

FOR SALE OR LEASE

CLASS A OFFICE/STUDIO BUILDING



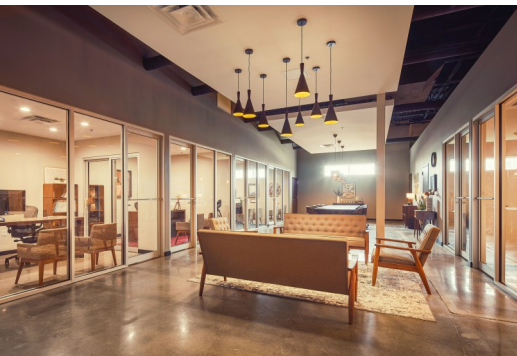
- 5,726 square foot building.
- Fully renovated in 2020.
- Drive-in door.
- Six offices.
- Conference room.
- Client quiet / flex room.
- Coffee bar with mini fridge, under-counter ice maker and water tap at sink - ADA compliant.
- Fenced-in property.
- Sale price: \$2,050,000.
- Lease Rate: \$28.00 net of utilities, janitorial and CAM.

2401 HOLLY STREET
KANSAS CITY, MO 64108



Chuck Connealy, SIOR, CCIM
Direct: (913) 789-9020
Cell: (913) 515-6616

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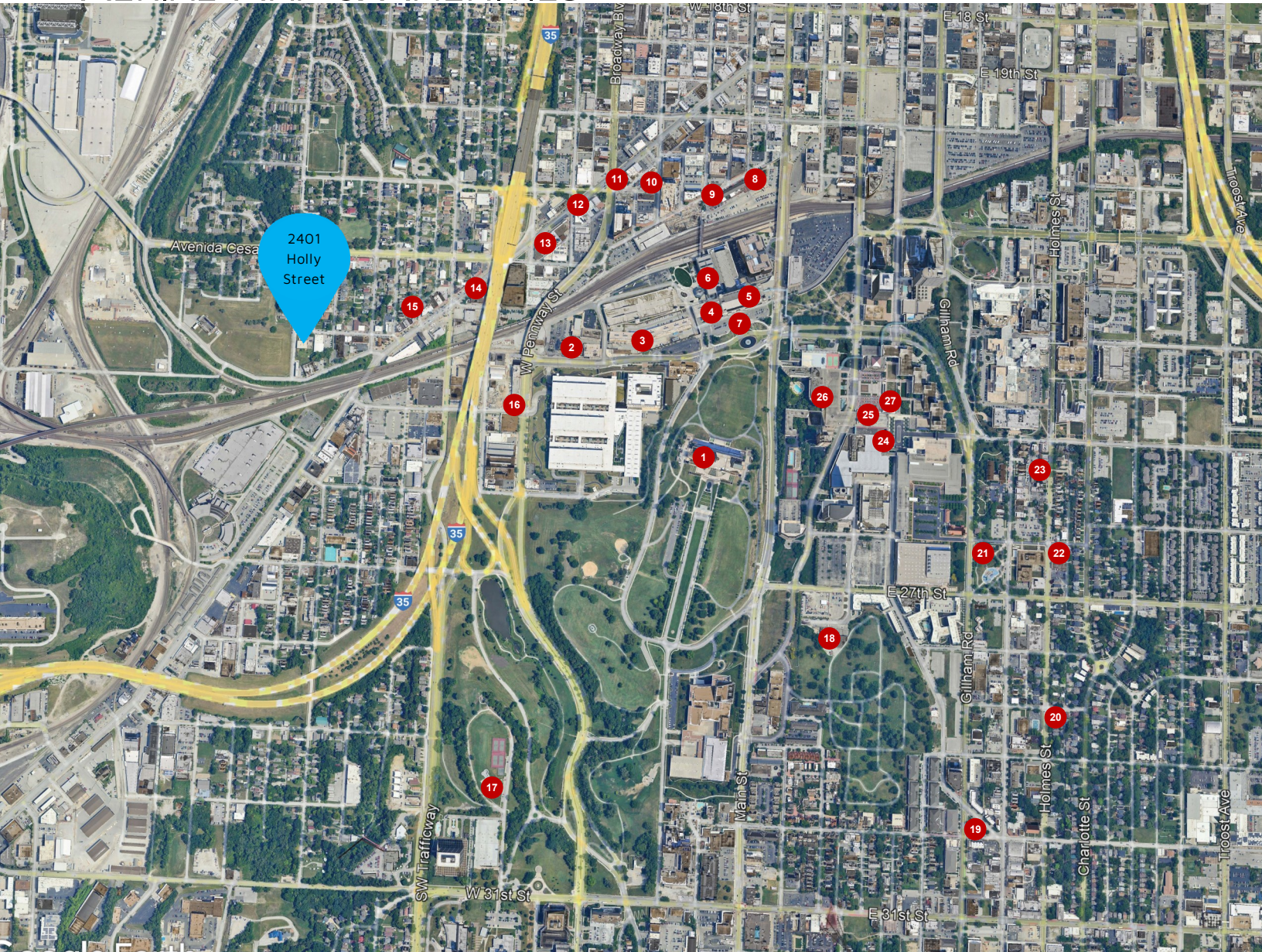


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AERIAL MAP & AMENITIES



- 1 National World War I Museum and Memorial
- 2 Kansas City Ballet
- 3 U.S. Postal Service
- 4 Museum of Illusions
- 5 Pierpont's at Union Station
- 6 Science City
- 7 Union Station
- 8 Lidia's
- 9 Jack Stack Barbecue
- 10 Society
- 11 Café Gratitude Kansas City
- 12 Rhythm & Booze Downtown
- 13 Café Ollama Coffee House
- 14 La Bodega

- 15 Tacos el Gallo
- 16 Studio Dan Meiners
- 17 Penn Valley Skate Park and Tennis Courts
- 18 Union Hill
- 19 Filling Station Coffee
- 20 You Say Tomato
- 21 Sheila Kemper Dietrich Park
- 22 Sucotash
- 23 The Antler Room
- 24 Kaleidoscope
- 25 LEGOLAND Discovery Center
- 26 Fritz's
- 27 Crown Center Ice Terrace