

 CLICK/SCAN FOR VIRTUAL TOUR!



<https://bit.ly/3mMt3bn>

**\$19.00-22.00/SF/YR NNN**  
**+/- 5,500 SF**  
**OFFICE | RETAIL**

BEYONDBROKERAGEKC.COM

3315 N. OAK TRAFFICWAY, KANSAS CITY, MO 64116 | 816.683.4988

# THEN & NOW



# 1718 OAK ST.

## OVERVIEW

Rental Rate: \$19.00-22.00 / SF / YR (NNN)

Estimated NNN: \$4.50 / SF / YR

Space Type: Creative Loft-Style Office Space

Property Rentable Square Footage: +/- 5,500 SF

Term: 5+ Years

CPD: 6,731 on 17th Street & 5,858 on Oak Street

## PROPERTY HIGHLIGHTS

- Drive-In Access
- Signage Opportunity
- Office / Retail / Showroom
- 2 Stories (+/-1,000 sf upstairs)
- Patio/Parking Opportunity directly behind building
- Within walking distance to T-Mobile Center and Power & Light District
- Convenient, quick access to KC Streetcar
- Surrounded by local lunch break favorites, coffee and KC's beloved jazz clubs

Parking Rate: \$85 Per Space



# FLOORPLAN

## OPTION #1



# SPACE HIGHLIGHTS

This building offers high visibility in the growing Crossroads Art District. Suggested Improvement Options: Install new storefront glass, restrooms, HVAC unit, electrical service, glass garage doors, gated patio space, polished concrete floors, exterior paint, prominent signage...Ready for renovation; make this space work for you!

At the intersection of Oak and 17th, you're right by all the local East Crossroads hits such as Parlor, Mission Taco, Hi-Tides Coffee Shop, King G, Mean Mule Distillery, Christopher Elbow Chocolates, multiple breweries, and more!



## MEET YOUR NEIGHBOR

We opened in December of 1991 in Lawrence, Kansas, and pioneered the concept of buying, selling and trading clothing in the Midwest. The Kansas City, Missouri store opened in May of 1998. Both stores have earned a reputation for being the go-to for stylish, affordable clothing and friendly service.

We focus on current styles in both men's and women's clothing and accessories. What makes our stores unique in the world of used clothing is that we also take lots of chances on pieces that we think our customers will appreciate. This can mean exceptional vintage pieces, formal and couture items, and collectibles. Our buyers are extensively trained to have an eye not just toward fashion trends, but what makes a piece special and desirable.

While we reserve the bulk of our inventory for our customers in-store, we put pieces on our website that might otherwise get overlooked or damaged. These pieces have been hand-picked and curated especially for your enjoyment!



@arizonatradingco  
[arizonatradingco.com](http://arizonatradingco.com)

# THE CROSSROADS

## WELCOME TO THE NEIGHBORHOOD



## WHY THE CROSSROADS?

There's a reason we call it the Crossroads. It's more than just an intersection of two streets in downtown Kansas City. It's a vibrant and diverse community that welcomes all walks of life and all forms of artistic expression. Just take a walk on our sidewalks. You'll find everything from late-night diners to high-end sushi. And the boutique shops around every corner are full of unique items created by local designers. Be it for flowers, shoes, furniture or fashion, shopping in the Crossroads is never the same thing twice. But the shops are just the beginning. Home to more than 400 local artists and 100 independent studios, the Crossroads Arts District is one of the most concentrated gallery districts in the nation. Beyond the galleries, restaurants and storefronts, you'll find an equally impressive collection of professional design studios, architectural firms, advertising agencies, and other innovative businesses. And while you're here, look up. Do you see all those people grilling hamburgers on their balconies as throngs of people mill about in the streets below? They live here. It's a neighborhood. And you can buy a pair of shoes here without having to worry about finding a parking place. Any time is a good time to visit the Crossroads. Lose the tie and unbutton your top button while you find your way along our streets and sidewalks. From First Fridays, annual events, and music festivals, the Crossroads has a time and a place for just about anyone.

EXCERPT FROM: [HTTPS://KCCROSSROADS.ORG/ABOUT/](https://kccrossroads.org/about/)

# BEYOND BROKERAGE

## MEET OUR TEAM

NorthPoint offers third party brokerage services to owners, buyers and tenants for office, retail, land and multifamily assets. Our clients include both small businesses or individuals to global private equity firms, national REITS and corporate tenants with hundreds of locations.

Our client-centric approach is consistent across the NorthPoint family of companies and our Brokerage division is no exception. With our firm's experience of over a billion dollars in real estate transactions, we're able to create institutional level solutions by utilizing our data processes, technical knowledge and expansive network to leverage the best outcomes for our clients.

Each real estate transaction is as unique as the people behind it and we custom tailor the right solution to satisfy our clients. Our boutique team is well positioned to utilize the same tools as national firms but with a culture of accountability to create unmatched results.

We share NorthPoint's core values of doing the right thing every time and won't stop until we find win-win solutions for our clients.

**150K**  
SF ANNUAL  
LEASING ACTIVITY

**\$21.6M+**  
PER YEAR  
TRANSACTION VOLUME

**70%+**  
OF DEALS ARE DIRECT

## OUR SERVICES

SELLER/LANDLORD REPRESENTATION  
BUYER/TENANT REPRESENTATION  
REAL ESTATE CONSULTING  
DEVELOPMENT SERVICES  
SITE SELECTION  
LEASE RENEWALS  
MARKET AND DATA ANALYTICS  
REAL ESTATE INVESTMENT

# ABBOTT PROPERTIES

## VISION

Crossroads East is an Abbott Properties Development in the East Crossroads Neighborhood of Downtown Kansas City, MO. Our goal is to transform blighted and distressed buildings in this neighborhood into a vibrant and creative place for people to work, dine, live, play and grow their businesses. Being that the Crossroads Arts District is already an extremely creative community, the Crossroads East Development is keeping true to the nature of the neighborhood by adding art in notable ways outside and inside each of these properties.

## DEVELOPMENT

Crossroads East is an Abbott Properties Development in the East Crossroads Neighborhood of Downtown Kansas City, MO. Our goal is to transform the blighted and distressed buildings in this neighborhood into a vibrant and creative place for people to work, dine, live, play and grow their businesses. Being that the Crossroads Arts District is already an extremely creative community, the Crossroads East Development is keeping true to the nature of the neighborhood by adding art in notable ways outside and inside each of these properties.

## CROSSROADS EAST

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## NOTABLE NEWS & PROJECTS

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