



FOR LEASE: 1656 Washington Street Kansas City, MO 64108

PROPERTY DETAILS

- First floor restaurant, retail space and second floor creative office
- FREE Parking
- Two gated secured surface lots adjacent to the building with 77 spaces and 45 spaces in adjacent surface lots (2.5/1,000 SF)
- Complete exterior refresh and upgrades, outdoor common area expanded
- Interior stairs being extended to access 3rd floor
- Located in an Opportunity Zone
- Secured storage units available in the basement
- Convenient access from I-35 at Pennway or Broadway



PROPERTY AREA

Historic and architecturally unique office and retail building conveniently located in the Crossroads Art District just one block from the Performing Arts Center. The property sits adjacent to the Westside Neighborhood, a multicultural and diverse neighborhood with an eclectic mix of local boutiques, quant retailers and popular eateries.

Lynette Russ

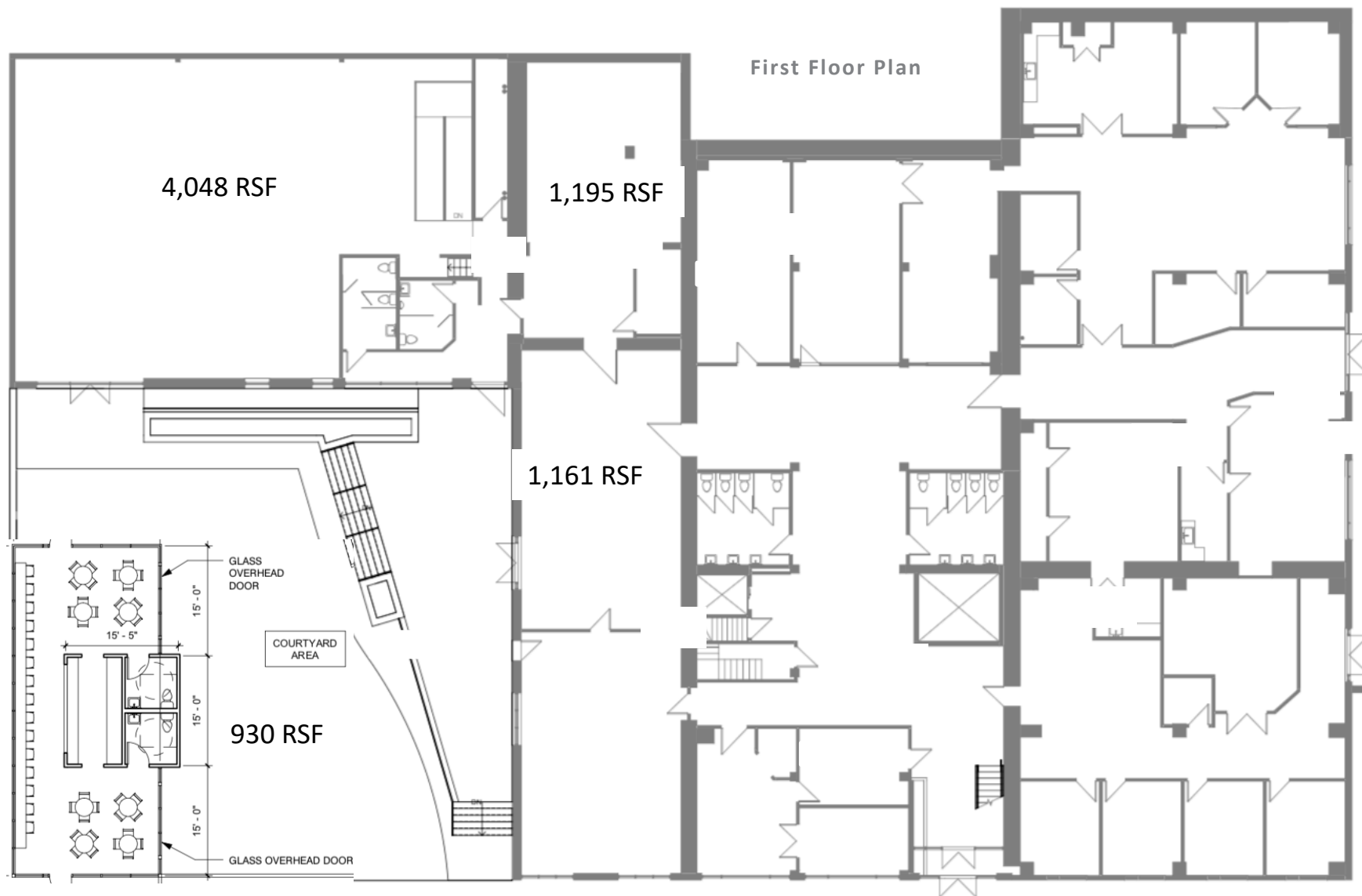
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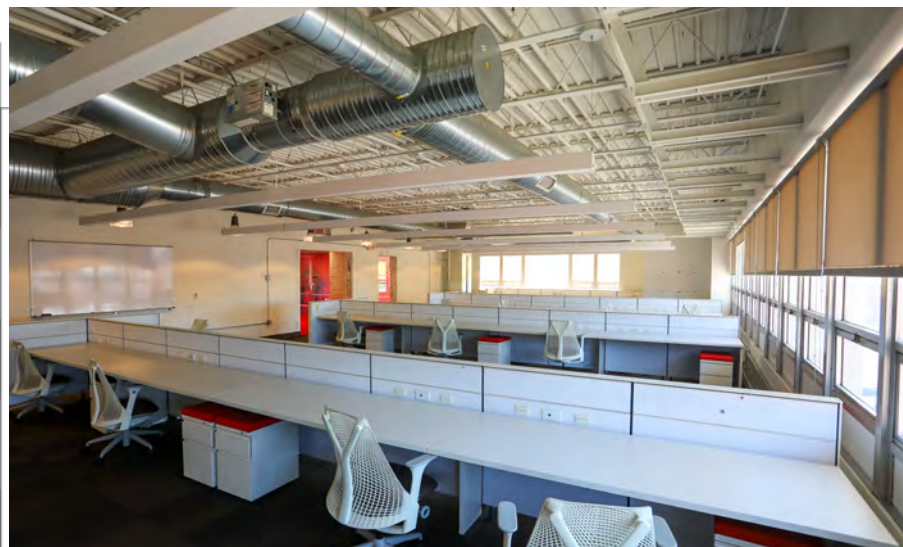
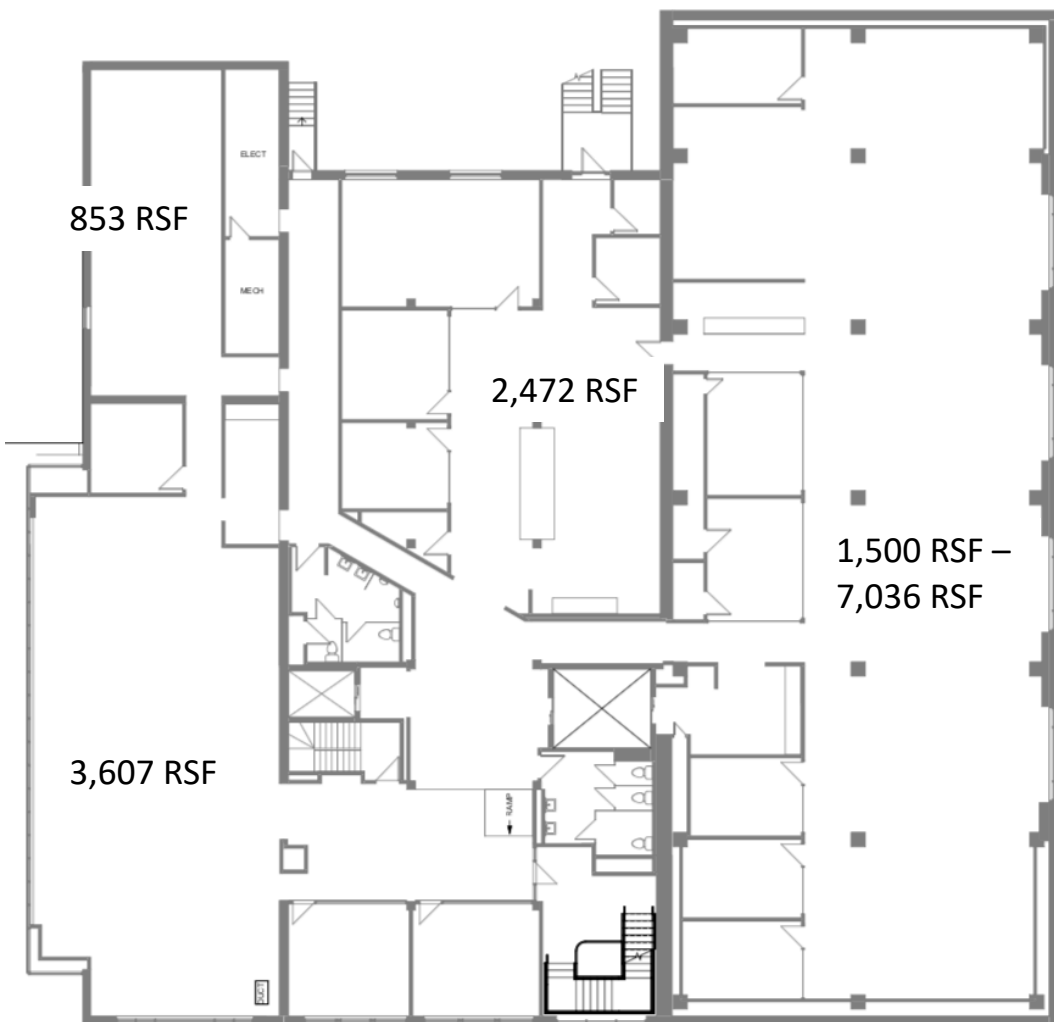
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Second Floor Plan



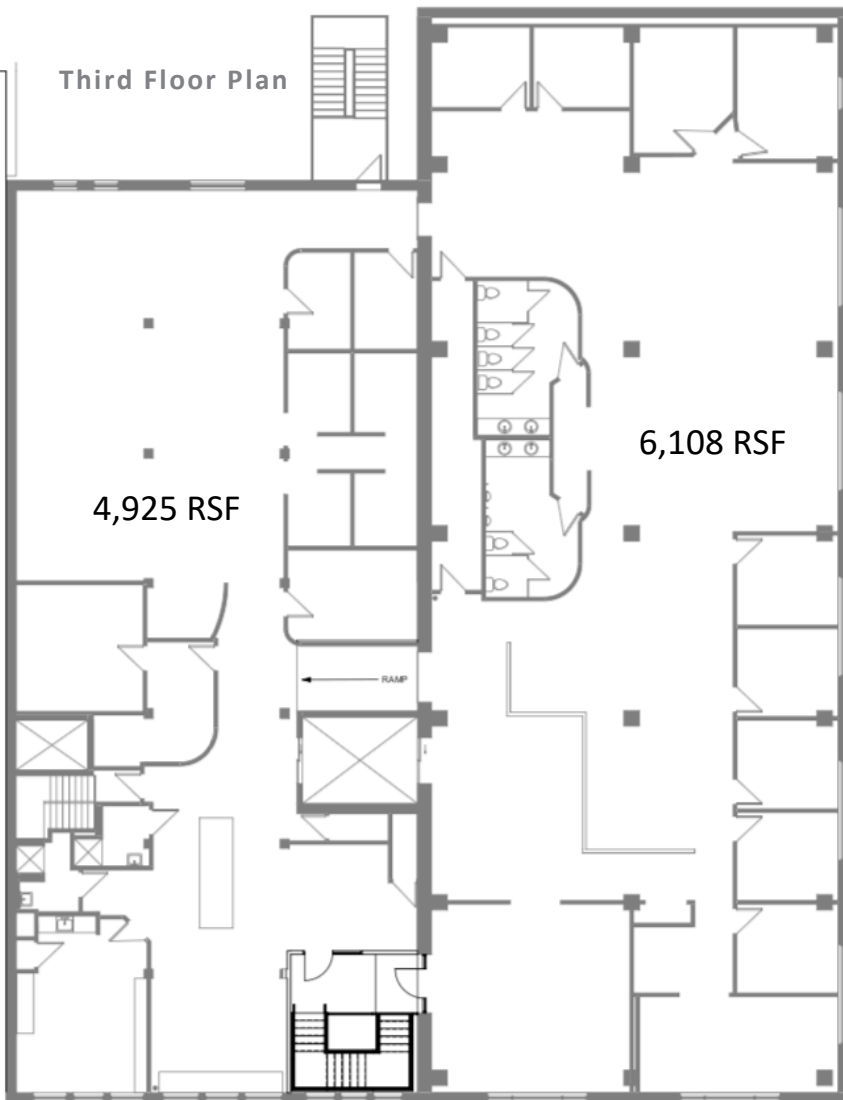
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Third Floor Plan



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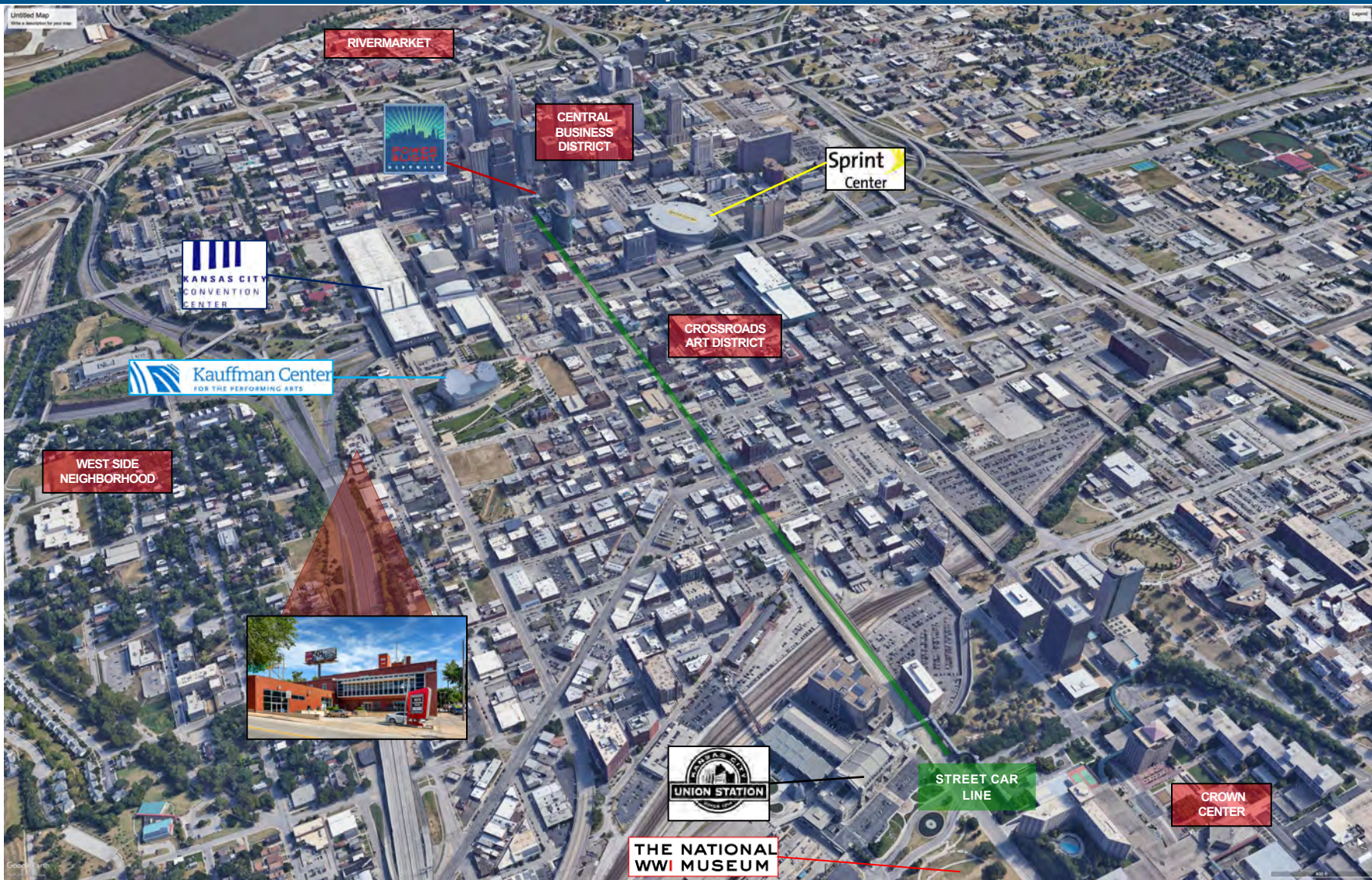
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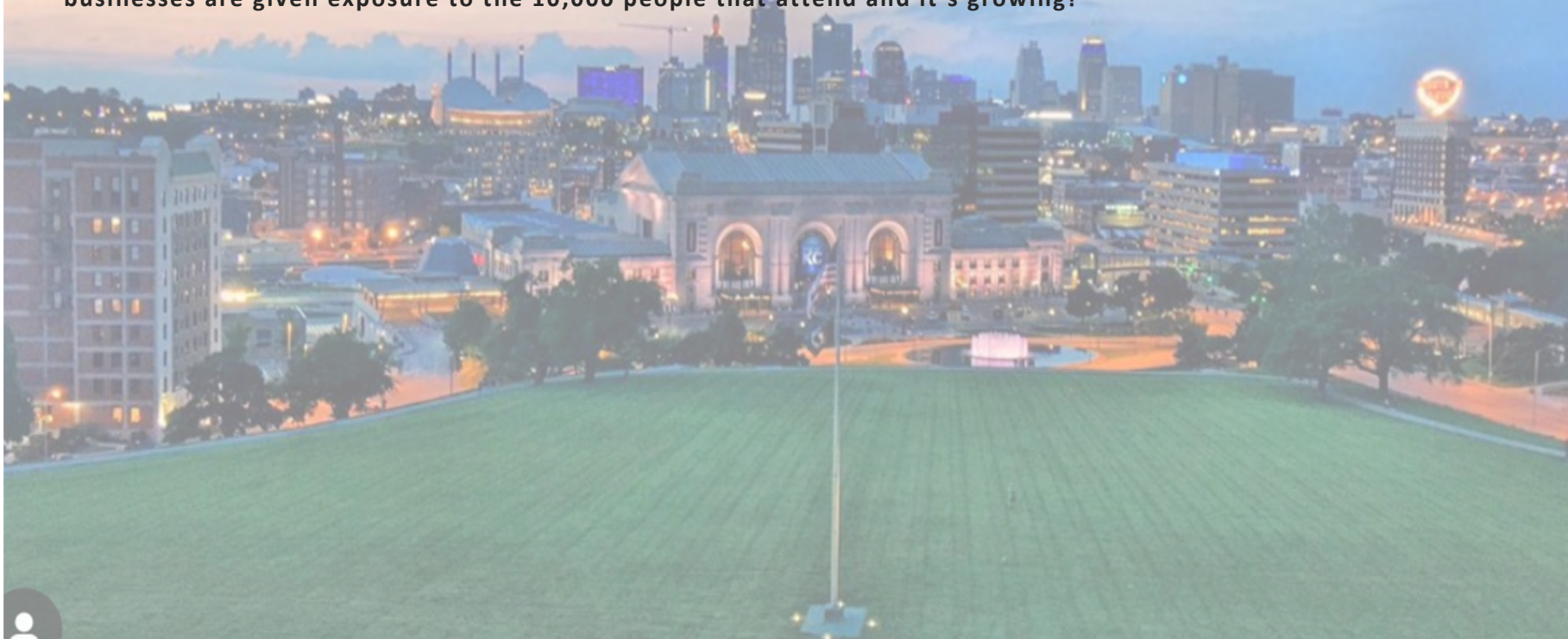
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- The Crossroads Art District is an eclectic enclave of boutique shops, one-of-a-kind restaurants, creative businesses, and art galleries. It is Kansas City's hub for creativity and entrepreneurship. The district is a neighborhood within the greater Kansas City downtown, located between the Central Business District and Crown Center. Strong collaborative partnerships between city leaders, artists, entrepreneurs and residents is what keeps the Crossroads thriving.
- On the First Friday of every month, thousands of residents and visitors pour into the neighborhood. It has become one of Kansas City's most popular and liveliest events. Art organizations, galleries, studios and a wide variety of local businesses feature regional and national artists, there is live entertainment and music as well. Retailers and businesses are given exposure to the 10,000 people that attend and it's growing!



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- Downtown Kansas City is the region's largest business district. Kansas City's oldest neighborhood is undergoing a vibrant revival. It is home to a fast-growing community of creative, cutting edge companies. It's a vivacious urban center developing new trails in technology and entrepreneurship.
 - Downtown Employees: **123,191**
 - Downtown Businesses: **3,903**
 - Commercial Office Space: **19,974,432 SF**
 - Coworking Space: **132,710 SF**
- Downtown Kansas City is experiencing its highest population and growth rate since 1970. Downtown investment and construction continue to flourish in order to accommodate new businesses, expand existing ones, and establish new housing developments.
 - Development Completed or Under Construction: **\$8.4B**
 - Development Planned: **\$1.4B**
 - Residents 28,148
 - Housing Units Under Construction 1,923
 - Planned Housing Units 3,057

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