

OFFICE BUILDING FOR SALE



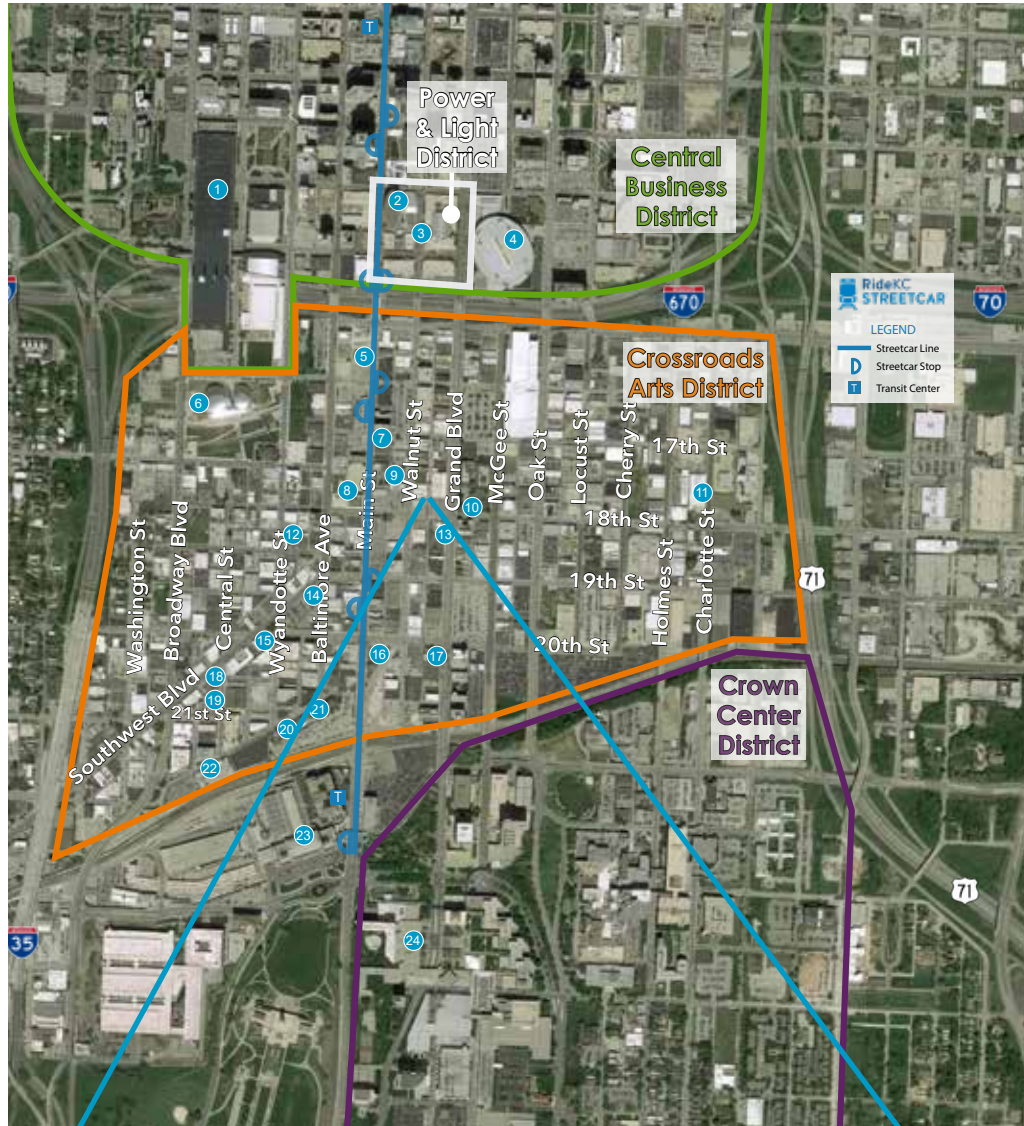
BUILDING HIGHLIGHTS

- **10,735 RSF on a 0.30 Acre lot**
- Located in vibrant Crossroads Arts District
- Fully modernization and renovated in 2017
- Close to KC Streetcar stop at 19th & Main Streets
- Hardwood floors, high ceilings, open loft floor plan, and basement storage space (not included in square footage)
- Located next to REVERB, Crossroads' newest luxury apartment complex and Corrigan Station, the remodeled historic mixed use property.
- **Contact Broker For More Information and Pricing**

CONTACT

JOHN D. COE, SIOR, CCIM
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CROSSROADS ARTS DISTRICT

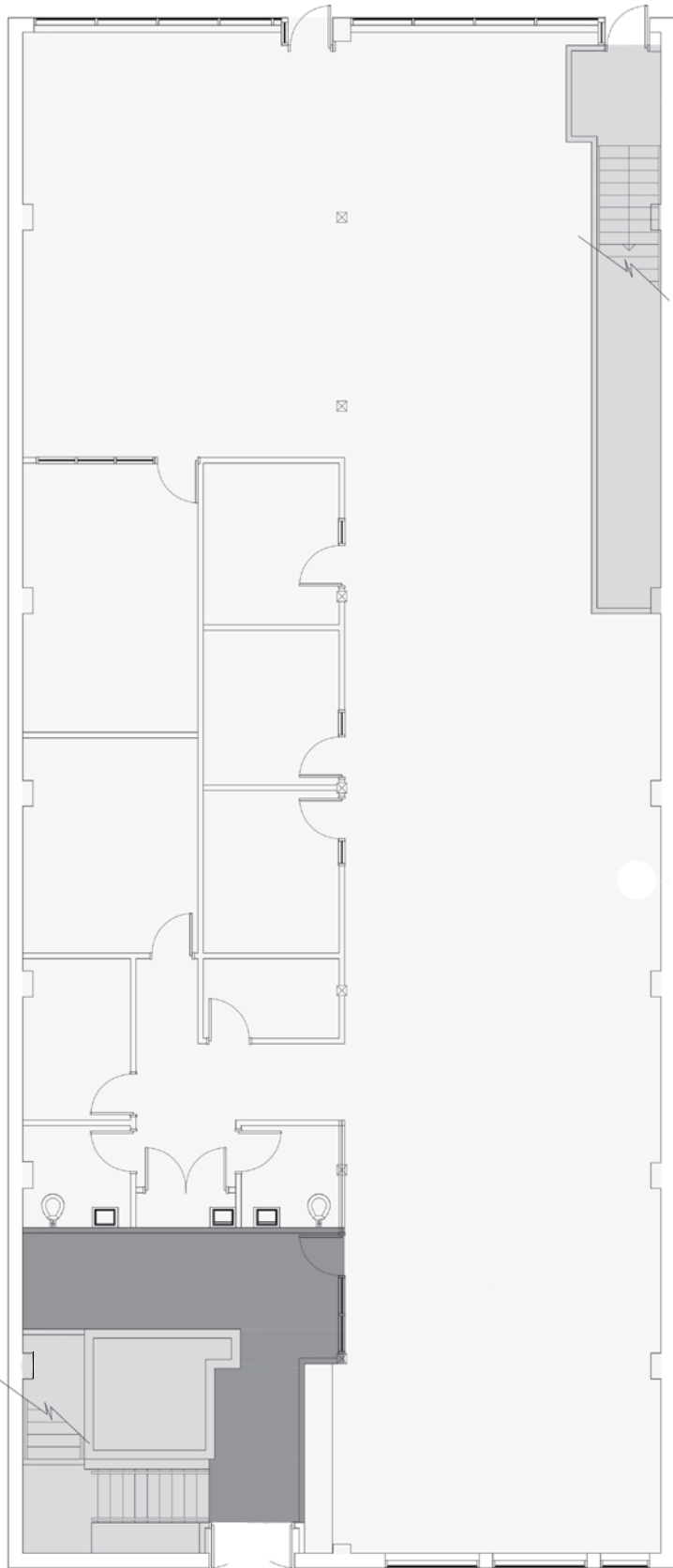


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|---|------------------------|
| 1 KANSAS CITY CONVENTION CENTER | 15 MANNY'S |
| 2 H&R BLOCK | 16 HOME 2 |
| 3 POWER & LIGHT DISTRICT | 17 THE ROCKHILL GROUP |
| 4 T Mobile CENTER | 18 CROSSROADS HOTEL |
| 5 CHARTWELL HOSPITALITY | 19 JACK STACK BARBECUE |
| 6 Kauffman Center FOR THE PERFORMING ARTS | 20 Lulu's |
| 7 IOM'S TOWN | 21 Lidia's |
| 8 Barkley OKRP | 22 hok |
| 9 Lead BANK | 23 UNION STATION |
| 10 smg | 24 CROWN CENTER |
| 11 LYRIC OPERA KC | |
| 12 Mildred's | |
| 13 UMB | |
| 14 UP-DOWN | |

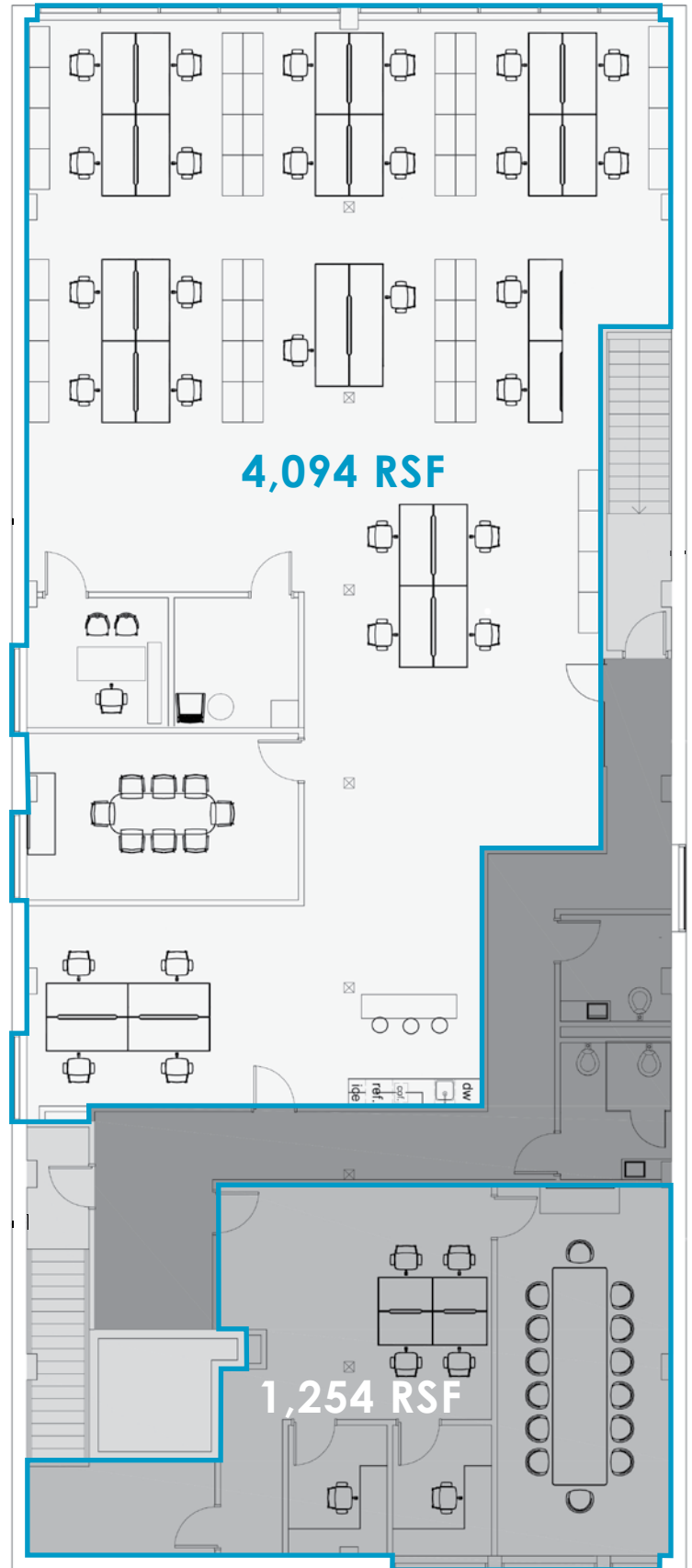


CROSSROADS HIGHLIGHTS:

- Over 30 restaurants & bars
- Next to new luxury apartment complex, REVERB
- 155 tech companies
- Over 100 art galleries
- First Fridays bring up to 10,000 attendees to the Crossroads each month
- Easy access to I-35 and I-70

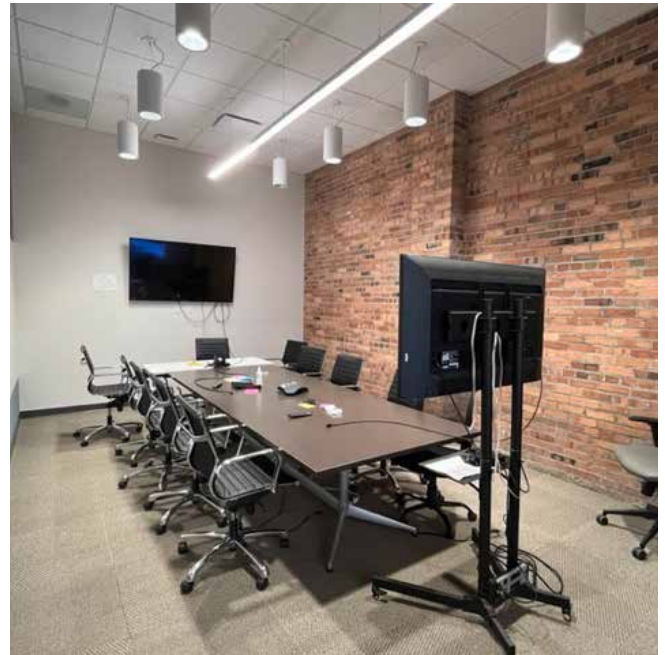
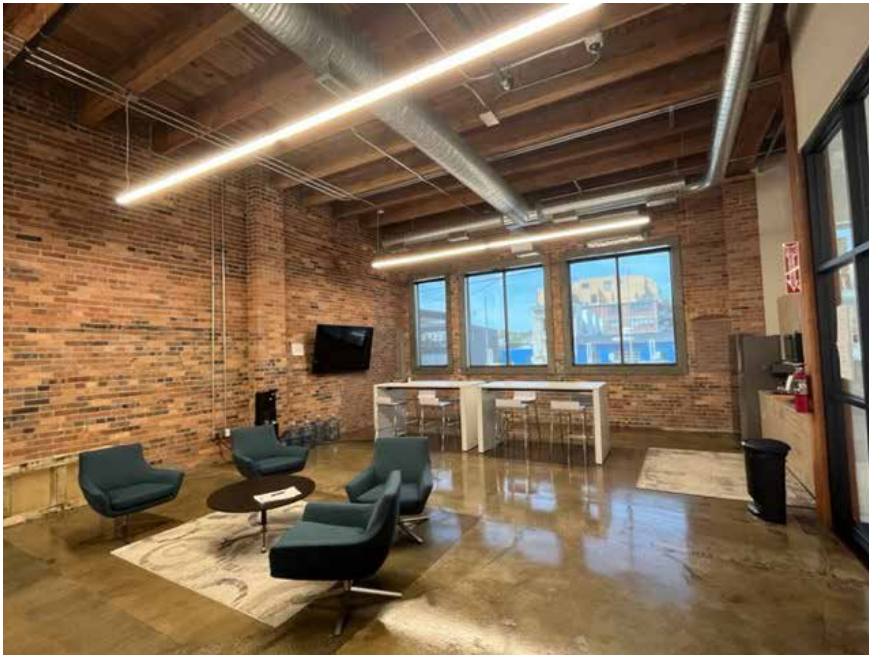


1ST Floor
5,387 RSF



2nd Floor
5,348 RSF

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