



# FOR SALE OR LEASE DOWNTOWN OFFICE CONDO

700 E 8<sup>TH</sup> STREET, UNIT 400-500 • KANSAS CITY, MO

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KANSAS CITY, MO

AREA  
REAL ESTATE ADVISORS



## SPACE HIGHLIGHTS

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3,450 SF

CREATIVE OFFICE BUILDOUT

SEVEN SECURELY GATED PARKING SPACES

FURNITURE NEGOTIABLE

**LEASE RATE: \$20.00 PSF FULL-SERVICE**

**SALE PRICE: \$599,000**

## MORE INFORMATION

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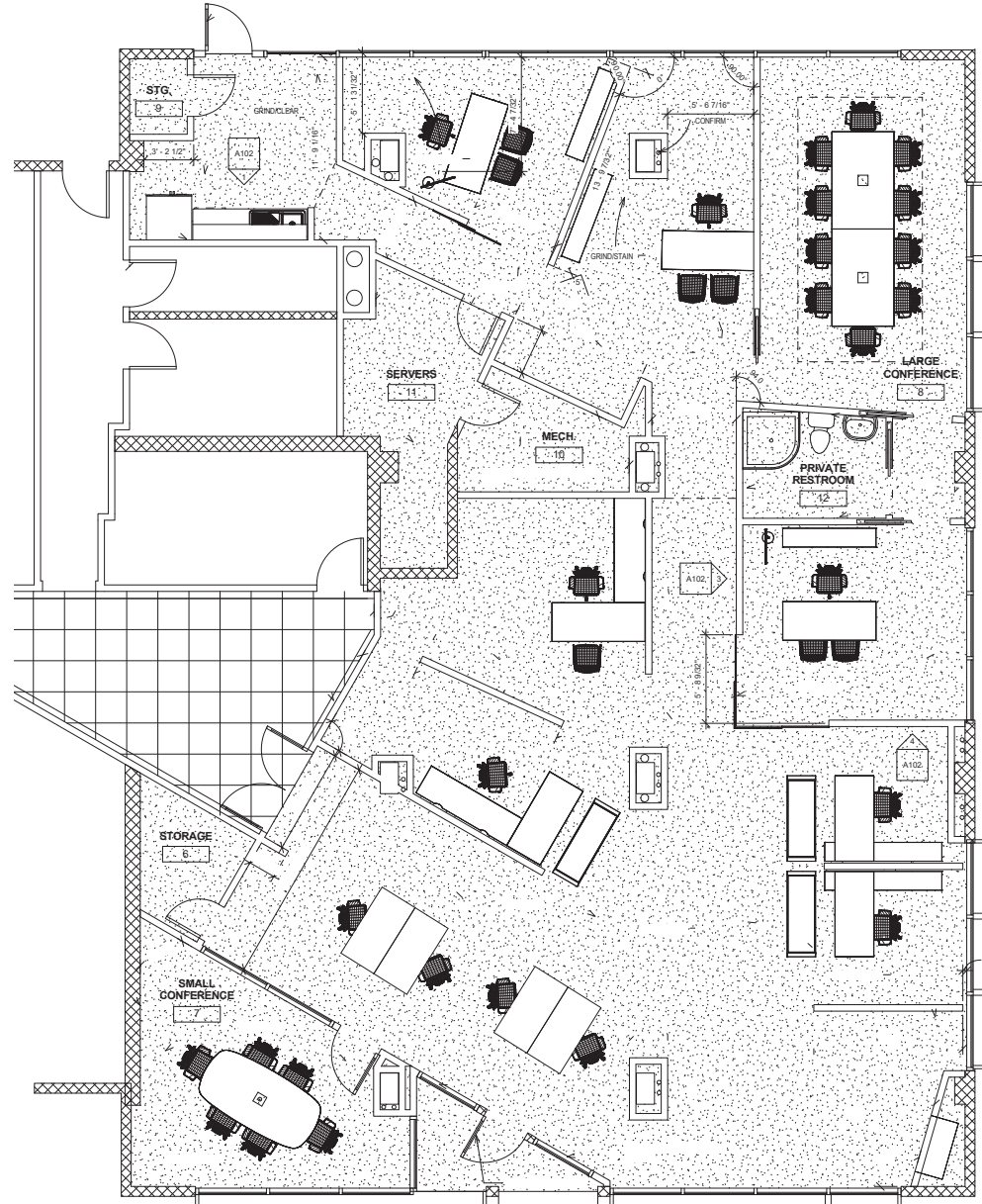
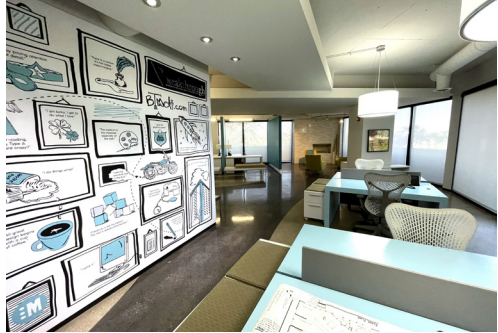
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# FLOOR PLAN



## LAYOUT

- > 3,450 SF
- > Reception
- > 2 conference rooms
- > 3-4 offices
- > Private restroom
- > Break area with kitchen
- > Balcony
- > Open work area
- > Collaborative meeting space
- > Mechanical/server room



# ABOUT THE MANHATTAN

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Built in 1971 and fully renovated in 2008, The Manhattan primarily consists of 228 residential condo units. Its location at the northeastern tip of the downtown CBD serves the property great access to Interstates 70, 35, 29, 635 and Highway 71. The building is fully secure, and all parking is gated 24/7. The building offers a range of amenities that can be utilized by all office tenants/owners.

## ON-SITE AMENITIES:

- > First floor café and market
- > Building conference room
- > Fitness room
- > Pool with event space
- > Game room
- > Theatre
- > Laundry room



# AERIAL VIEW

