

BUILDING FOR SALE

3215 Main Street, Kansas City, MO 64111

92% OCCUPIED **



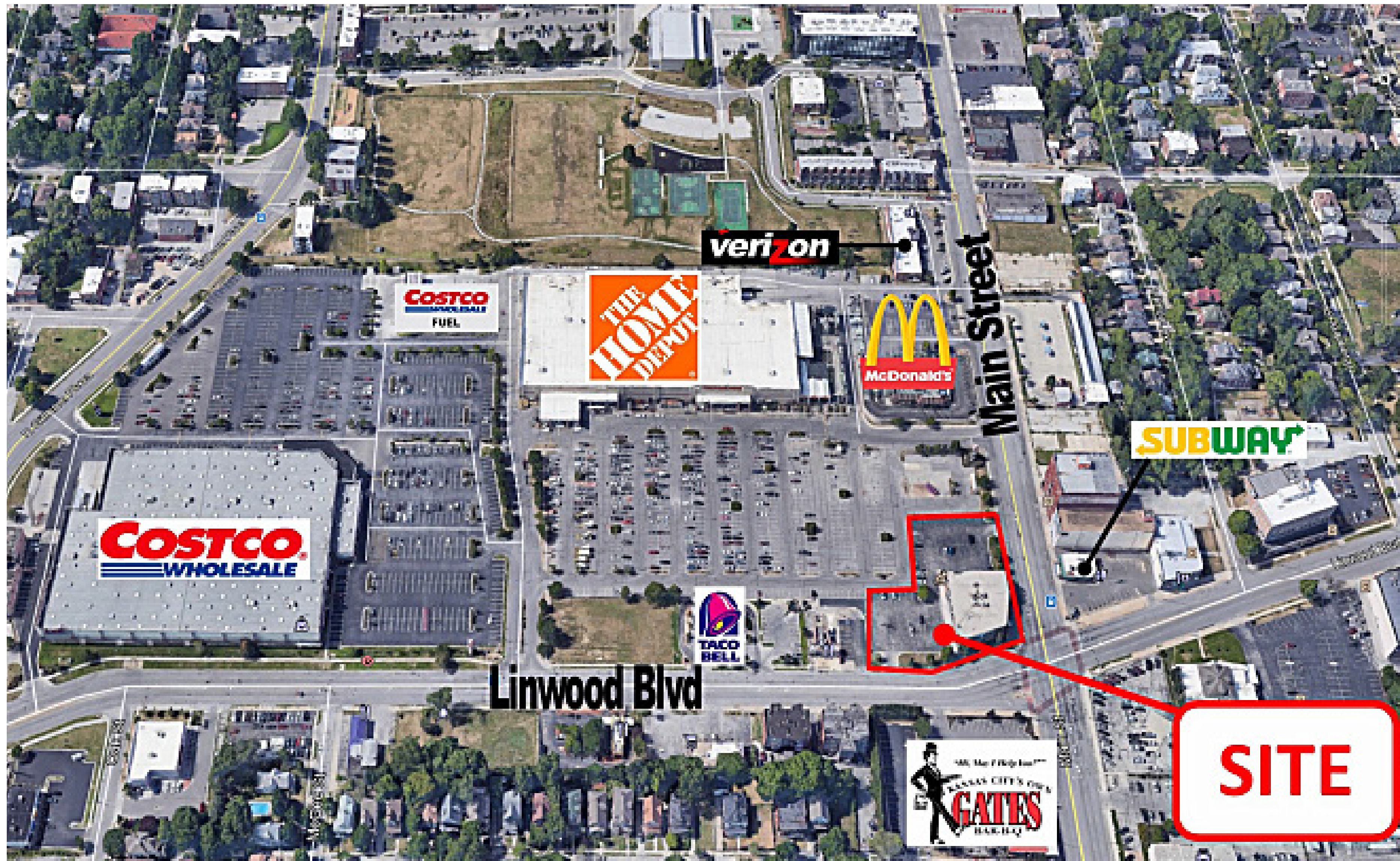
Rubenstein
REAL ESTATE CO., LC

Dwight Medbery III | dmed@rubensteinre.com | (816) 695-5788

4400 Shawnee Mission Pwky, Suite 209, Fairway, Kansas 66205

(913) 362-1999

| www.rubensteinre.com



OVERVIEW:

- Sales Price 'TBD'
- 2,556 RSF Vacancy - 1st Floor**
- 1,051 RSF Available - 2nd Floor
- 74 Free Surface Parking Spaces

- Building and Facade Signage
- 4 New Streetcar Stops Within 1 Block of Intersection (North & South)
- Seller will Escrow for 2 Years of Rent and NNN's for 1st Floor Vacancy - Call Broker for Details**

2700 GRAND

Address	2700 Grand Boulevard
Completion Date	Undisclosed
Project Cost	Undisclosed
Description	Land site identified for a 100,000 SF, 5-story office build-to-suit

THE ARMORY BLOCK

Address	3620 Main Street
Completion Date	2021
Project Cost	\$8,000,000
Description	Entertainment concept for a music venue, restaurant & bar with games

3636 MAIN

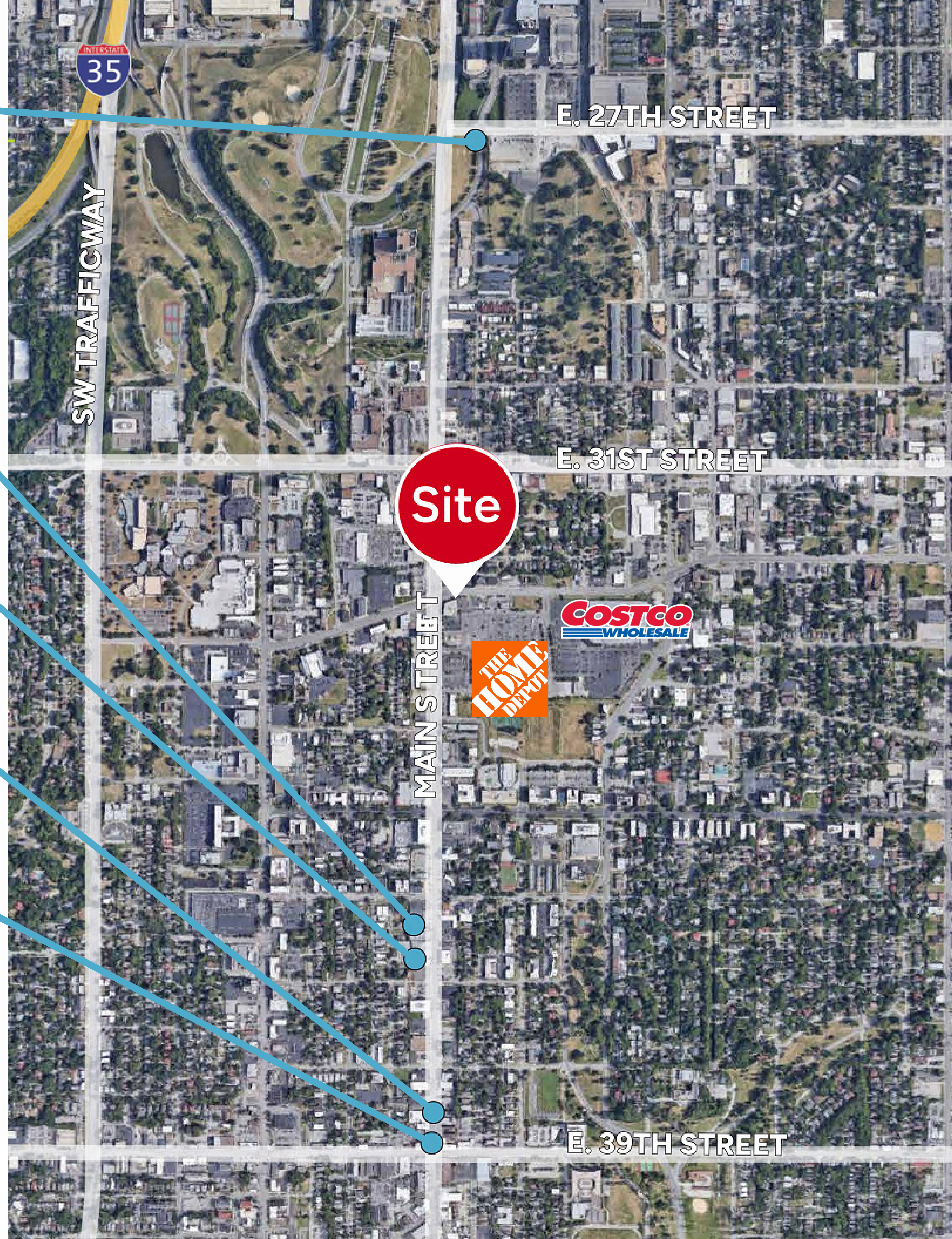
Address	3636 Main Street
Completion Date	Undisclosed
Project Cost	Undisclosed
Description	Retail building development of a multifamily project

THE MONARCH APARTMENTS

Address	3829 Main Street
Completion Date	April 2020
Project Cost	\$19,000,000
Description	Former storage facility converted into a six-story apartment complex with first floor retail

THE NETHERLAND HOTEL & RESIDENCES

Address	3835 Main Street
Completion Date	November 2020
Project Cost	\$30,000,000
Description	Former hotel converted into large hotel and apartment complex



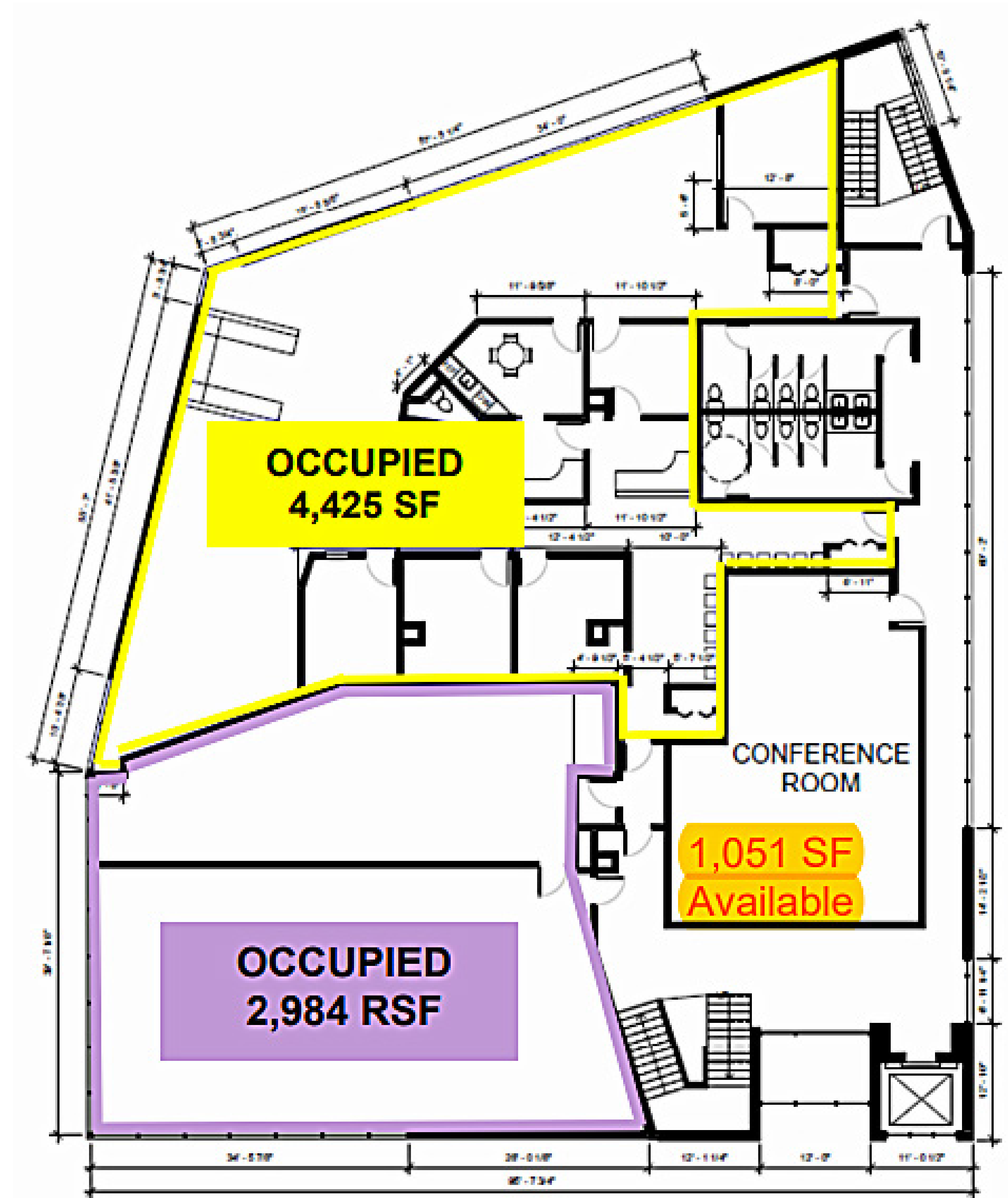
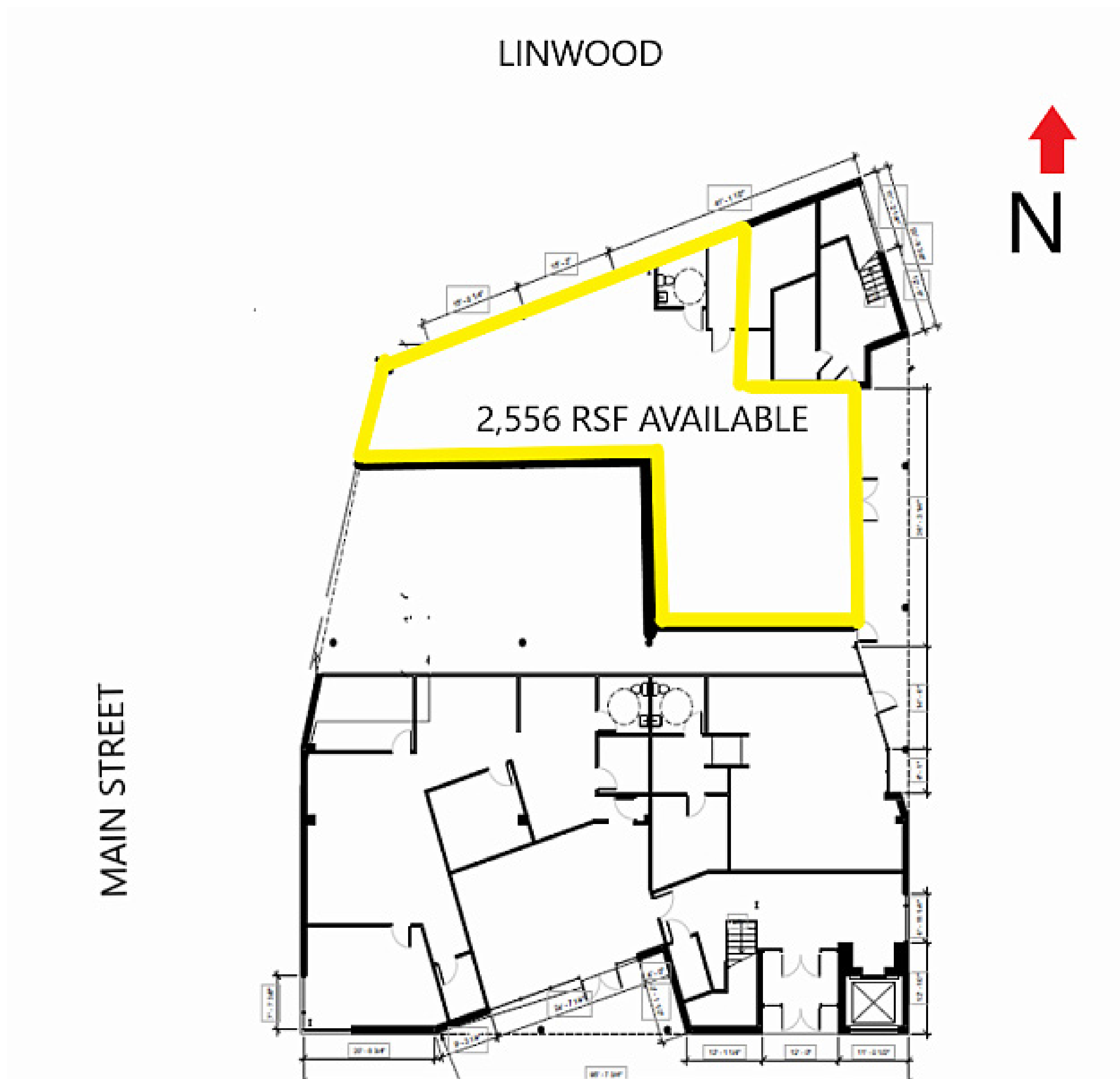
STREETCAR ROUTE



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2nd Floor