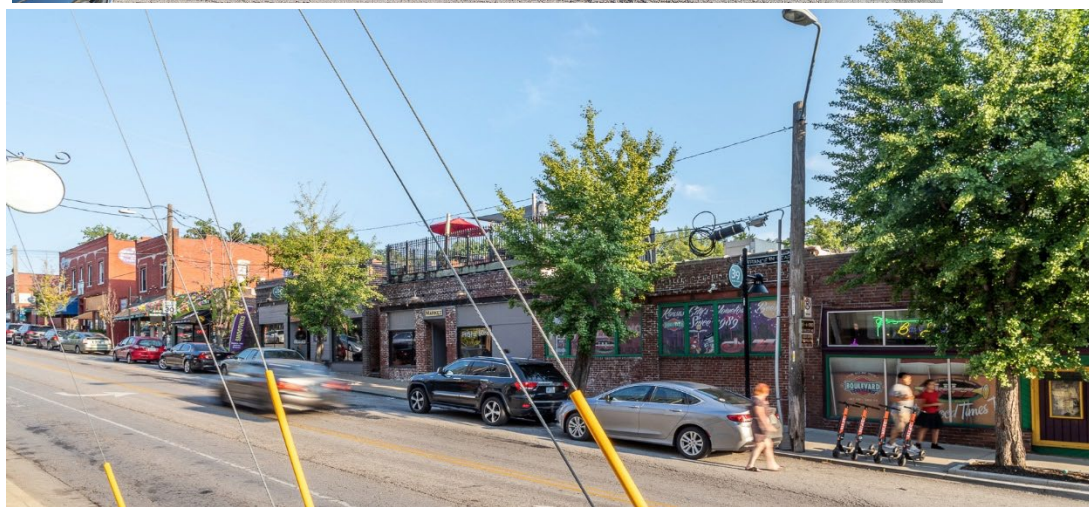




FOR LEASE:

1803 W. 39th Street
Kansas City, MO 64111



PROPERTY INFO

- 3,000 +/- SF former restaurant space with a lower-level kitchen prep, storage and office.
- Option to add outdoor seating area.
- 223-unit apartment complex under construction. Late 2024/Early 2025 estimated delivery.
- 125 parking spaces included in new parking garage NOW OPEN.

Adam Lyngar

adam@cadencekc.com

916.747.3326

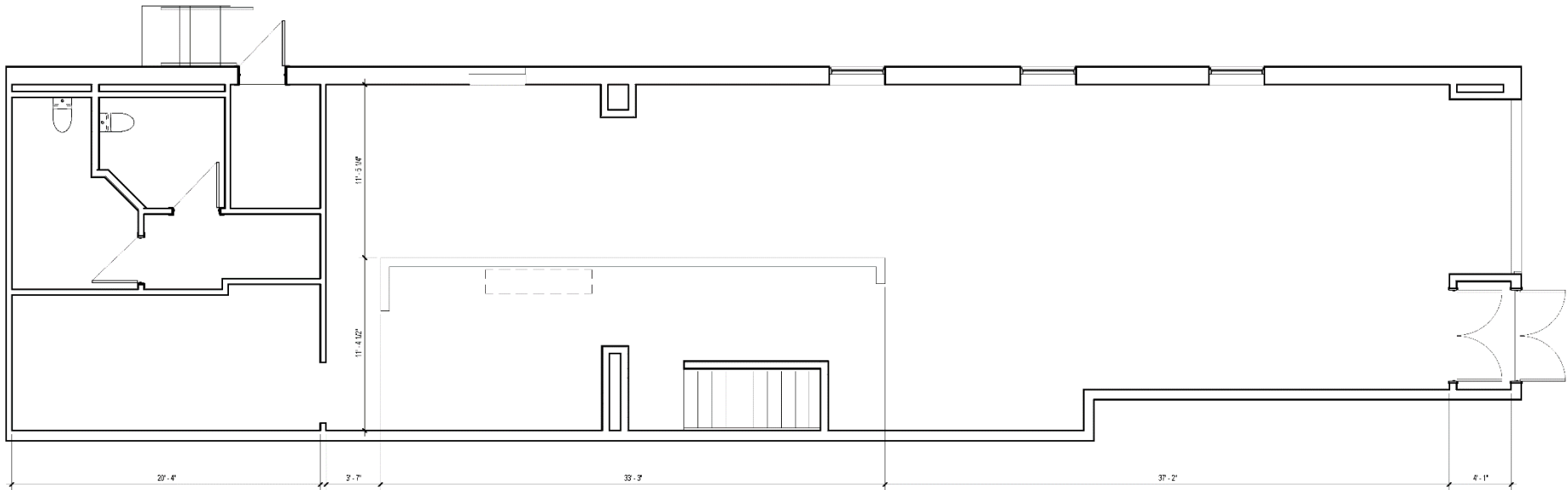
CADENCE
COMMERCIAL REAL ESTATE



FOR LEASE:

1803 W. 39th Street
Kansas City, MO 64111

Existing Main Level Floor Plan



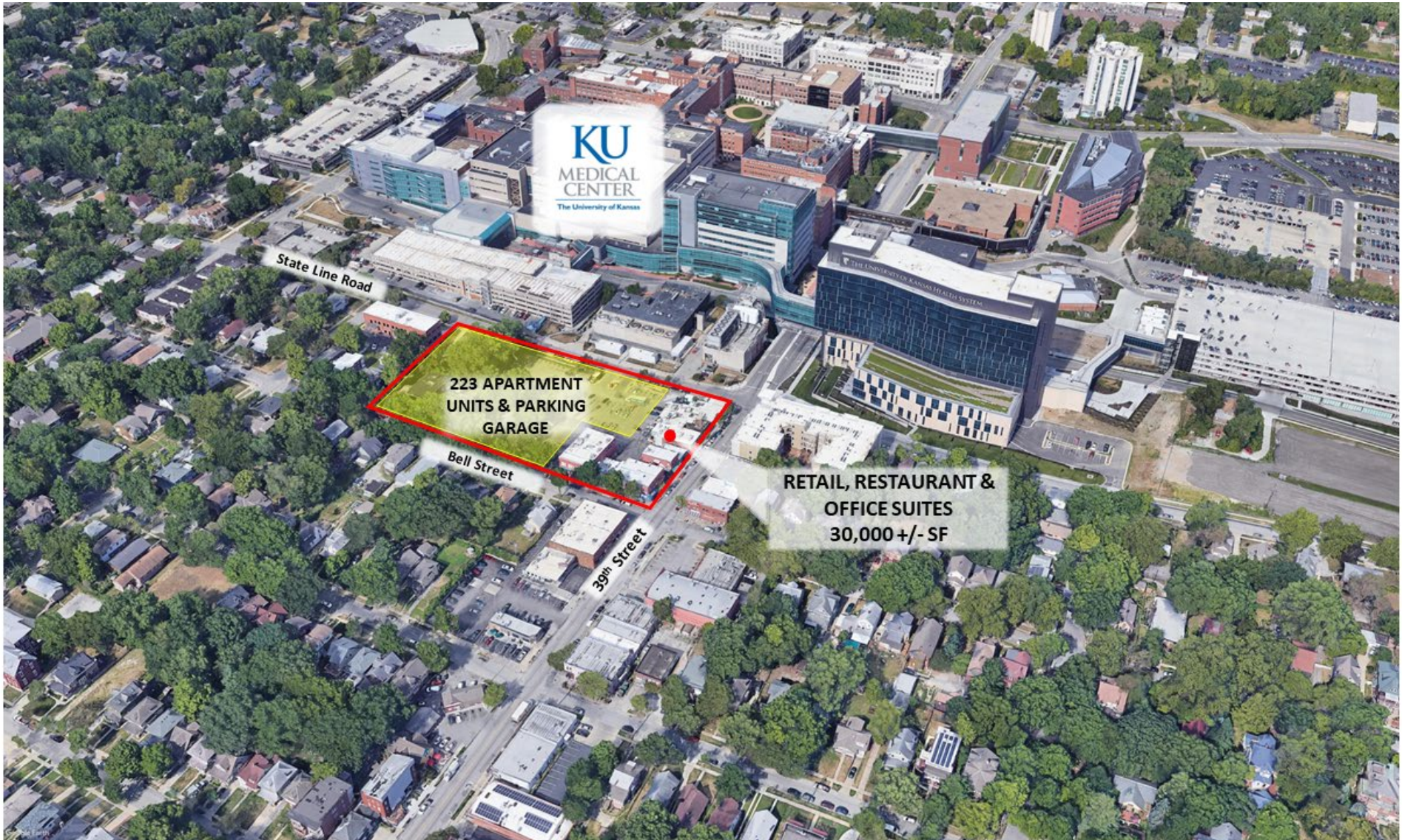
Adam Lyngar
adam@cadencekc.com
916.747.3326

CADENCE
COMMERCIAL REAL ESTATE



FOR LEASE:

1803 W. 39th Street
Kansas City, MO 64111



Adam Lyngar
adam@cadencekc.com
916.747.3326

CADENCE
COMMERCIAL REAL ESTATE



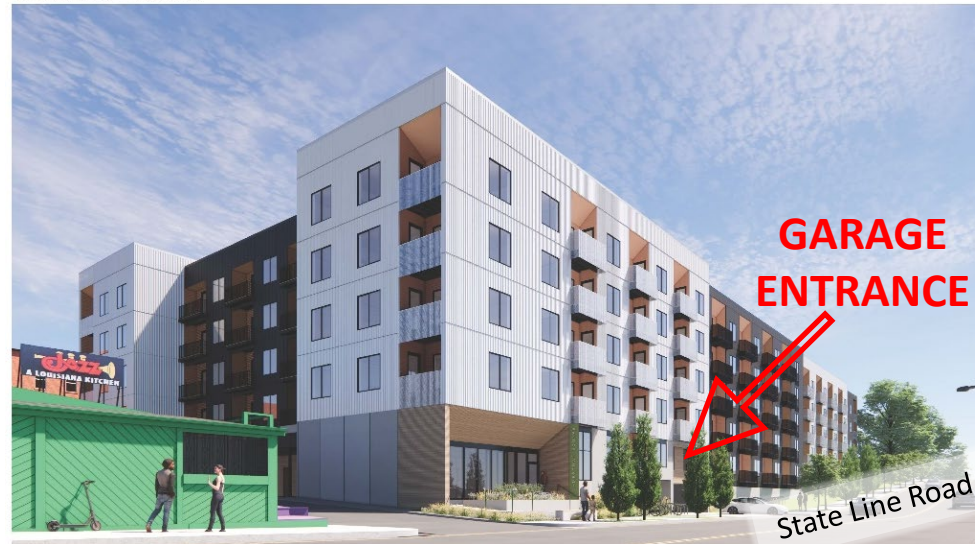
FOR LEASE:

1803 W. 39th Street
Kansas City, MO 64111

APARTMENTS
UNDER
CONSTRUCTION

2024/2025 DELIVERY

State Line View (Looking South)



**GARAGE
ENTRANCE**

125 SPACE
PARKING GARAGE
NOW OPEN

Bell Street View (Looking North) Trees Removed for Clarity



Bell Street View (Looking North) with Trees



Adam Lyngar
adam@cadencekc.com
916.747.3326

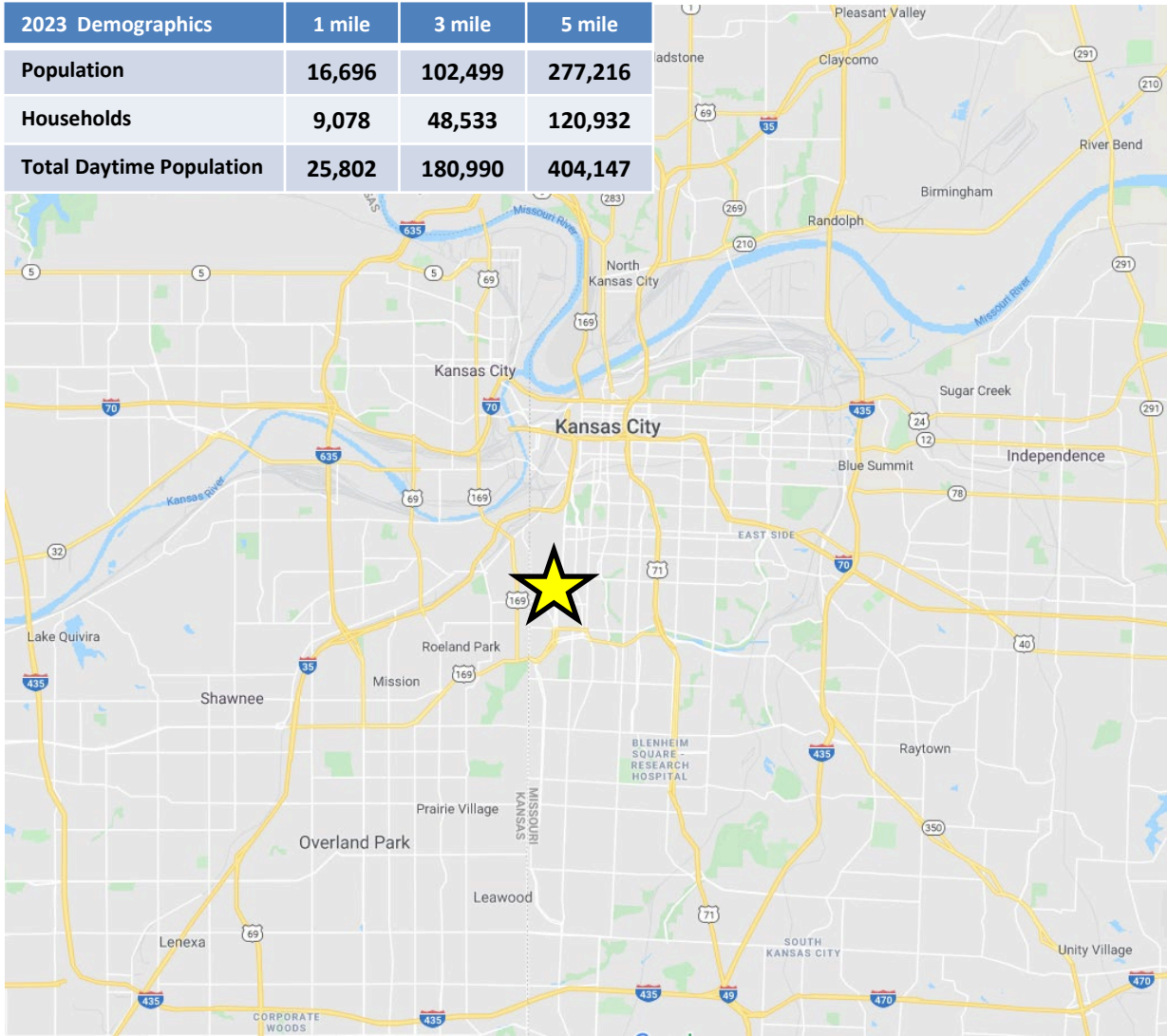
CADENCE
COMMERCIAL REAL ESTATE



FOR LEASE:

1803 W. 39th Street
Kansas City, MO 64111

2023 Demographics	1 mile	3 mile	5 mile
Population	16,696	102,499	277,216
Households	9,078	48,533	120,932
Total Daytime Population	25,802	180,990	404,147



Adam Lyngar
adam@cadencekc.com
916.747.3326

CADENCE
COMMERCIAL REAL ESTATE