



2020
BALTIMORE

 **JLL** SEE A BRIGHTER WAY

2020 Baltimore

Kansas City, MO


Office Space Available for Lease

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PROPERTY OVERVIEW


2020 Baltimore Ave., Kansas City, MO


 2nd Floor: 12,809 RSF (divisible)
4th Floor: 10,400 RSF


 \$23.50/SF Full Service Lease Rate

 Attractive, artistic brick & timber building with vaulted ceilings, updated lobby and rooftop deck

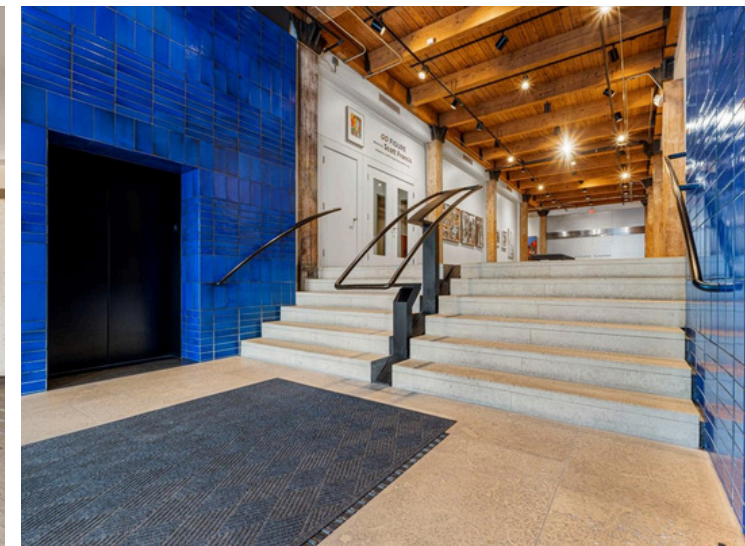
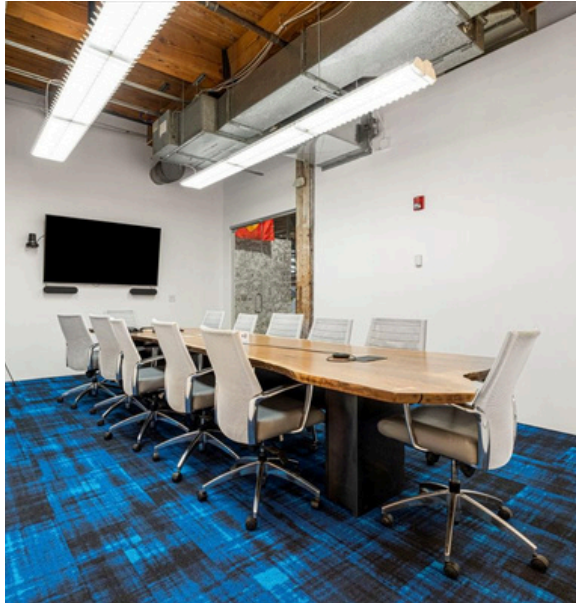
 Convenient parking 3/1,000 SF

 Access to building conference room free of charge

 Located in the heart of the Crossroads district; prime location for First Fridays

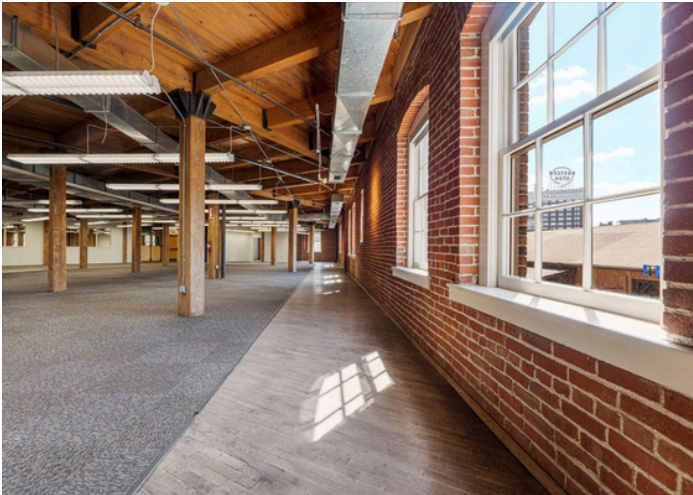
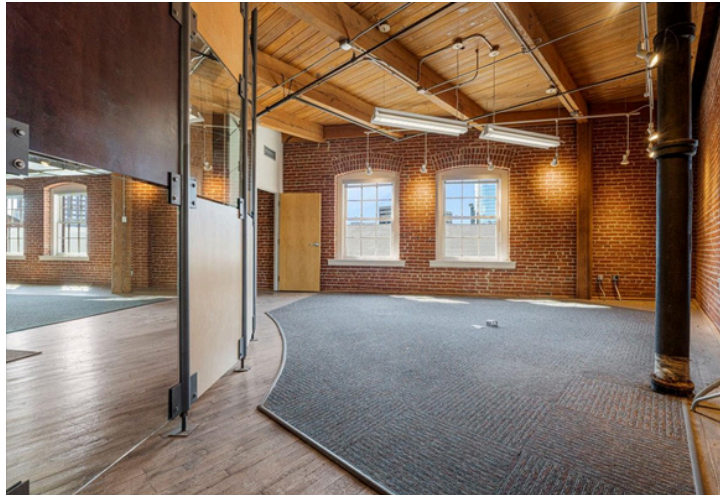
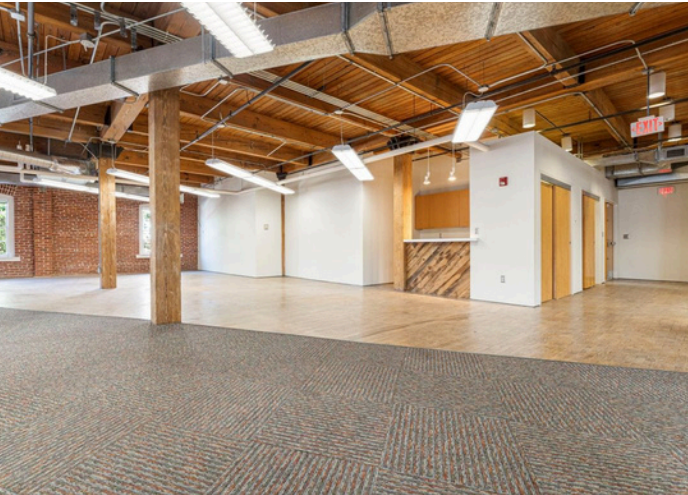
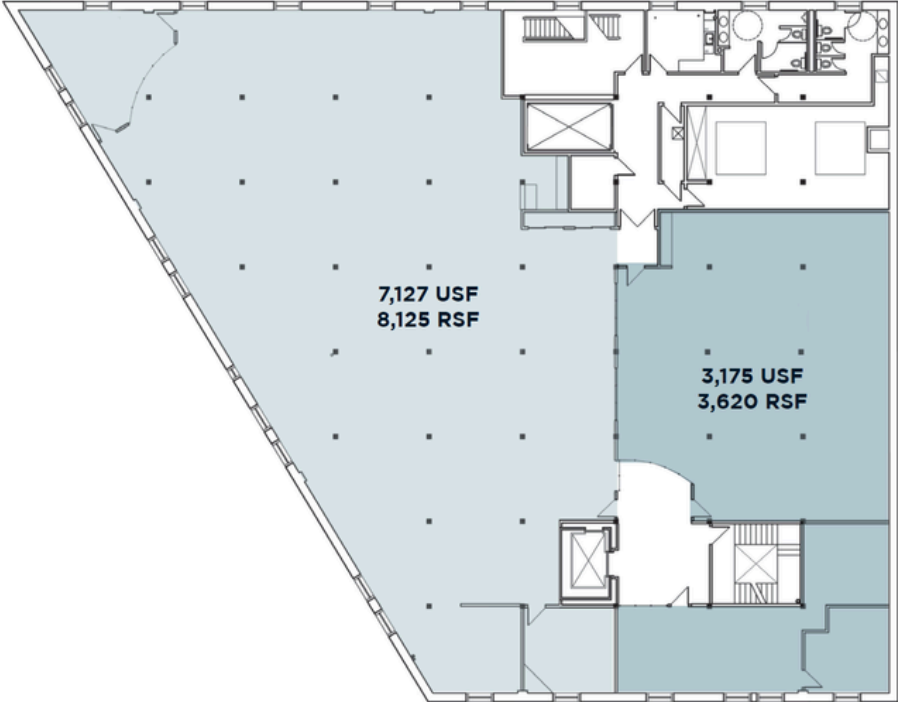
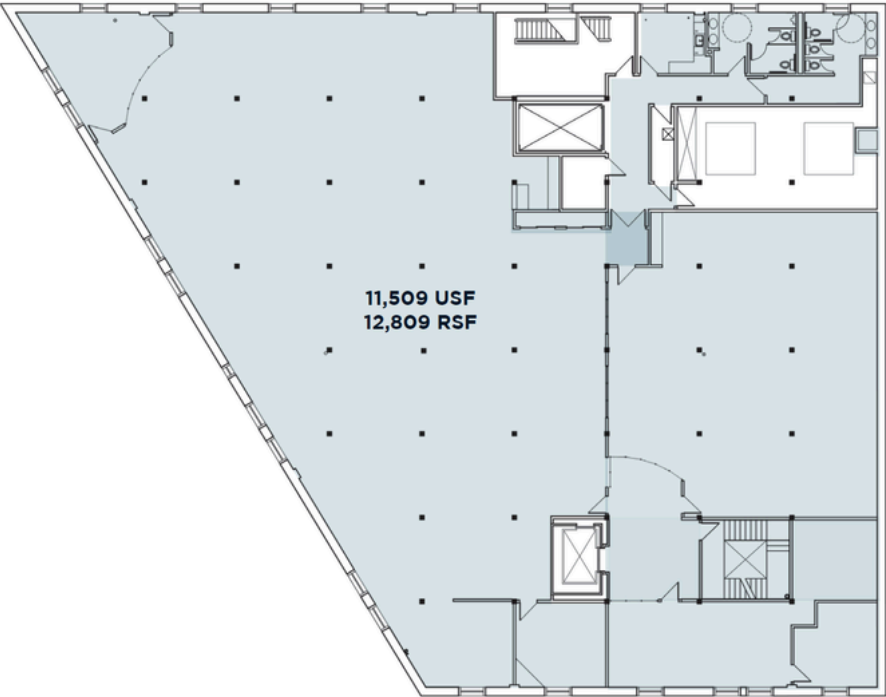
 Walkable to the Streetcar, and an array of restaurants, retail, and hotels

 **FOUR MONTHS OF FREE RENT ON FIVE-YEAR LEASE TERM**

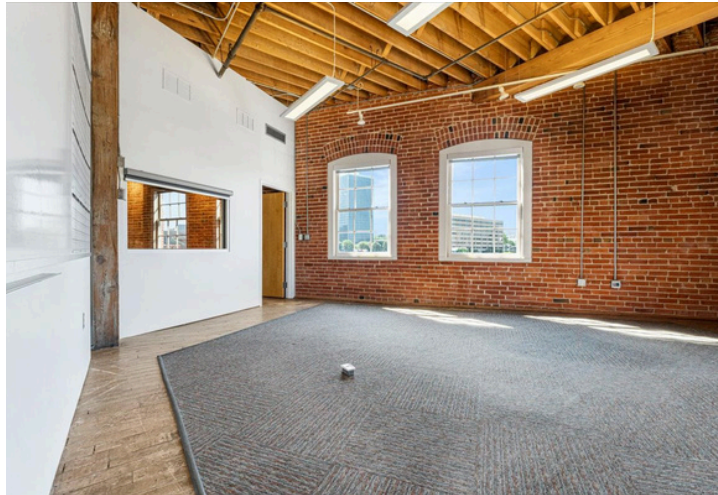
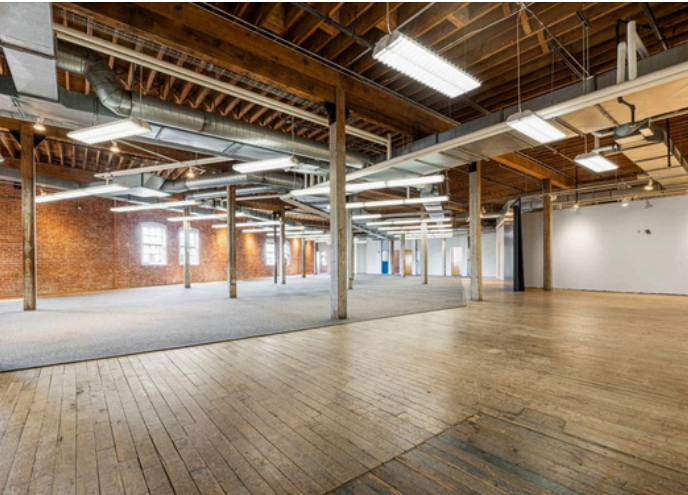


FLOOR TWO - 12,809 RSF

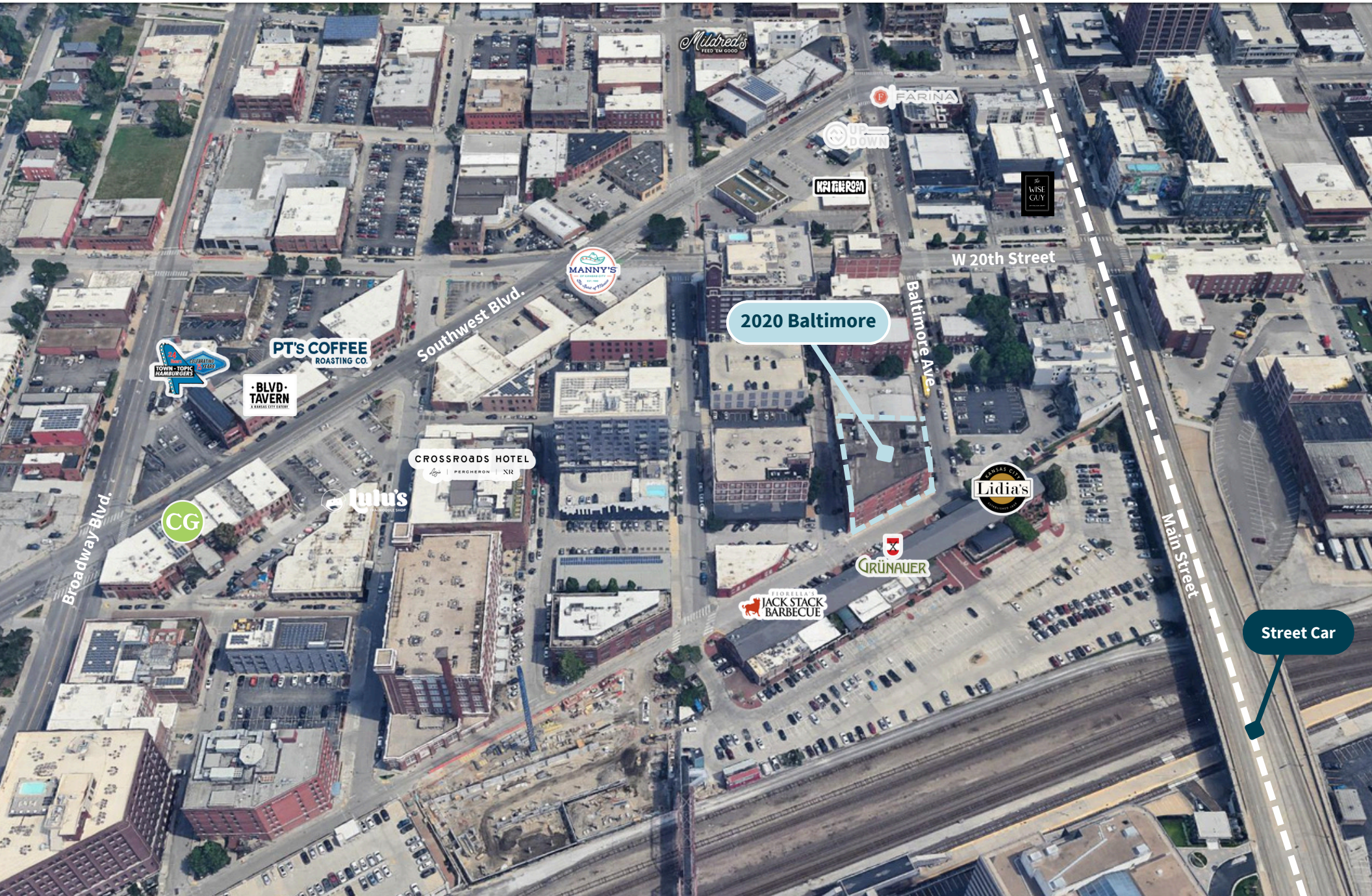
FULL FLOOR AVAILABILITY OR OPTION TO DEMISE



FLOOR FOUR - 12,997 RSF



SURROUNDING AREA



2020 Baltimore



PT'S COFFEE
ROASTING CO.

BLVD-TAVERN
KANSAS CITY, MO

CG

CROSSROADS HOTEL
PERCHERON | NR

lulu's

GRÜNAUER

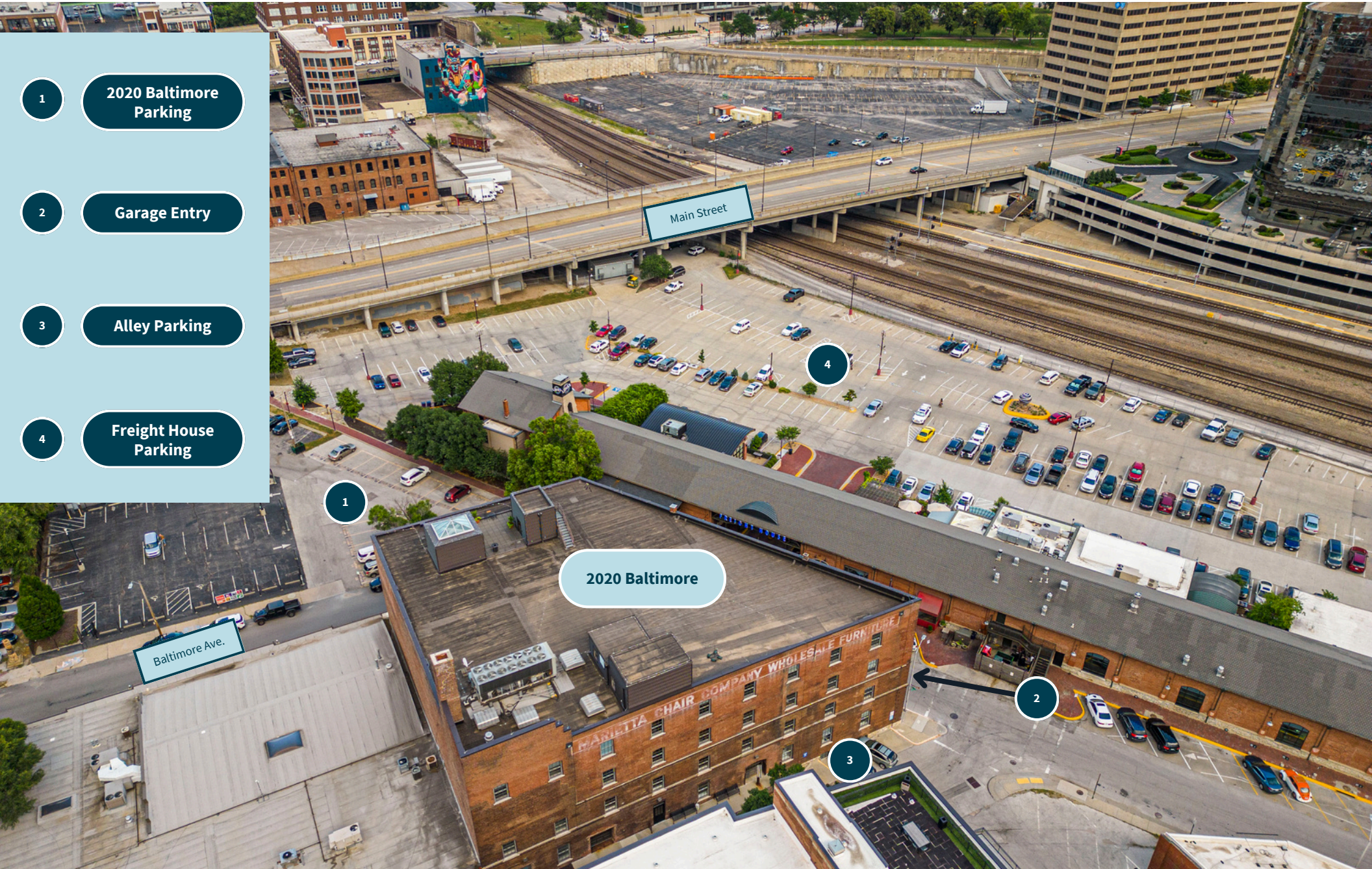
FLORENCE'S
JACK STACK
BARBECUE

KANSAS CITY
Lidia's

Street Car

PARKING OPTIONS

- 1 2020 Baltimore Parking
- 2 Garage Entry
- 3 Alley Parking
- 4 Freight House Parking



1

2020 Baltimore

Baltimore Ave.

Main Street

4

2

3



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