

RIVER MARKET CREATIVE HEADQUARTERS

Turnkey Creative Office Opportunity on the KC Streetcar Line



ADDRESS	14 W 3rd Street Kansas City, MO 94105	YEAR BUILT	1916
AVAILABLE AREA	7,000-14,000 SF	YEAR REBUILT	2024
PARKING	Secured	PRICE	Please Contact Broker

- Premier River Market location steps from acclaimed restaurants, coffee shops, bars, retail, and daily amenities
- Direct KC Streetcar frontage providing connectivity throughout Downtown Kansas City and the urban core
- Distinctive brick-and-timber architecture with abundant natural light and loft-style interiors
- Fully built-out creative office environment featuring glass-front offices, polished concrete floors, and custom kitchens
- Efficient, flexible floor plates accommodating a variety of office users
- Exceptional opportunity to establish a distinctive urban headquarters in one of Kansas City’s most walkable and amenity-rich neighborhoods

Chuck Connealy, SIOR, CCIM

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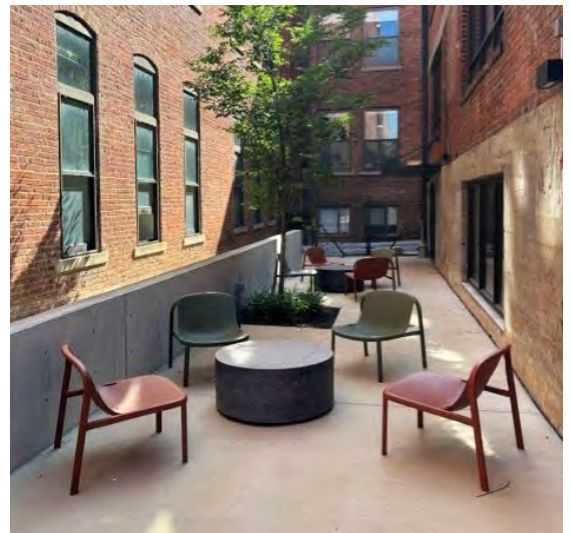
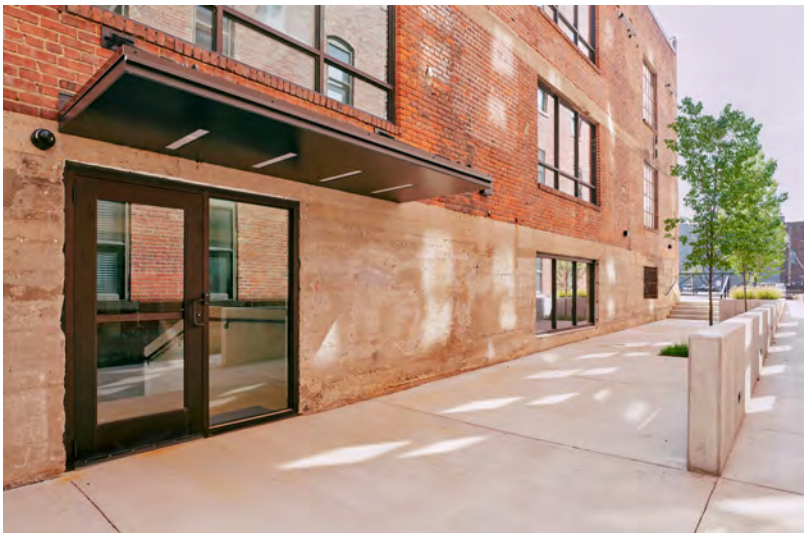


Joe O'Connor

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14W3RD offers a secure and professionally managed environment designed to support modern business operations. Controlled-access entry, dedicated parking facilities, and exterior security camera coverage provide an added layer of convenience and peace of mind for employees, clients, and visitors.

A shared outdoor courtyard provides a flexible extension of the workplace environment, creating opportunities for informal meetings, team gatherings, client conversations, and individual work throughout the day.

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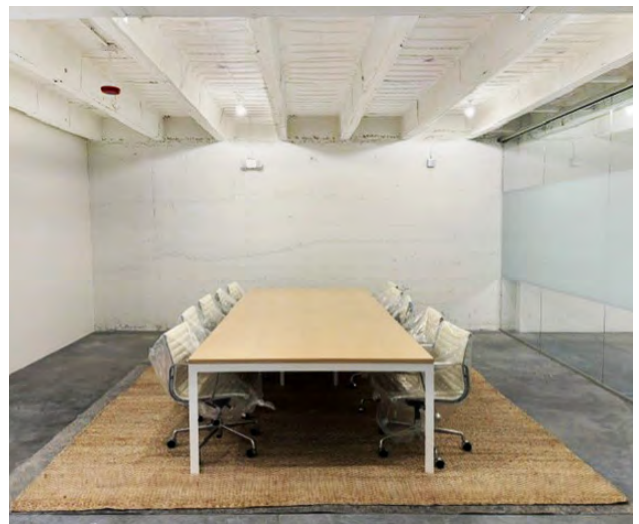
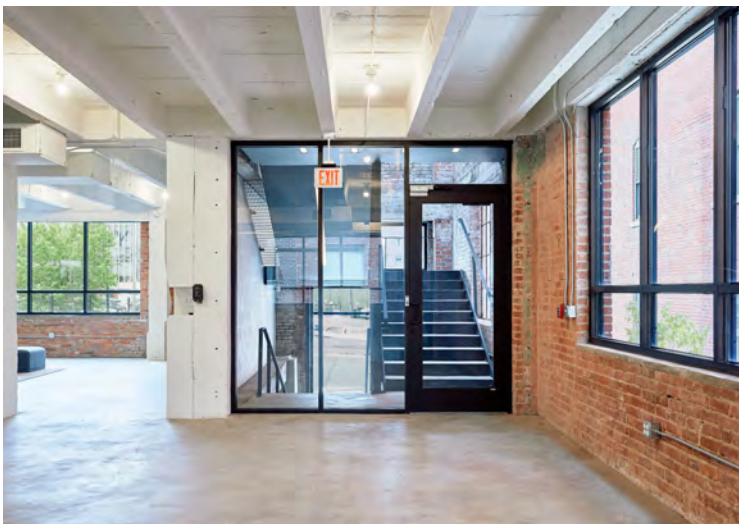
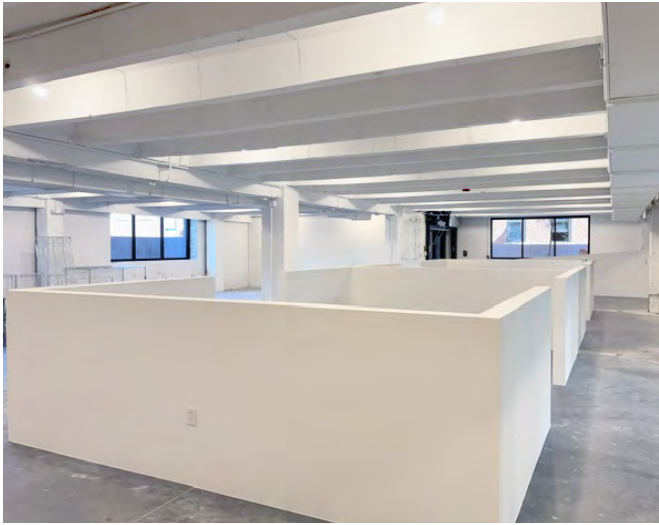


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Suite 100 offers a turnkey office environment designed for professional, creative, and entrepreneurial users. The efficient floorplan balances private offices, collaborative workspace, and employee amenities within a polished, functional setting.

The suite features six glass-front private offices that maximize natural light while maintaining visual connectivity throughout the workplace. A centrally located bullpen accommodates semi-private workstations, providing flexibility for administrative, support, and project-based teams. A spacious conference area provides a dedicated setting for team meetings, client presentations, and collaborations, while the custom kitchen serves as a natural gathering space for employees and visitors.

Additional features include five private restrooms, an on-site shower, and ADA-accessibility throughout the premises. Direct access to the property's outdoor commons further enhances the workplace experience, connecting tenants to a professionally maintained open-air amenity space suitable for informal meetings, employee gatherings, and individual work.

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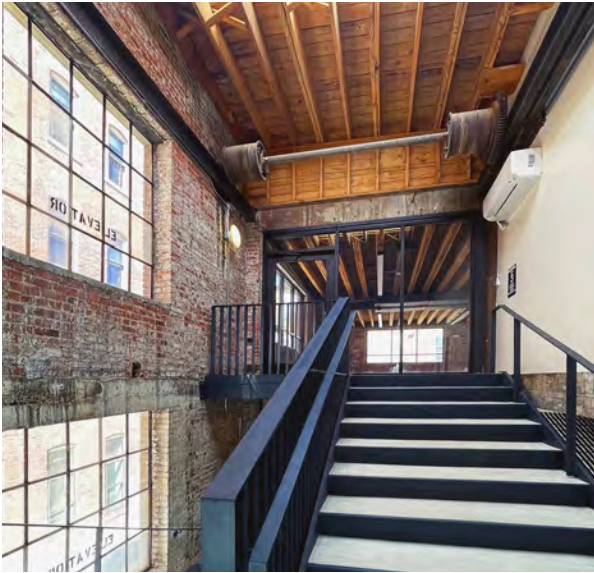


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Perched atop 14 W 3rd, Suite 300 offers a loft-style office environment defined by abundant natural light and expansive sightlines. Windows on all sides provide exceptional daylight throughout the suite, creating a bright and productive workplace experience rarely found in traditional office inventory.

The suite is anchored by six oversized glass-front offices, each large enough to accommodate executive teams, departmental groupings, or spacious private offices. A central bullpen provides semi-private workstations, offering additional capacity for administrative, support, or collaborative personnel.

A large glass-front conference room is the setting for client meetings, presentations, and collaboration. A custom kitchen serves as a natural gathering hub, while dedicated storage supports the operational needs of growing businesses.

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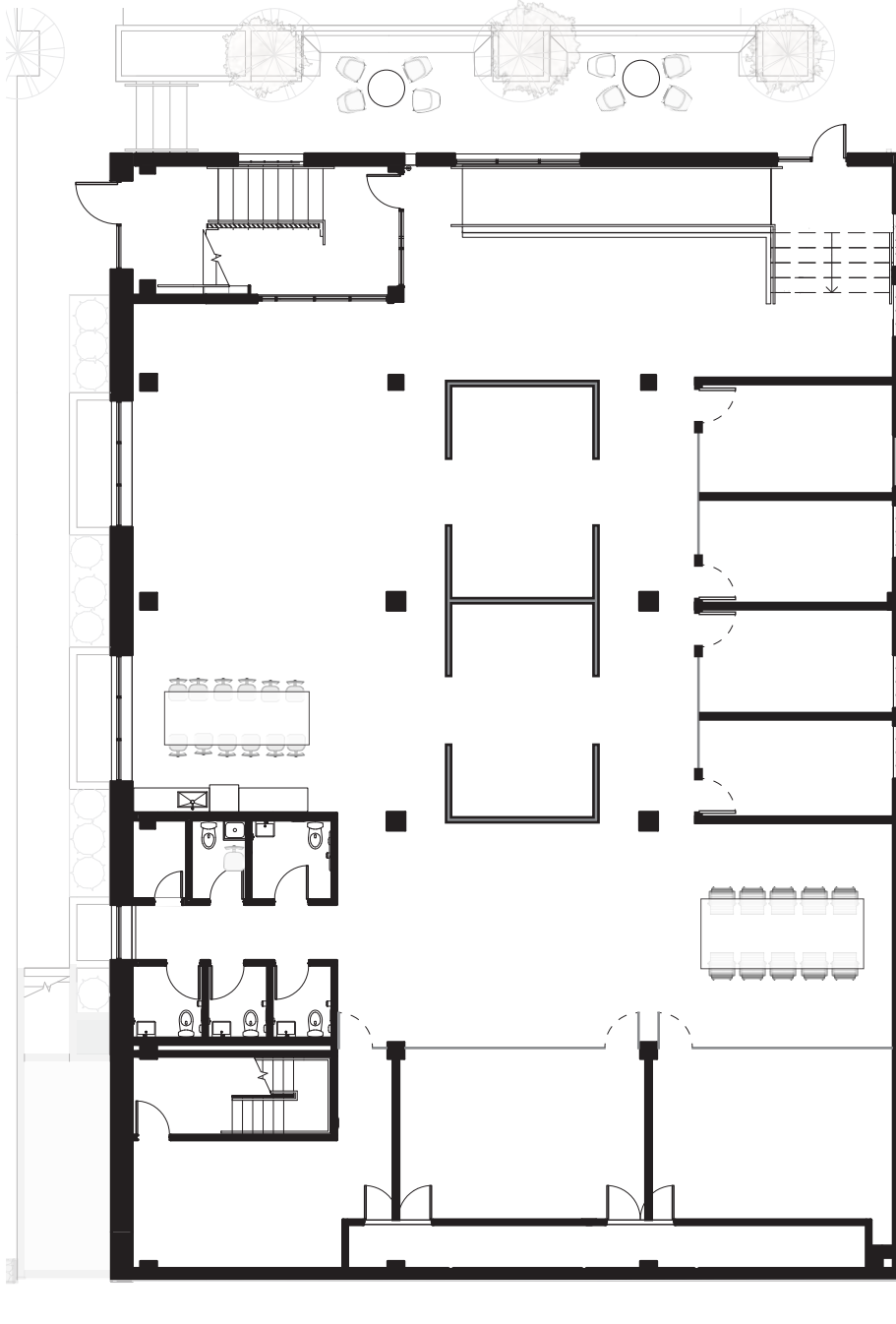
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AVAILABLE
Suite 100 — 7,082 SF



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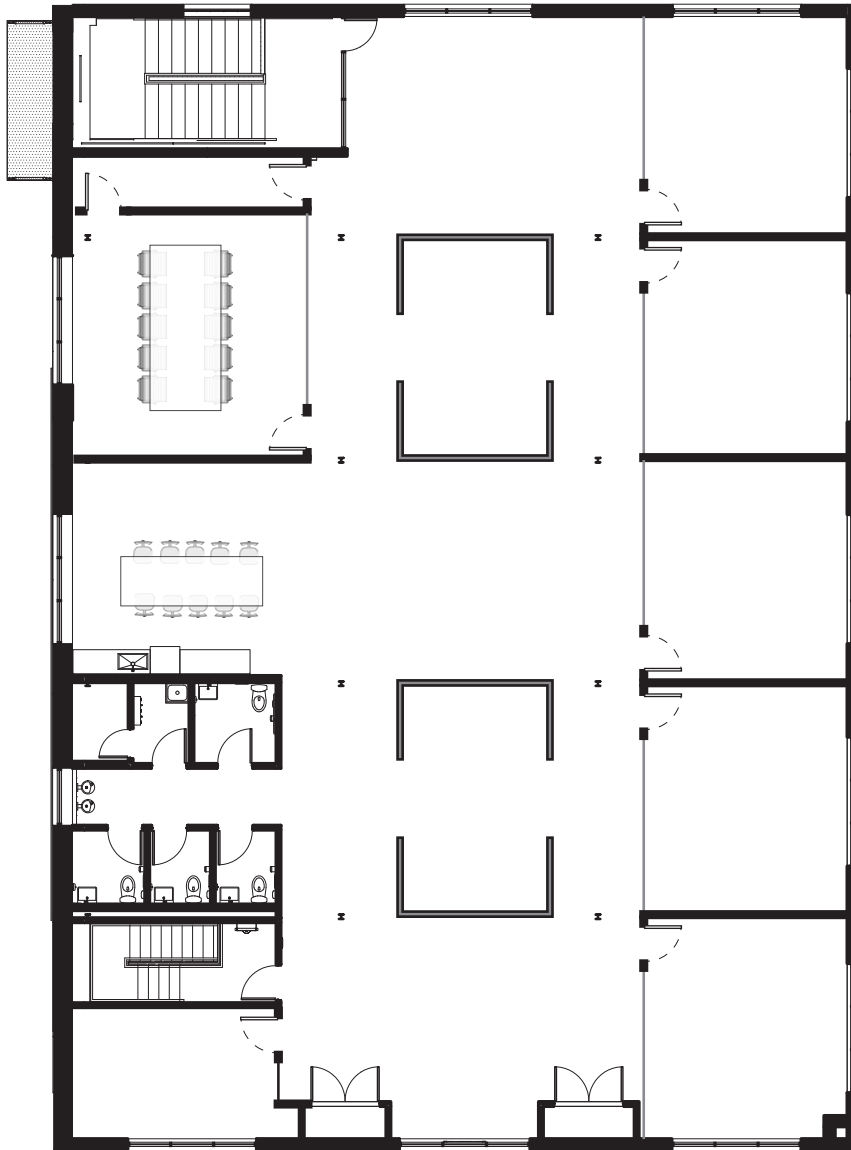
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AVAILABLE
Suite 300 — 7,072 SF



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