

LEASE: \$16.50/ SF / YR (NNN)

SALE: CALL FOR PRICE

2,500 - 6,340 SF OFFICE/RETAIL

6,200 - 12,540 SF FLEX

8000 E. 17TH

800 E. 17TH

OVERVIEW

Rental Rate: \$16.50 / SF / YR (NNN)

Sale Price: Call for Price

Space Type: Flex & Office/Retail Space

Rentable Square Footage: 12,540 SF, divisible as outlined below:

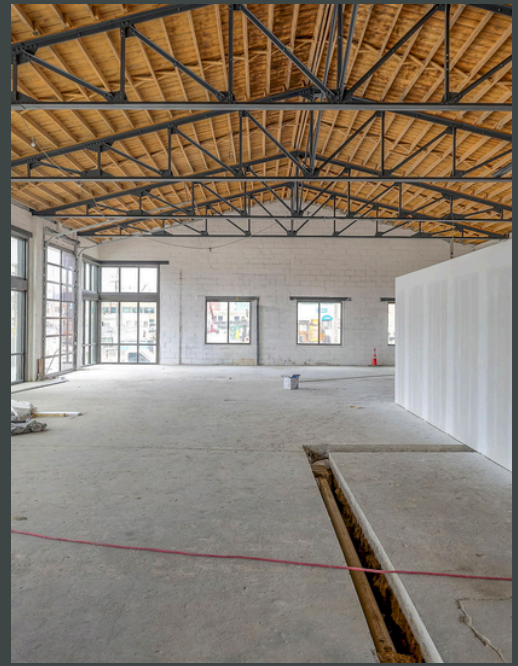
- 12,540 SF: Entire Building
- 6,340 SF: 100% Office/Retail + Storage Space
- 5,000 SF: 100% Office/Retail Space
- 2,500 SF: 50% Office/Retail Space
- 3,840 SF: 50% Office/Retail + Storage Space
- 6,200 SF: 100% Flex Space
- 7,540 SF: 100% Flex + Storage Space

PROPERTY HIGHLIGHTS

- Minutes to local restaurants such as Mission Taco, iTap, Grinders, King G, Parlor Food Hall and tons more!
- New storefront glass
- Parking in front of the building; easy street parking
- Private patio on west side space of the building
- Newly poured concrete ramp
- Grab a drink at Messenger Coffee, Mean Mule, Lifted Spirits, Double Shift Brewing, Border Brewing and Chartreuse Saloon.
- Easily accessible from I-70, Hwy 71 & 670

SPACE HIGHLIGHTS

- Barrel roof exposed wood ceiling
- Flooding natural light throughout entire space
- Cool structural beams
- White brick walls
- Polished concrete floors
- Glass dock-high doors; drive-in could be added



THEN & NOW



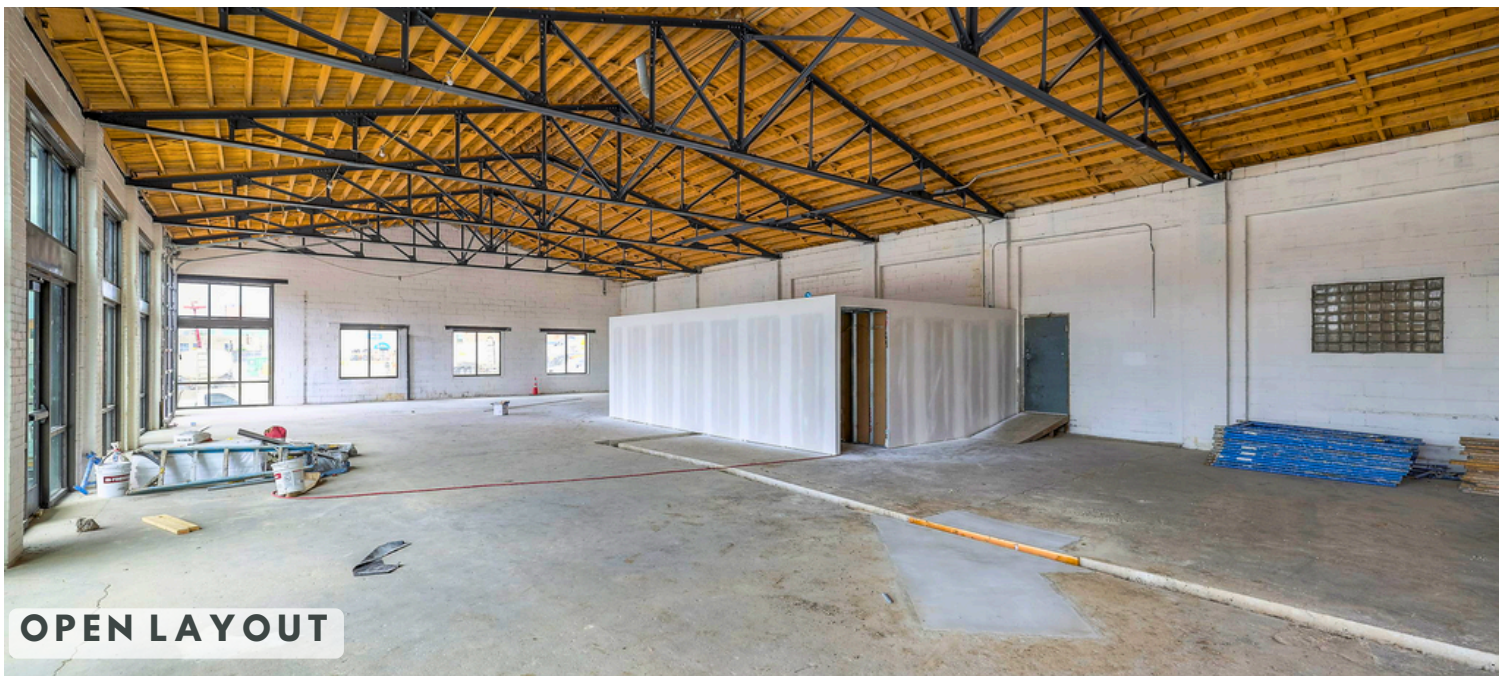
STUNNING, BARREL CEILING



POLISHED, CONCRETE FLOORS



OPEN LAYOUT



GLASS GARAGE DOORS

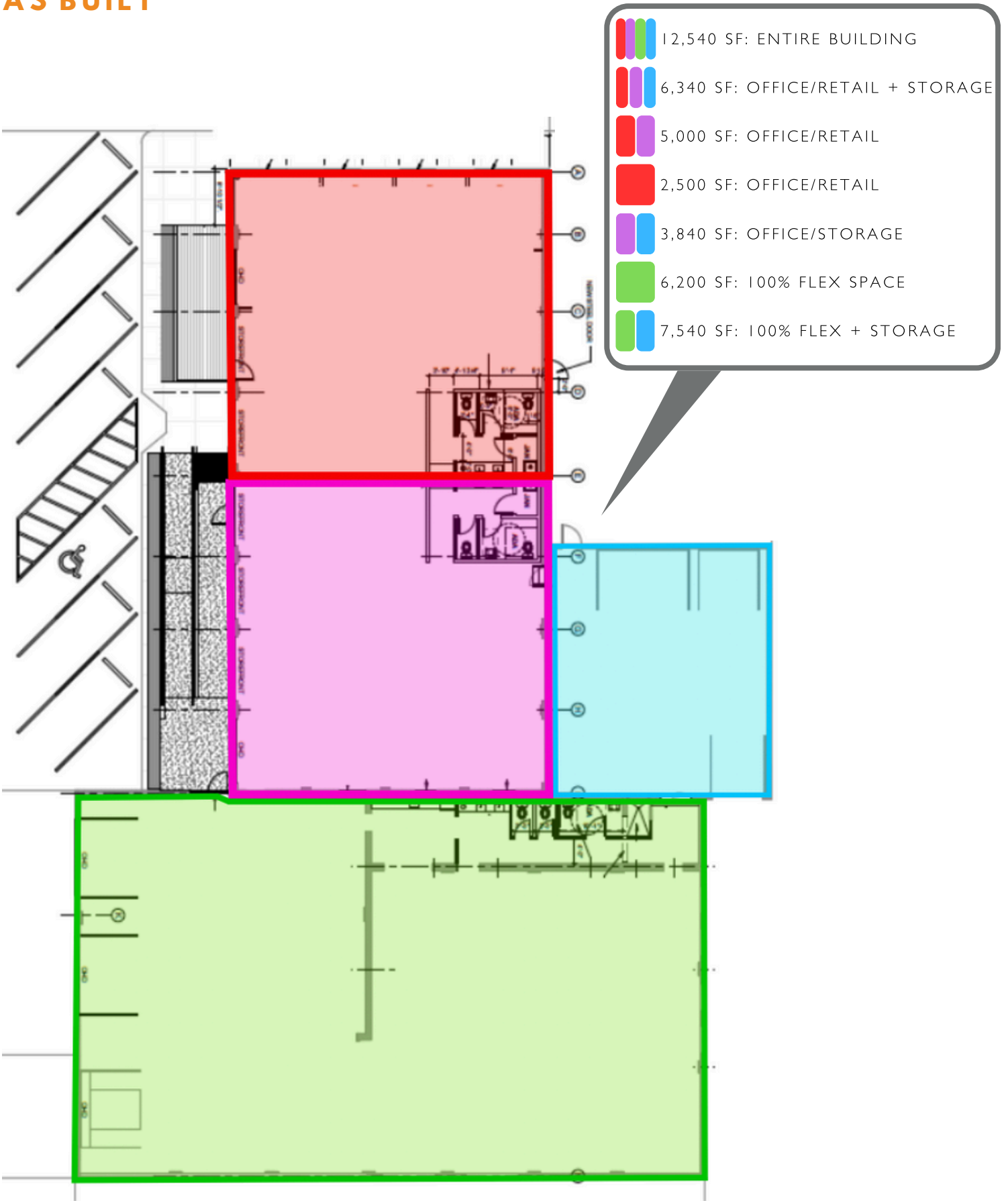


FLOODING NATURAL LIGHT



FLOOR PLAN

AS BUILT



LOCATION AERIAL



WHY THE CROSSROADS?

There's a reason we call it the Crossroads. It's more than just an intersection of two streets in downtown Kansas City. It's a vibrant and diverse community that welcomes all walks of life and all forms of artistic expression. Just take a walk on our sidewalks. You'll find everything from late-night diners to high-end sushi. And the boutique shops around every corner are full of unique items created by local designers. Be it for flowers, shoes, furniture or fashion, shopping in the Crossroads is never the same thing twice. But the shops are just the beginning. Home to more than 400 local artists and 100 independent studios, the Crossroads Arts District is one of the most concentrated gallery districts in the nation. Beyond the galleries, restaurants and storefronts, you'll find an equally impressive collection of professional design studios, architectural firms, advertising agencies, and other innovative businesses. And while you're here, look up. Do you see all those people grilling hamburgers on their balconies as throngs of people mill about in the streets below? They live here. It's a neighborhood. And you can buy a pair of shoes here without having to worry about finding a parking place. Any time is a good time to visit the Crossroads. Lose the tie and unbutton your top button while you find your way along our streets and sidewalks. From First Fridays, annual events, and music festivals, the Crossroads has a time and a place for just about anyone.

EXCERPT FROM: [HTTPS://KCCROSSROADS.ORG/ABOUT/](https://kccrossroads.org/about/)

BEYOND BROKERAGE

MEET OUR TEAM

NorthPoint offers third party brokerage services to owners, buyers and tenants for office, retail, land and multifamily assets. Our clients include both small businesses or individuals to global private equity firms, national REITS and corporate tenants with hundreds of locations.

Our client-centric approach is consistent across the NorthPoint family of companies and our Brokerage division is no exception. With our firm's experience of over a billion dollars in real estate transactions, we're able to create institutional level solutions by utilizing our data processes, technical knowledge and expansive network to leverage the best outcomes for our clients.

Each real estate transaction is as unique as the people behind it and we custom tailor the right solution to satisfy our clients. Our boutique team is well positioned to utilize the same tools as national firms but with a culture of accountability to create unmatched results.

We share NorthPoint's core values of doing the right thing every time and won't stop until we find win-win solutions for our clients.

150K

SF ANNUAL
LEASING ACTIVITY

\$21.6M+

PER YEAR
TRANSACTION VOLUME

70%+

OF DEALS ARE DIRECT

OUR SERVICES

SELLER/LANDLORD REPRESENTATION
BUYER/TENANT REPRESENTATION
REAL ESTATE CONSULTING
DEVELOPMENT SERVICES
SITE SELECTION
LEASE RENEWALS
MARKET AND DATA ANALYTICS
REAL ESTATE INVESTMENT