

## 515 SOUTHWEST BOULEVARD, KANSAS CITY, MO



### BUILDING HIGHLIGHTS

- **Approximately 6,180 SF** building
  - 2nd Floor: 680 SF
  - 1st Floor: 5,500 SF
  - Basement: 800 SF
- Rooftop deck
- Two (2) restrooms
- Barrel Roof
- Office Studio
- Sale Price: \$989,500
- Zoned B4-2: Heavy Business/Commercial
- Year Built: 1920
- Two (2) Drive-In doors
- Power: two (2) 220V single phase
- Skylights
- Clear Height: 13'; 18' to the roof

### LEASING CONTACT

**JOHN D. COE, SIOR, CCIM**

P (816) 701-5064

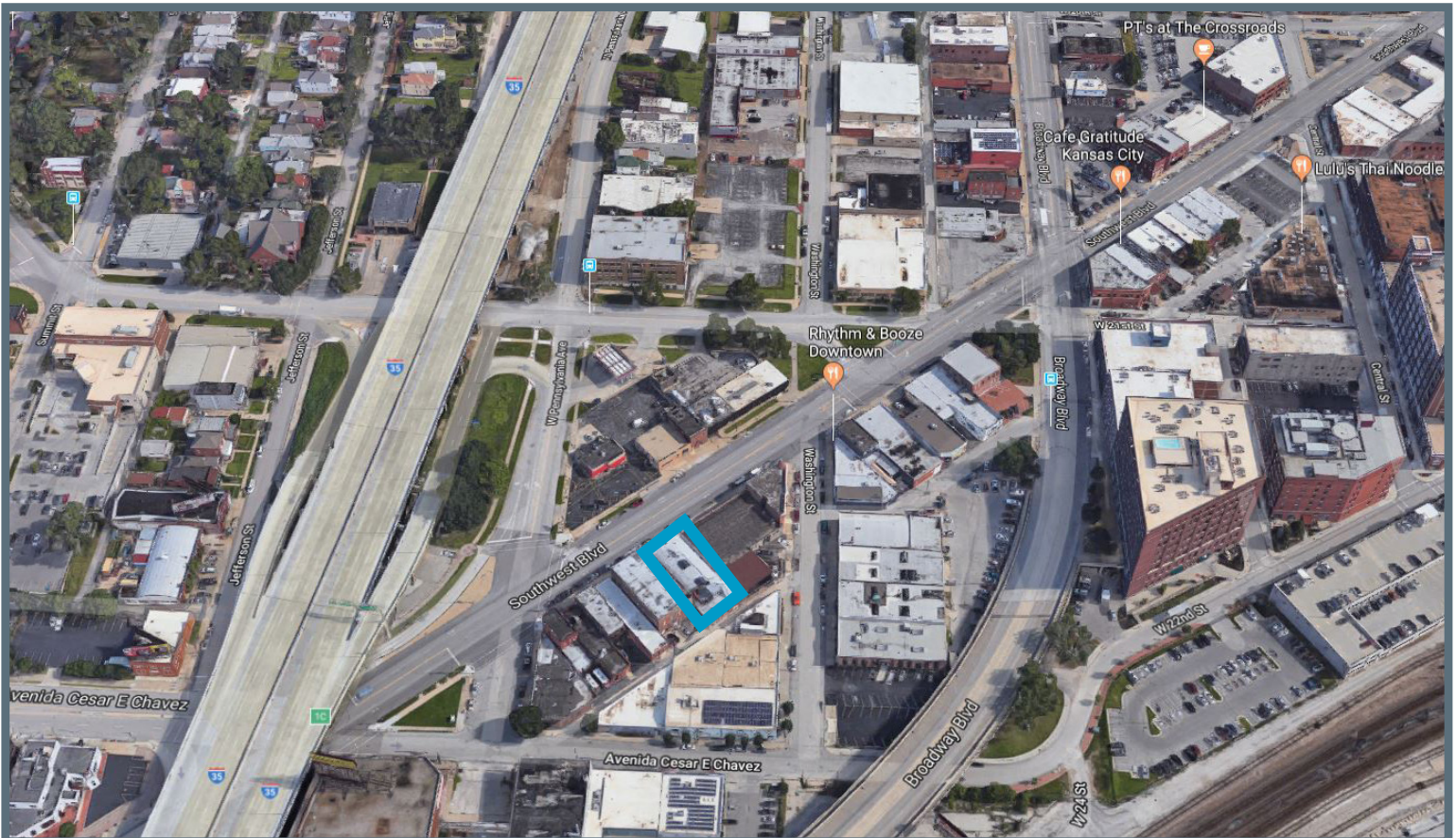
[jcoe@copaken-brooks.com](mailto:jcoe@copaken-brooks.com)

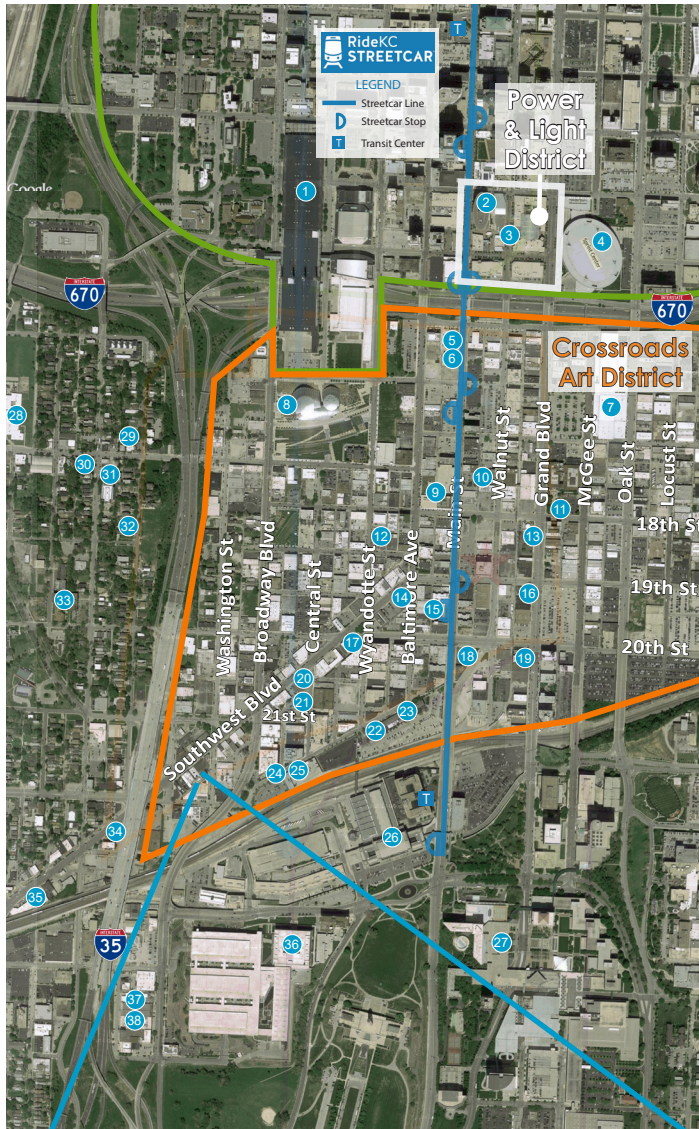
# Welcome to 515 Southwest Blvd,

a 6,180 square foot building in one of Kansas City's upbeat urban locations. With easy highway access to I-35 and I-70.

Estimated traffic count of 9,632 cars per day makes this location a great site for an office or retail tenant.

This building is a great opportunity for any owner/user or investor looking to be placed just a few blocks from the new Kansas City Streetcar and enjoy the many amenities of downtown Kansas City.





- |    |   |    |                                   |    |   |
|----|---|----|-----------------------------------|----|---|
| 1  | KANSAS CITY CONVENTION CENTER               | 15 | THE RIEGER HOTEL GRILL & EXCHANGE | 29 | theWESTSIDElocal<br>★ Fresh, creative dining on the westside of Kansas City |
| 2  | H&R BLOCK                                   | 16 | Bob Jones SHOES                   | 30 | blue bird bistro<br>Mid-American Artisan Cuisine                            |
| 3  | KANSAS CITY POWER & LIGHT DISTRICT          | 17 | CAFE GRUMPY                       | 31 | Chez Elle   |
| 4  | Sprint Center                               | 18 | HOME 2<br>SAVING BY DESIGN        | 32 | MATTIE RHODES CENTER  |
| 5  | SPORTING INNOVATIONS                        | 19 | THE ROCK HILL GRILLE              | 33 | SWITZER LOFTS<br>APARTMENT  |
| 6  | CHARTWELL HOSPITALITY                       | 20 | CROSSROADS HOTEL                  | 34 | Bodega<br>TAPAS & LOUNGE  |
| 7  | The Star<br>THE KANSAS CITY STAR            | 21 | Lili's                            | 35 | FASTENAL  |
| 8  | Kauffman Center<br>FOR THE PERFORMING ARTS  | 22 | FORELL'S JACK STACK BARBECUE      | 36 | IRS   |
| 9  | BARKLEY                                     | 23 | LIDIA'S                           | 37 | THE SOCCER LOT  |
| 10 | Lead BANK                                   | 24 | windows&louffs                    | 38 | CrossFit MEMORIAL HILL  |
| 11 | smg SERVICE MANAGEMENT GROUP                | 25 | I+k                               |    |   |
| 12 | MILDRED'S<br>quality artisanal FOOD & DRINK | 26 | UNION STATION                     |    |   |
| 13 | UMB   | 27 | CROWN CENTER                      |    |   |
| 14 | UP & DOWN                                   | 28 | PRIMITIVO GARCIA                  |    |   |



## The Crossroads Neighborhood:

- Over 30 restaurants & bars
- 155 tech companies
- Over 100 art galleries
- First Fridays bring up to 10,000 attendees to the Crossroads each month
- Easy access to I-35 and I-70

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.

# INTERIOR

