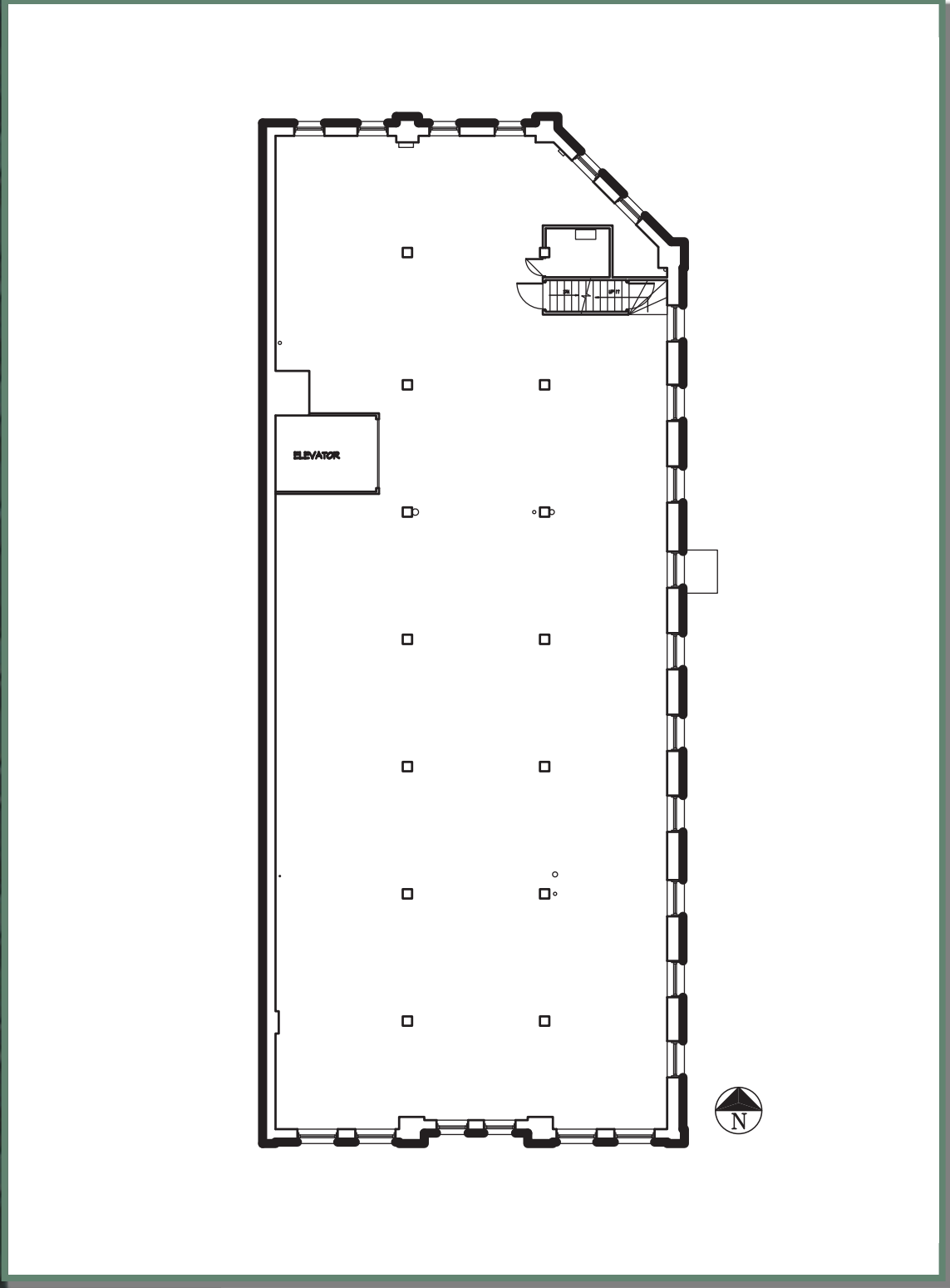
7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- **Evolving West Bottoms Location**
- **Convenient to Downtown & Metro**
- **5,664 Sq Ft Per Floor**
- **Dock High Access**
- **Exposed Brick & Timber Construction**



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Location Aerial



Site Aerial



Located in Kansas City, Missouri's Historic West Bottoms, this property benefits from being located within an Enterprise Zone, an Empowerment Zone and a Planned Industrial Expansion area. This property is eligible for National and Missouri Historic Tax Credits.

1400 St. Louis is a solid four story brick and timber structure. The tight foot print of 48' x 118' with three sides of windows makes this property an attractive renovation opportunity.

Recent Area Infrastructure Improvements Include:

- St. Louis Street Bridge Replacement
- 23rd Street Viaduct Repairs
- Storm Sewer Replacement – Phase 1
- 12th Street Viaduct Repair – Phase 1 & 2
- Beardsley Road Bridge Replacement
- Development of the Riverfront Heritage Trail
- Development of River Bluff Park

Second Floor



Forth Floor Looking North



Third Floor Looking South

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Property Features

Building Size in SF	22,656
Building Dimensions	48' x 118'
Total Acres	0.13
Year Built	1889
Construction Material	Brick & Timber
Roof	Newer Modified Bitumen
Floor	Concrete / Wood
Clear Height in Feet	12'-14'
Column Spacing	14' - 9" N to S & 16' E to W
Dock-High Loading	
Van-High Loading	
Drive-In Loading	

Building Systems

Sprinkler	Dry
Floor Drains	NA
HVAC	Gas Fired
Lighting	Incandescent
Electrical	400 Amp Single / 800 Amp 3 Phase

Site

Parking	6
Zoning	M2B - Heavy Industrial
Floodplain	Protected
Access	12th Street Viaduct / I-635

Pricing

Lease_Type	Gross	Space Information:	Size (sf)	Rate
	and/or	1st Floor	5,664	\$12.50
Sale Price		2nd Floor	5,664	\$9.00
		3rd & 4th	5,664	\$4.50

1400 St. Louis
 Kansas City MO 64101

County: Jackson

Taxes: _____

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
 Evergreen for more information**

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