

FOR LEASE



31 W 31ST ST

KANSAS CITY, MO 64111

The Nonprofit Village

W.31 ST.

**KIM ANSARI, CCIM**

ASSOCIATE

816.621.2130

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**AUDREY NAVARRO**

MANAGING BROKER

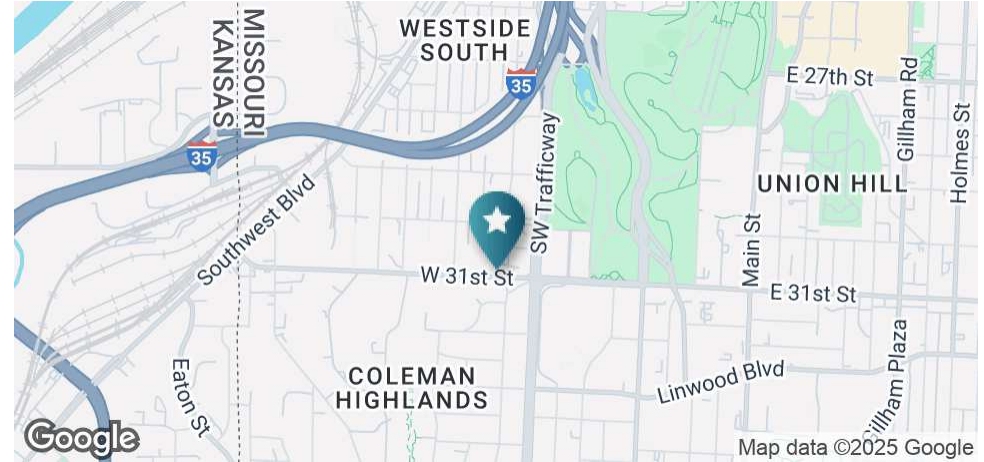
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**CLEMONS REAL ESTATE** 1 E. ARMOUR BLVD., SUITE 100 816.621.2130 **CLEMONSLIFE.COM**

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## OFFERING SUMMARY

Available SF:	5,700 SF
Lease Rate:	\$22.00 SF/yr (Full Service)
Renovated:	2019
Year Built:	1922
Building Size:	5,700
Use:	Office

## PROPERTY OVERVIEW

Office suites with high end finishes  
Plug and play for office users  
Lease opportunity with potential for in place income

## PROPERTY HIGHLIGHTS

- Prime location in Kansas City, MO right next to streetcar stop
- Modern and attractive building design
- Parking for tenants and visitors
- Immediately adjacent to new \$130M luxury apartments development - under construction now
- Flexible floor plans to accommodate various businesses
- On-site amenities including conference room & event space

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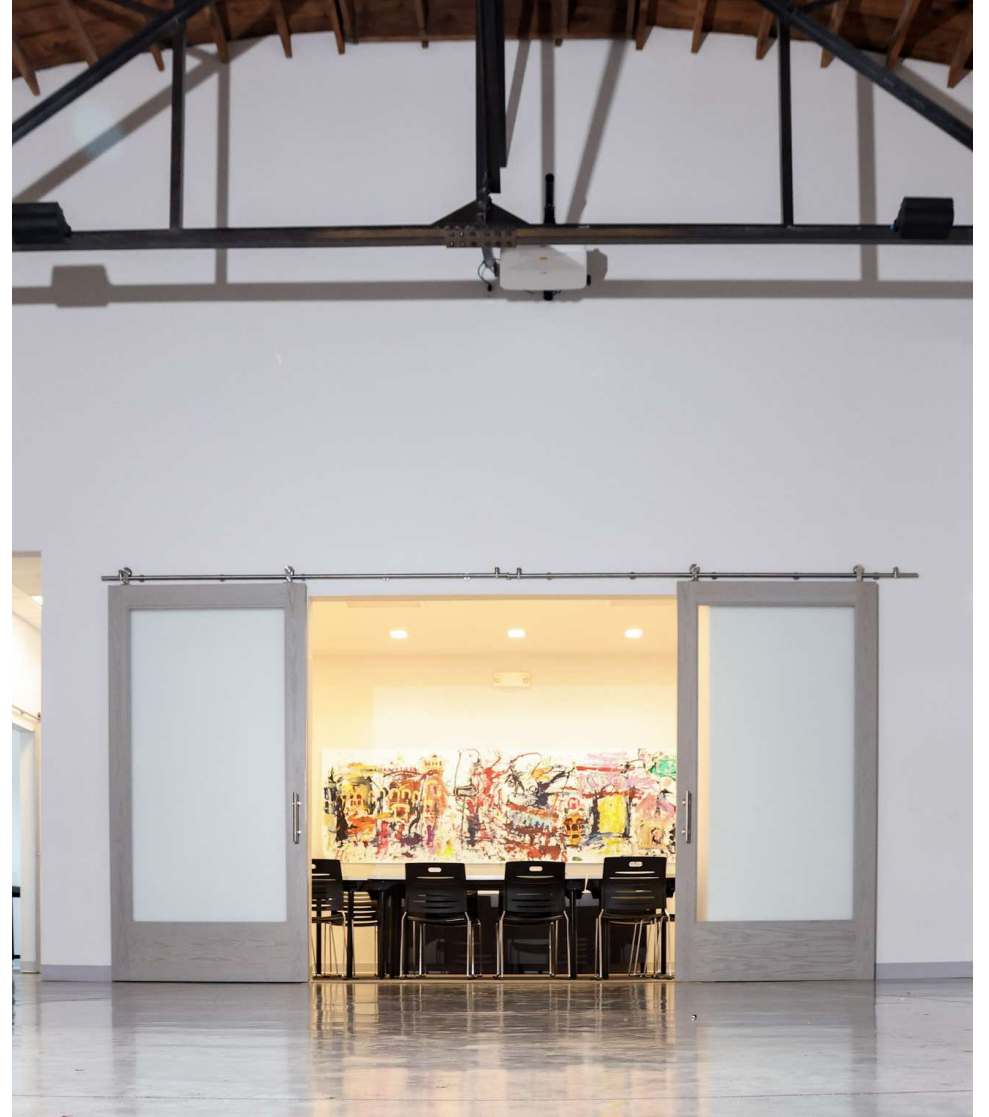
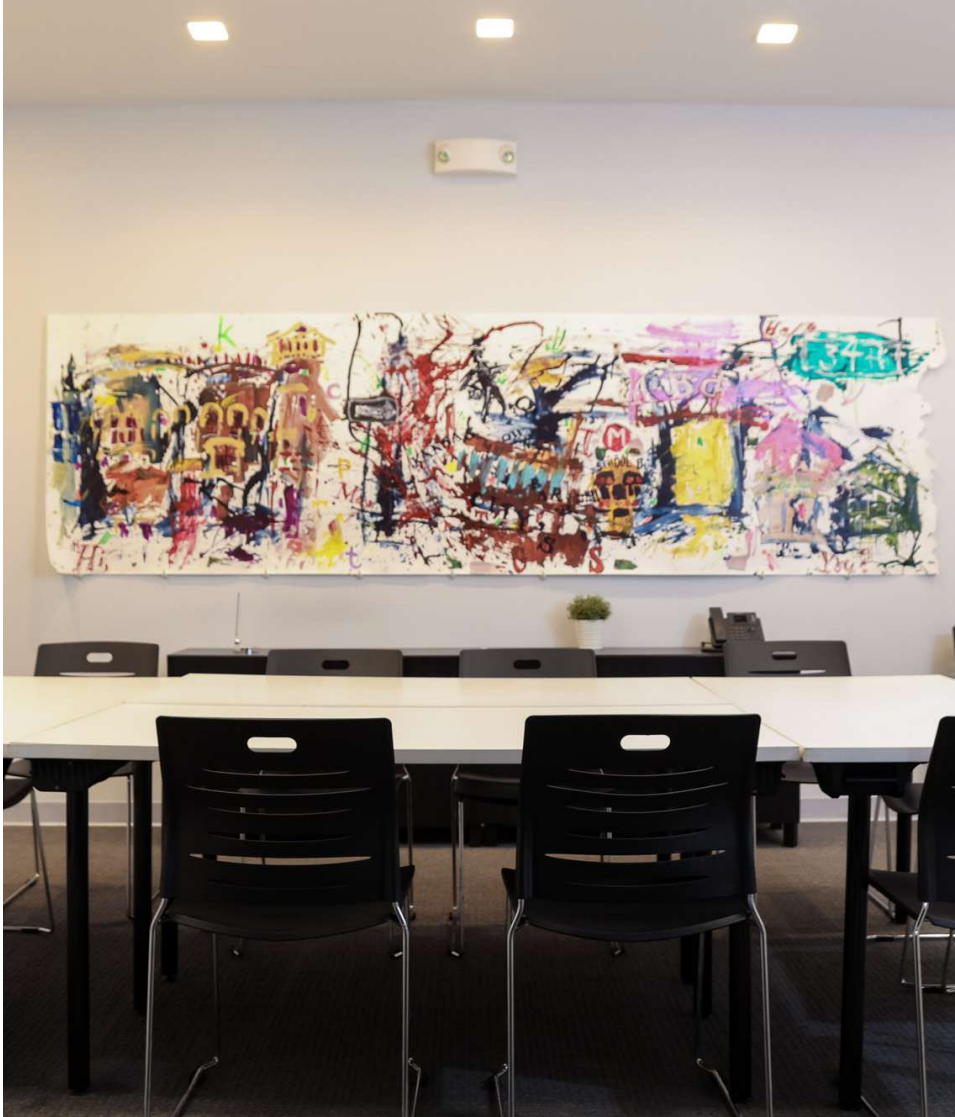
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# 31ST STREET DEVELOPMENT

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**ArriveKC - Park Reserve**  
Redevelopment  
\$122 M

**31st & Main**  
Redevelopment

**Land lot Under Contract**

**Entertainment District Upgrades**

**Union Hill**  
Apartments & Retail

**31 Levy Apartments**  
Redevelopment  
\$32 M

**Superior Linens**  
Potential Redevelopment

**Penn Valley Park**

**KCPBS Picture This**  
Redevelopment  
\$16.5 M

**Made in KC/  
Ludos Shuffleboards**

**Elevate Salon**

**Martini Corner**

**El Torreon Redevelopment**  
\$12 M

**Dairy Lofts**  
Redevelopment

**Brewer's Kitchen**

**MAP KEY:**  
 **STABILIZED ASSET**  
 **REDEVELOPMENT**  
 **FUTURE STREETCAR STOP**

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# MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.



## *Midtown* Key Demographics



**61,924**  
Population



**109,559**  
Daytime Population



**30%**  
Bachelor Degree  
or Higher



**\$188,359**  
Median Home  
Value

## *Kansas City* Key Demographics



**2.2 Million**  
Population



**474,110**  
Daytime Population



**37.5%**  
Bachelor Degree  
or Higher



**\$240,254**  
Median Home  
Value

# MIDTOWN



## MAJOR CORPORATIONS IN THE AREA

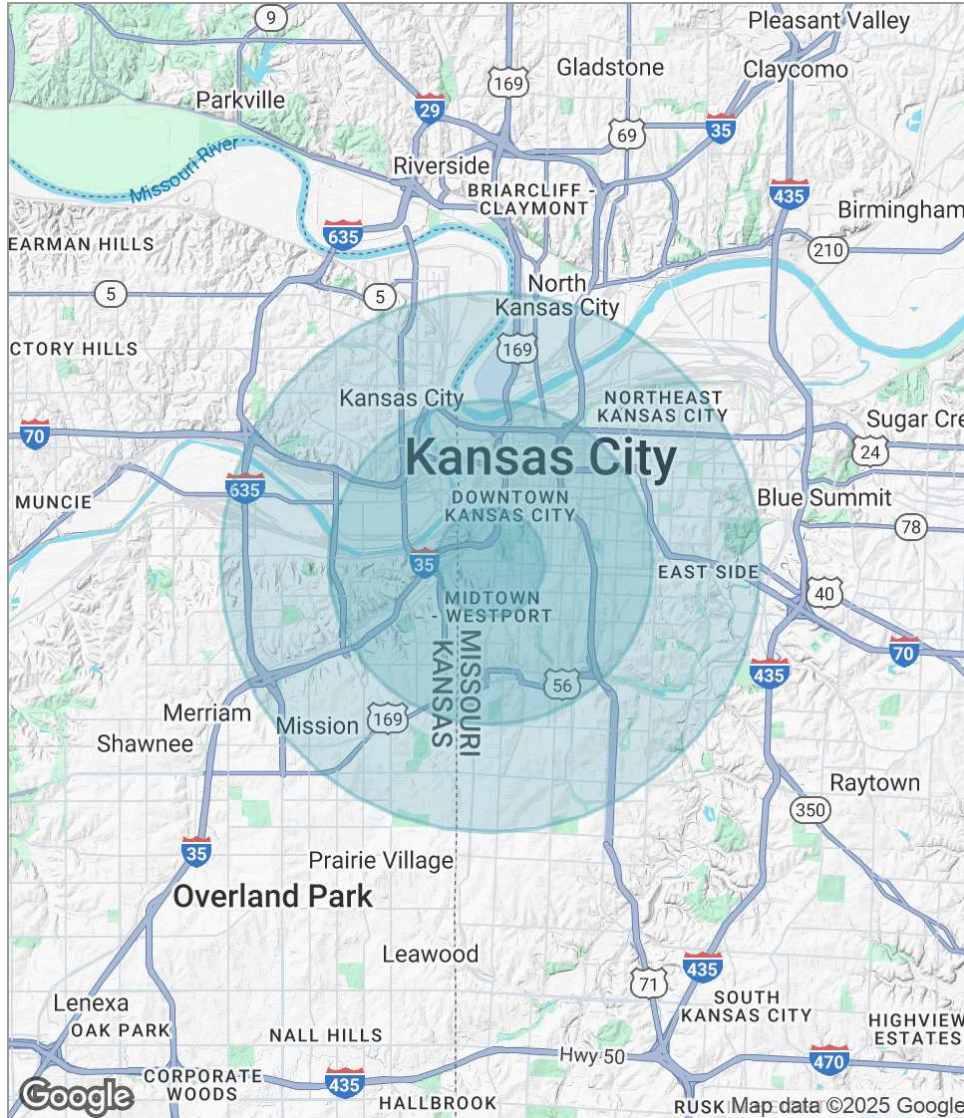


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,728	108,565	263,085
Median age	38	38	38
Median age (Male)	38	38	37
Median age (Female)	37	38	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,760	55,108	114,973
# of persons per HH	1.7	2	2.3
Average HH income	\$83,881	\$84,477	\$83,507
Average house value	\$373,857	\$326,056	\$281,331

\* Demographic data derived from 2020 ACS - US Census

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