

FOR SALE/FOR LEASE:

2500 PENNWAY
STREET

KANSAS CITY, MO

PEAK

Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300
Leawood, KS 66206

(913) 214-6445

www.peakrealestatepartners.com

HANK SIMPSON

Partner

(913) 400-1252

hsimpson@peakrep.com

ROSS SIMPSON

Partner

(913) 221-3590

grsimpson@peakrep.com

EXECUTIVE SUMMARY

2500 PENNWAY | (BASED ON 19,965 SF)

The property at 2500 Pennway is a unique, sought after, multi-purpose building that can accommodate a range of commercial uses. It offers a flexible floor plan, making it suitable for office spaces, retail, or other commercial ventures. The building itself is extremely functional and well-maintained, with modern finishes and practical interior layouts designed to meet the needs of the end users. It has been designed to facilitate both productivity and customer interaction, with open floor plans that encourage collaboration and creativity.

As part of the Westside and Crossroads, the location benefits from its proximity to key areas within Kansas City. The area is a short distance from major highways, including Interstate 35 and Interstate 70, which provide easy connectivity to downtown Kansas City, the Kansas City International Airport, and other regional destinations. It is also within a short drive of many of the city's vibrant cultural, dining, and entertainment districts, such as the Crossroads Arts District, West Bottoms, Country Club Plaza and downtown.

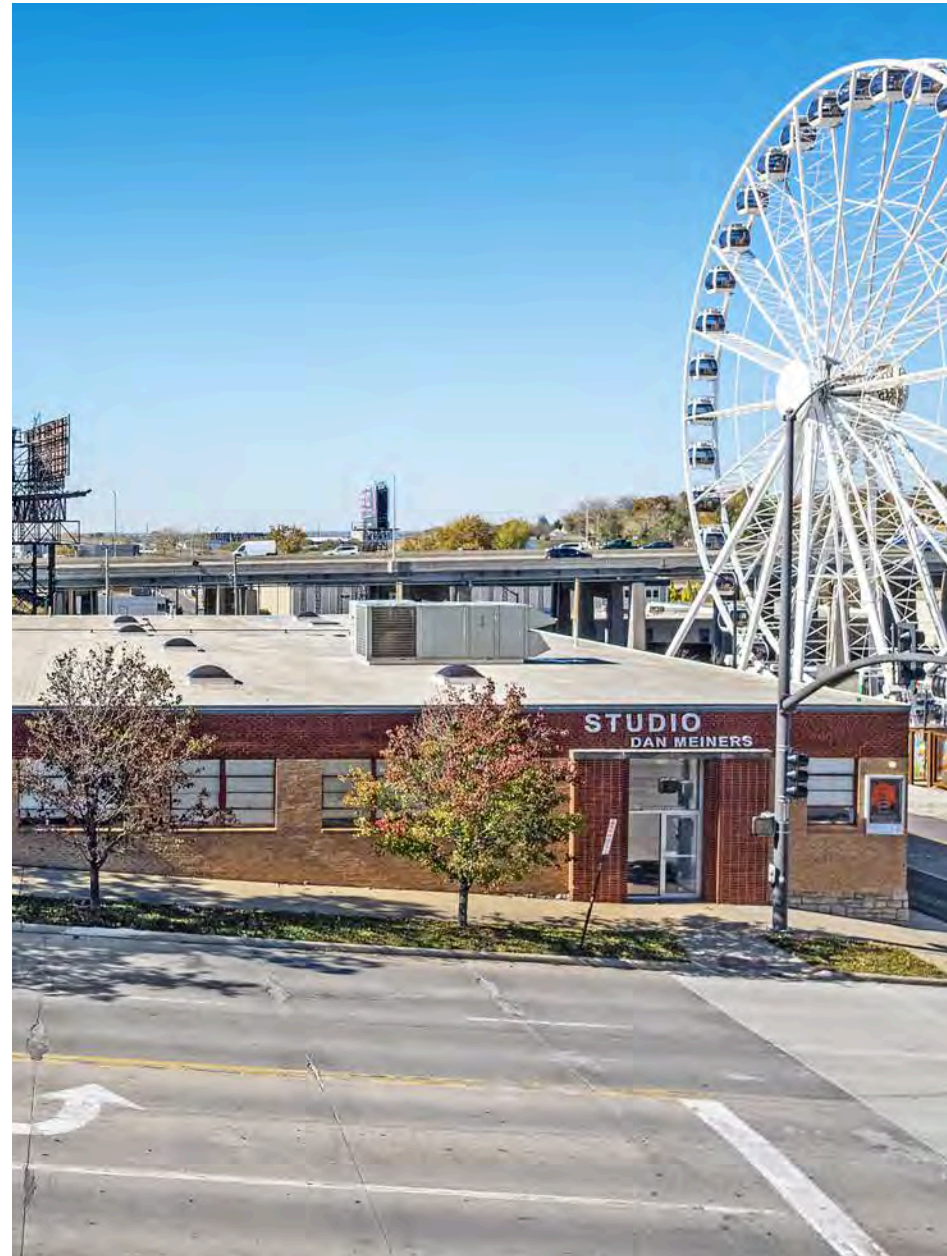
FOR SALE

\$3,995,000
(\$200/SF)

FOR LEASE

\$26.00 NNN

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EXECUTIVE SUMMARY

2500 PENNWAY

Building Amenities/Information:

- 22 Parking Spaces
- Building is on the historic registry
- Immaculately maintained
- 2 drive-in doors
- Dock-High Accessibility
- Executive offices, showroom and warehouse space
- Excellent opportunity for creative office, retail, entertainment, showroom or warehouse users.

Operation Expenses:

- Gas/electric/water: \$32,593
- Insurance: \$17,807
- Taxes: \$38,810

Fully-Renovated 2010:

- Roof
- HVAC
- Plumbing
- Parking lot



ADJACENT TO PENNWAY DEVELOPMENT



THREE BLOCKS TO STREETCAR



EXCELLENT CONDITION



GREAT INTERSTATE ACCESS



BEAUTIFULLY MAINTAINED



ACCESSIBLE STORAGE WITH 2 GARAGE DOORS



CENTRAL LOCATION



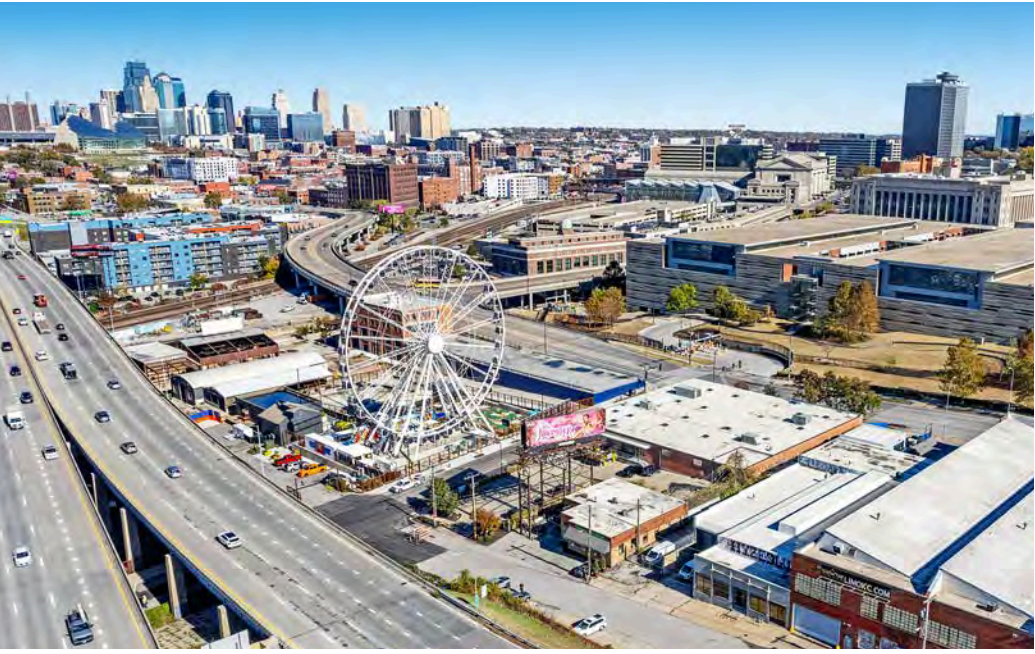
TIMELESS BUILDOUT & FINISHES

PROPERTY PHOTOS

2500 PENNWAY

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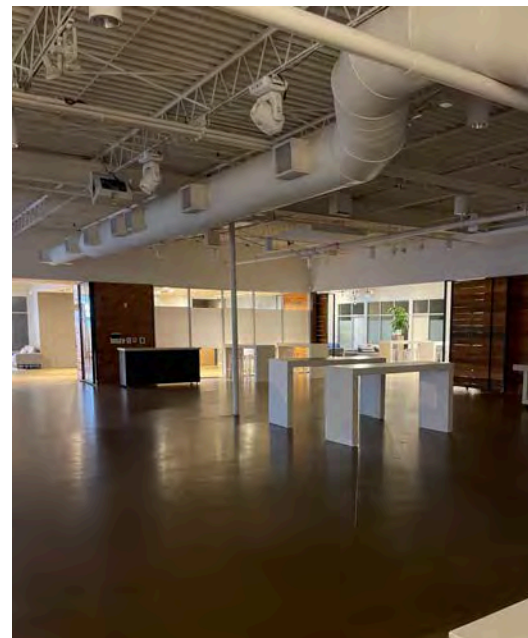


PROPERTY PHOTOS CONTINUED

2500 PENNWAY



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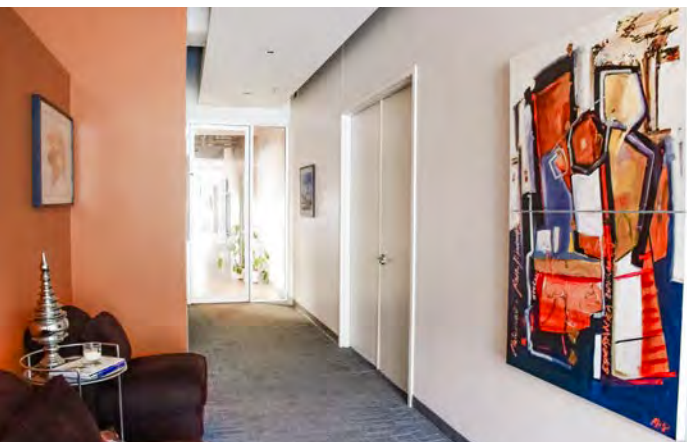


PROPERTY PHOTOS CONTINUED

2500 PENNWAY



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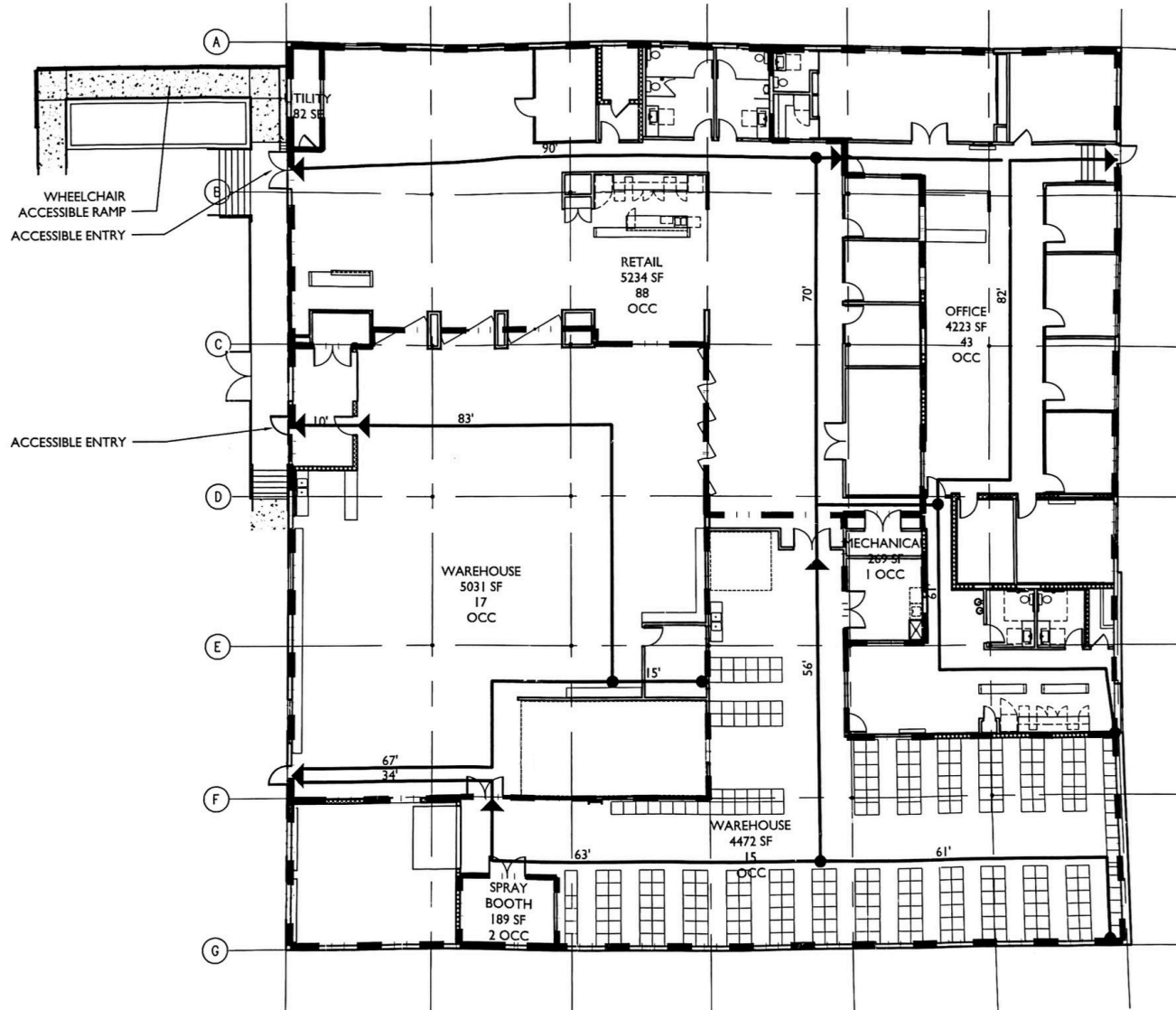
FLOOR PLAN

2500 PENNWAY

OFFICE:
10,273 SF

OPEN OFFICE/WAREHOUSE:
9,692 SF

TOTAL:
19,965 SF



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