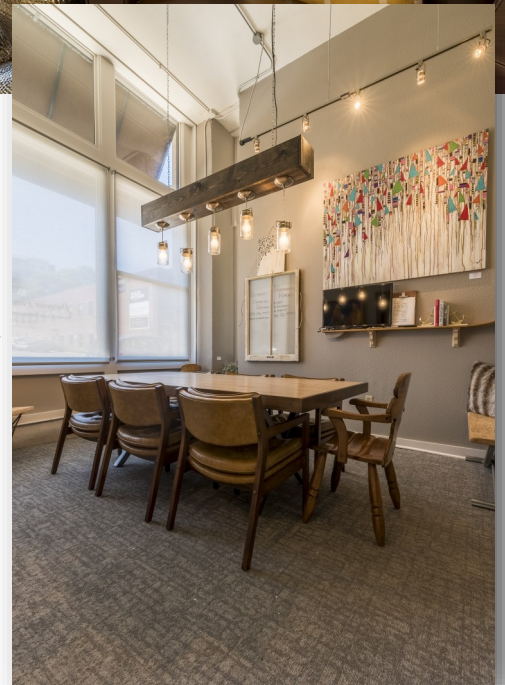


CROSSROADS OFFICE CONDO FOR LEASE OR FOR SALE

1535 WALNUT STREET, KANSAS CITY, MO 64108



- 1,825 square feet
- Move-in ready, beautifully finished
- Corner space with high ceilings and windows
- \$547,500 purchase price or \$24.50 net of electricity and janitorial
- Reserved parking
- One block from the Streetcar Line
- Two blocks from the Power & Light District
- Exterior signage available
- Space comprised of conference room, reception area, four offices, bath with shower, 1/2 bath, kitchen, open area and storage



WATERFORD
PROPERTY COMPANY LLC

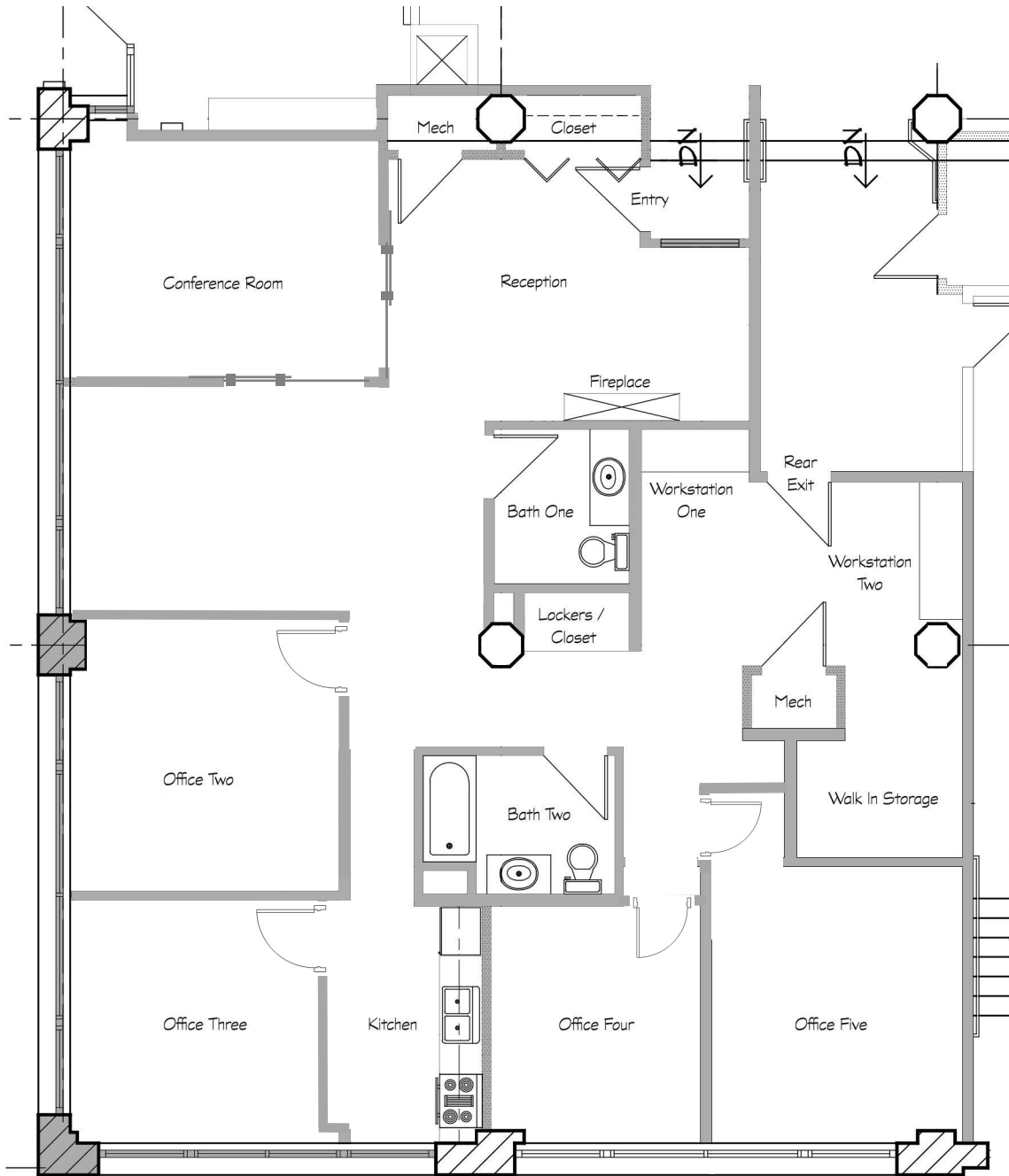
Chuck Connealy, SIOR, CCIM

Direct: 913.789.9020

Cell: 913.515.6616

Chuck.Connealy@waterfordproperty.net

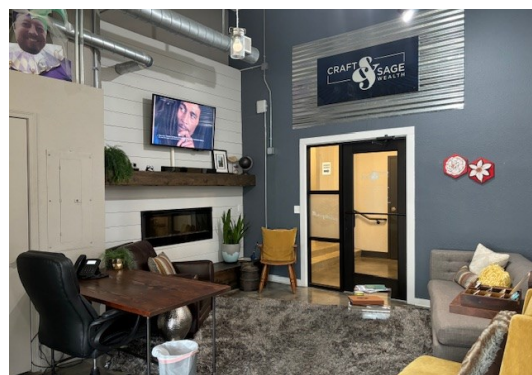
AVAILABLE SPACE



WATERFORD
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AERIAL MAP & AMENITIES



- | | | | |
|----|-------------------------------|----|---|
| 1 | Novel Restaurant | 15 | Bristol Seafood + Steak + Social |
| 2 | Christopher Elbow Chocolates | 16 | Johnnie's Jazz Bar & Grille |
| 3 | MOD Gallery & Space | 17 | Grand Hall at Power & Light |
| 4 | Brewery Imperial | 18 | Grand Ballroom |
| 5 | Mission Taco Joint | 19 | Loew's Kansas City |
| 6 | Grinders Pizza | 20 | Kauffman Center for the Performing Arts |
| 7 | Lyric Opera of Kansas City | 21 | Tannin Wine Bar & Kitchen |
| 8 | City Barrel Brewery + Kitchen | 22 | Prime Bar & Grill |
| 9 | King G Bar and Delicatessen | 23 | Mama Ramen |
| 10 | Parlor | 24 | Kobi Q |
| 11 | The Guild | 25 | The Basement: a Live Escape Room |
| 12 | Madison Fitch Furniture Store | 26 | Messenger Coffee Company |
| 13 | T-Mobile Center | 27 | Lula Southern Cookhouse |
| 14 | Power & Light District | 28 | Corvino Supper Club and Tasting House |