

FOR LEASE

FILM ROW PROFESSIONAL BUILDING

215 W 18TH STREET, KANSAS CITY, MO 64108



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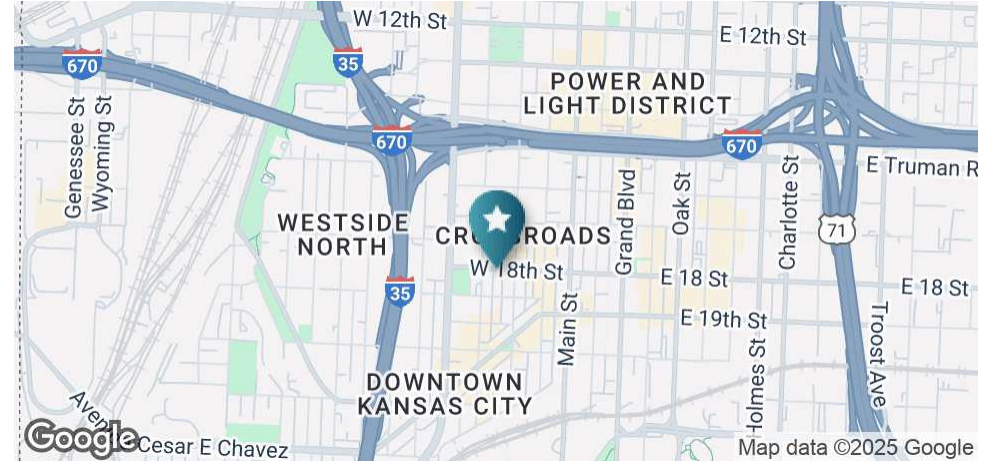
MANAGING BROKER

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OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: \$16.00 - 18.00 SF/yr (MG)

Year Built: 1930

Market: Crossroads

PROPERTY OVERVIEW

Beautifully finished office space located in the vibrant Crossroads Arts District. This move-in ready suite features a large entry way for a lobby or collaborative workspace, a kitchenette, and 4 large private offices, one that could easily be used as a conference room. Hardwood floors throughout, the largest private office with exposed brick could also be used as a conference room.

PROPERTY HIGHLIGHTS

- Prime Crossroads Location
- 1,600 SqFt | 4 private offices & Kitchenette
- Hardwood Floors and exposed brick throughout
- High ceilings with lots of natural light

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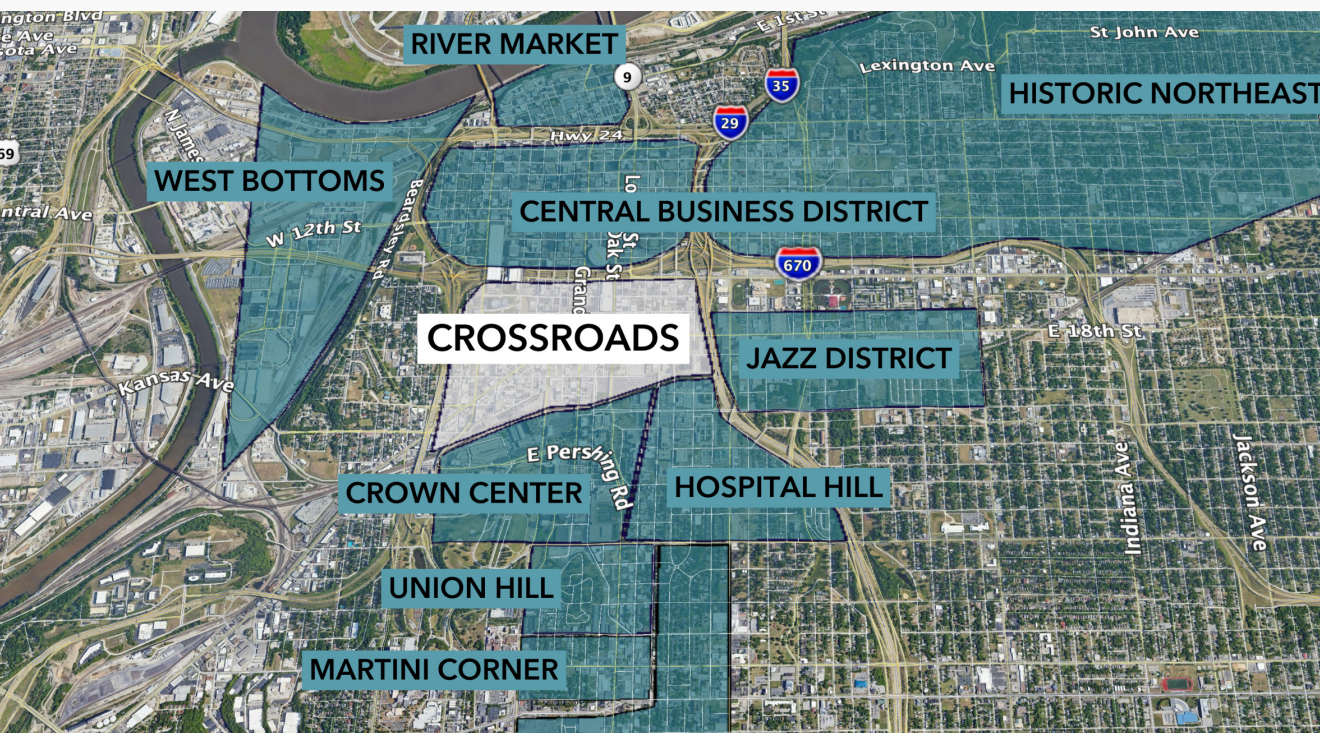
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CROSSROADS

The Crossroads also known as the Crossroads Arts District is a neighborhood within the Greater Downtown. Anchored by the strikingly contemporary Kauffman Center, which hosts opera, ballet, and concerts. Crossroads is packed with art galleries in restored warehouses open to the public monthly on First Friday events with food trucks and music drawing big crowds. This district is also known for its restaurants and breweries as well as Urban lofts, apartments, and condos. It is centrally located along the KC Streetcar for easy access.



Crossroads Key Demographics



42,063

Population



117,874

Daytime Population



29%

*Bachelor Degree
or Higher*



\$204,765

*Median Home
Value*

Kansas City Key Demographics



2.2 Million

Population



474,110

Daytime Population



37.5%

*Bachelor Degree
or Higher*



\$240,254

*Median Home
Value*

CROSSROADS



MAJOR CORPORATIONS IN THE AREA

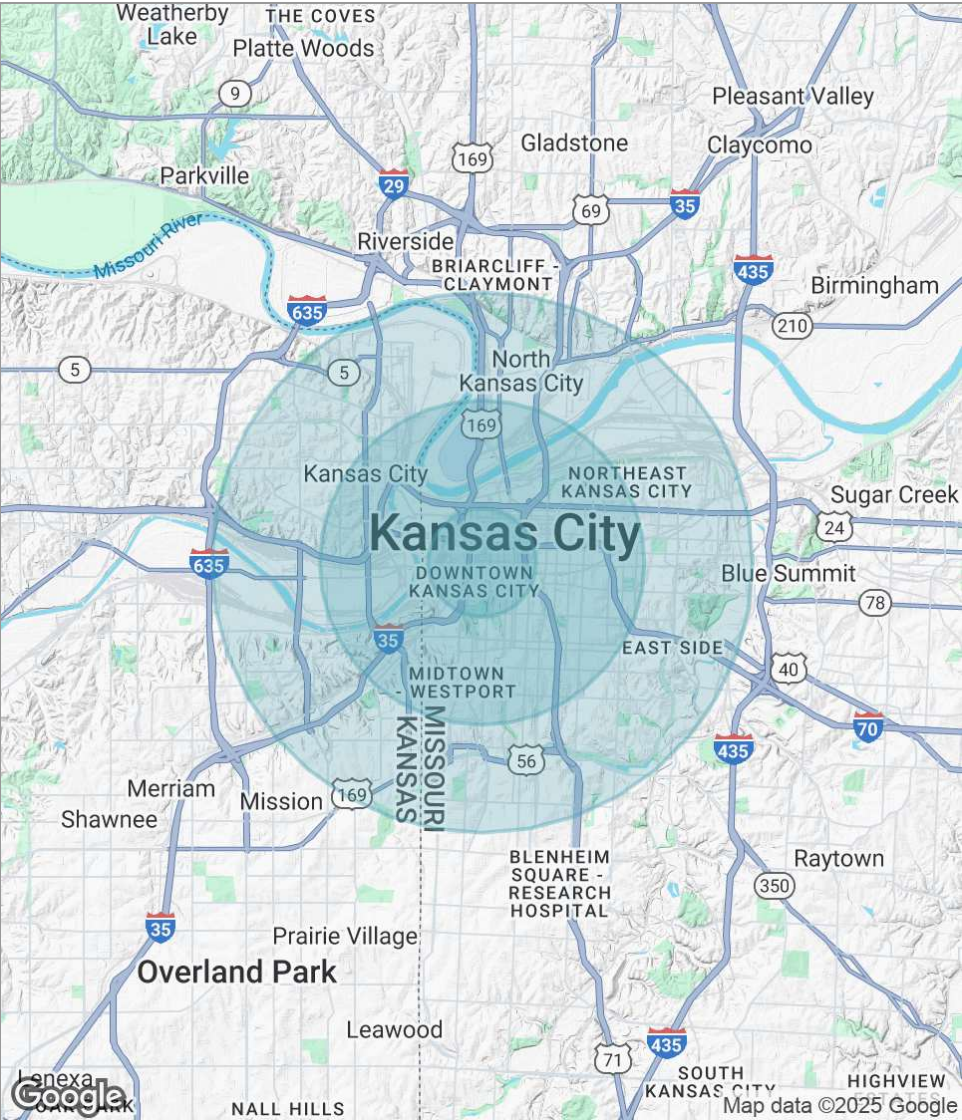


BlueCross.
BlueShield.



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,931	97,098	231,667
Median age	37	37	37
Median age (Male)	37	37	37
Median age (Female)	37	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,754	45,792	101,465
# of persons per HH	1.7	2.1	2.3
Average HH income	\$94,663	\$69,982	\$72,602
Average house value	\$297,351	\$266,204	\$248,480

* Demographic data derived from 2020 ACS - US Census

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