

FOR SALE

# SUPERIOR BUILDINGS

2020 WALNUT KANSAS CITY, MO 64108

LAST MAJOR REDEVELOPMENT  
SITE IN THE CROSSROADS



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# PROPERTY OVERVIEW

The Superior Buildings site at 2020 Walnut is one of the last large redevelopment opportunities in Kansas City's Crossroads District. The site includes approximately 73,000 sf of existing space across two buildings, with tax incentives already in place.

These buildings are primed for their next iteration as dynamic office space for 21st century companies that will leave their own mark on Kansas City and the Crossroads.



## PROPERTY SUMMARY

<b>Address</b>	2020 Walnut St Kansas City, MO, 64108
<b>Total Square Footage</b>	73,440 sf
<b>Zoning</b>	DX-15
<b>Price</b>	Please Enquire

Each building has a foot plate of approx. 102 ft x 72 ft, or 7,344 sf per floor per building, with a total of ten floors across the two buildings, including lower levels in both buildings.

Buildings have been demoed and remediated to a clean and clear shell. Listed on the national register.

## INCENTIVE OPPORTUNITIES

### ECONOMIC ACTIVITY TAXES (EATs) REIMBURSEMENT

Includes KCMO Earnings Tax; Reimbursement amount will likely be \$5,000,000+

### COMMUNITY IMPROVEMENT DISTRICT (CID)

Approval for sales tax collection

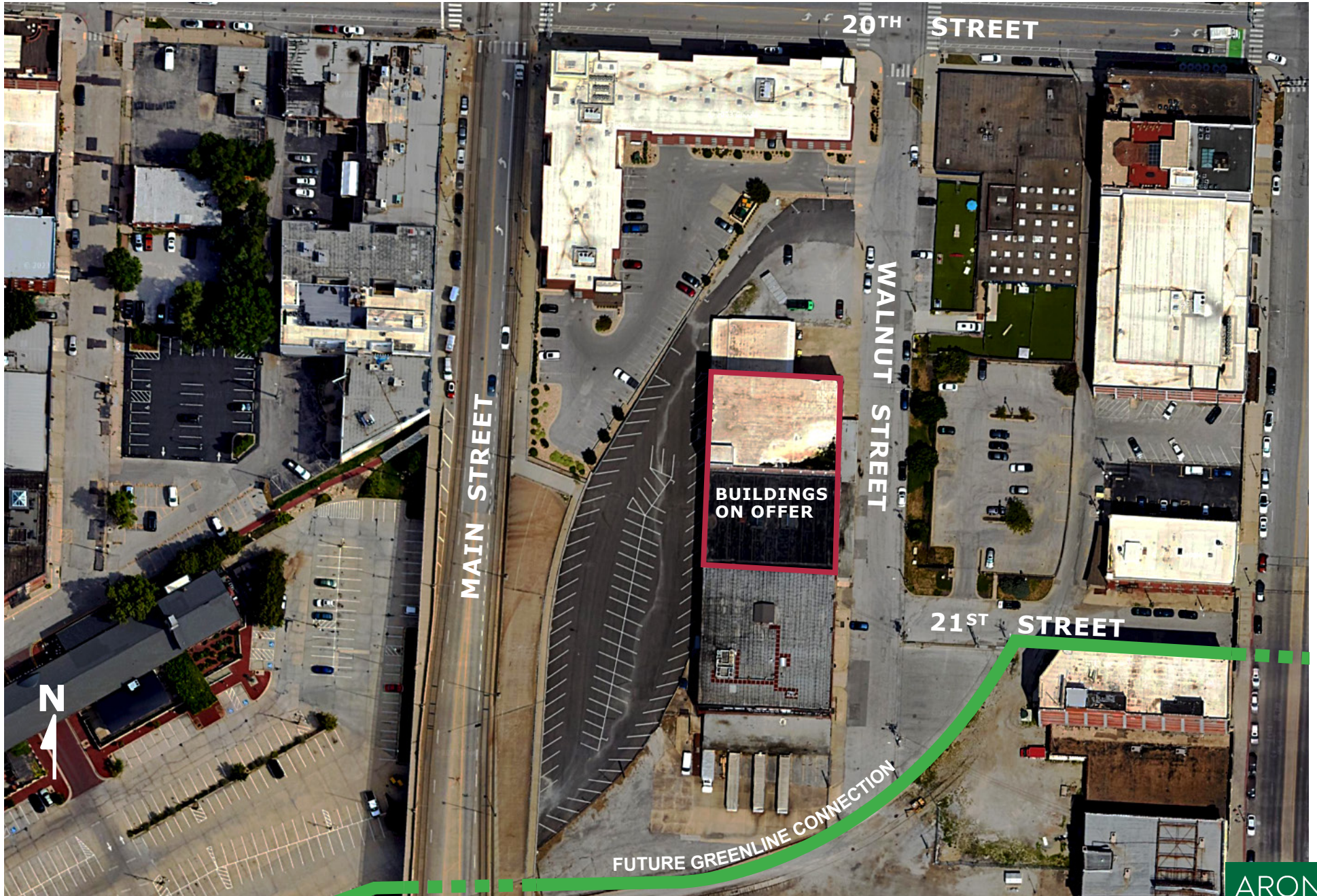
### FREIGHT HOUSE VILLAGE PLANNED INDUSTRIAL EXPANSION AUTHORITY (PIEA)

75% tax abatement for 10 years, plus 37.5% tax abatement for 5 years and exemption from construction material sales taxes

These incentives have already been granted and are in place.



# SITE OVERVIEW



Property boundary line is indicative only and should be verified by a professional surveyor.

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# EXISTING INTERIORS



The two adjacent brick buildings are former warehouse storage buildings. The taller building includes concrete flooring, columns, and brick walls (left photos), while the shorter, older building is a wood timber structure with brick walls.



# AREA OVERVIEW

I-35

CROSSROADS DISTRICT

UNION STATION

WWI MEMORIAL

DOWNTOWN

STREETCAR LINE

STREETCAR STOP

**SUPERIOR BUILDINGS**  
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CROWN CENTER

STREETCAR EXTENSION

US-71

HOSPITAL HILL



# CONCEPTUAL RENDERING



As part of the redevelopment of the Superior Buildings, there is opportunity to include a rooftop deck for meetings and events, streetside patio space, some greenspace, and other upgrades to the historic timber and brick structures.

Rendering is conceptual only. Any redevelopment would be subject to architectural design and the city approval process.

## CONTACTS

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