

Historic Class A Office Loft in Downtown KC | Creative 760 SF Suite in the Garment District

760
SQUARE FEET

\$15.77 /yr
RENT / SF

\$999.00
RENT

(816) 298-0913
<https://ReThinkKC.com/>

RETHINK
KC REAL ESTATE

PROPERTY ADDRESS

408 W. 8th Street - Suite 202
Kansas City, MO 64105

LEASE TYPE: Modified Gross AVAILABLE: Now

DESCRIPTION

Position your business in the heart of downtown Kansas City's vibrant Garment District with this distinctive 760 SF Class A office loft available for lease. Located within a historic building full of character and architectural charm, this unique space blends industrial loft aesthetics with modern professional functionality.

The suite features one large private office and an oversized conference room, offering an ideal layout for creative firms, consultants, agencies, startups, attorneys, or any professional users seeking an elevated workspace with personality.

Tenants enjoy access to premium building amenities including a fitness center, hot tub, club room, movie theatre, and WiFi, creating a rare live-work style office environment in one of Kansas City's most sought-after downtown districts.

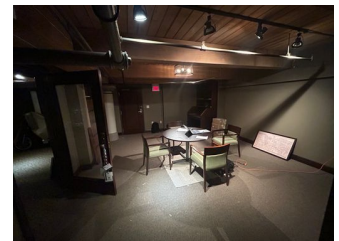
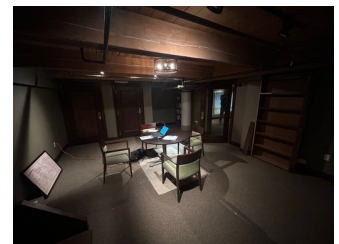
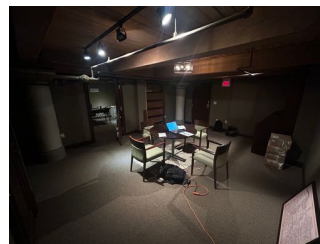
This modified gross lease opportunity delivers both convenience and character in a highly walkable location surrounded by restaurants, entertainment, residential lofts, and downtown business activity.

Highlights

- 760 SF Class A office loft
- Located in Kansas City's historic Garment District
- One large private office
- Spacious conference room
- Historic building with unique loft character
- Fitness center, hot tub, club room & movie theatre access
- WiFi included
- Modified gross lease structure
- Ideal for creative or professional office users

RENTAL TERMS

Rent	\$999
Security Deposit	\$0
Application Fee	\$25



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