

# 800 E. 17TH

FOR LEASE: \$16.75/ SF / YR (NNN)

2,750 - OFFICE/RETAIL



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 LOELLKE CRE

ABBOTT PROPERTIES

# 800 E. 17TH

RENTAL RATE: \$16.75 / SF / YR (NNN)

SPACE TYPE: OFFICE / RETAIL SPACE

RENTABLE SQUARE FOOTAGE: 2,750 SF

SPACES IN THE BUILDING SUMMARIZED BELOW:

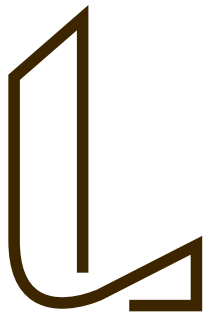
- EAST SPACE: 6,500 SF - LEASED
- MIDDLE OFFICE SPACE: 2,750 SF - LEASED
- NORTH SPACE: 1,340 SF - LEASED
- WEST CORNER SPACE: 2,750 SF - AVAILABLE

## PROPERTY HIGHLIGHTS

- MINUTES TO LOCAL RESTAURANTS SUCH AS MISSION TACO, ITAP, GRINDERS, KING G, PARLOR FOOD HALL AND TONS MORE!
- NEW STOREFRONT GLASS
- PARKING IN FRONT OF THE BUILDING; EASY STREET PARKING
- PRIVATE PATIO ON WEST SIDE SPACE OF THE BUILDING
- NEWLY POURED CONCRETE RAMP
- GRAB A DRINK AT MESSENGER COFFEE, MEAN MULE, LIFTED SPIRITS, DOUBLE SHIFT BREWING, BORDER BREWING AND CHARTREUSE SALOON.
- EASILY ACCESSIBLE FROM I-70, HWY 71 & 670

## SPACE HIGHLIGHTS

- VAULTED, EXPOSED WOOD CEILINGS
- BRAND NEW STOREFRONT WITH NATURAL LIGHT THROUGHOUT ENTIRE SPACE
- COOL STRUCTURAL BEAMS
- WHITE BRICK WALLS
- POLISHED CONCRETE FLOORS
- GLASS OVERHEAD DOOR TO ACCESS PATIO
- RESTROOMS FULLY INSTALLED
- SPACE IS READY FOR BREAK AREA & OFFICE BUILD OUT



**LOELLKE CRE**  
Investment | Sales | Leasing

Photo



Subject Premises Photo



# THEN & NOW



Subject Premises Photo



Subject Premises Photo



Photo of Neighboring Space



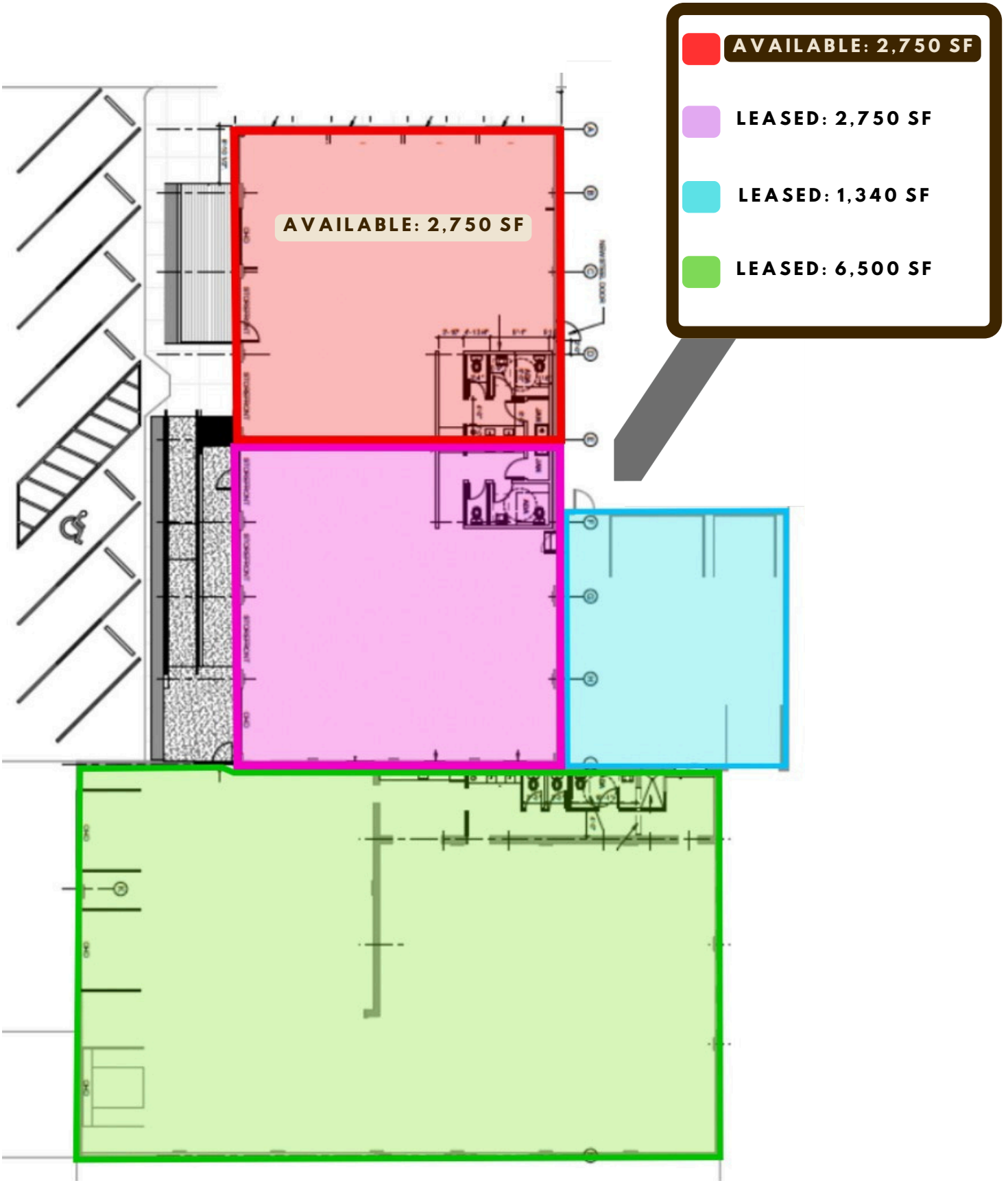
Photo of Neighboring Space



Photo of Neighboring Space



# FLOOR PLAN



# LOCATION AERIAL



## WHY THE CROSSROADS?

THE CROSSROADS ISN'T JUST A NEIGHBORHOOD -- IT'S KANSAS CITY'S CREATIVE AND COMMERCIAL CORE. HOME TO 400+ LOCAL ARTISTS, 100 INDEPENDENT STUDIOS, AND ONE OF THE MOST CONCENTRATED GALLERY DISTRICTS IN THE NATION, IT DRAWS FOOT TRAFFIC, CULTURE, AND COMMUNITY IN EQUAL MEASURE.

FROM LATE-NIGHT DINERS TO HIGH-END SUSHI, BOUTIQUE RETAIL TO ARCHITECTURAL FIRMS -- THE TENANT MIX HERE IS UNLIKE ANYWHERE ELSE IN KC. FIRST FRIDAYS, ANNUAL EVENTS, AND A WALKABLE STREET GRID MAKE IT A DESTINATION PEOPLE ACTUALLY COME BACK TO.

KANSAS CITY HAS BUILT A LOT OF NEIGHBORHOODS -- BUT IT ONLY HAS ONE CROSSROADS.

EXCERPT FROM: [HTTPS://KCCROSSROADS.ORG/ABOUT/](https://kccrossroads.org/about/)