

NOW LEASING - PRIME LOCATION

1735 Oak Street, Kansas City, MO



Lease Rate: \$20.00/SF NNN
Estimated Nets: \$6/SF

- 2,585 SF available, with expansion potential up to 5,170 SF
- Up to 7,500 SF of contiguous space available within the building
- Recently acquired under new ownership
- Former brewery space featuring existing bar build-out, and food preparation area
- Fully equipped with two restrooms, a private office, and dedicated storage area
- High-visibility signage opportunity available
- Located in the iconic Crossroads Art District, surrounded by strong business synergy, vibrant retail, dining, and entertainment, driving strong foot traffic

Ryan Holcomb

c: 816.526.2904 | o: 913.747.3321
e: rholcomb@fishmancommercial.com

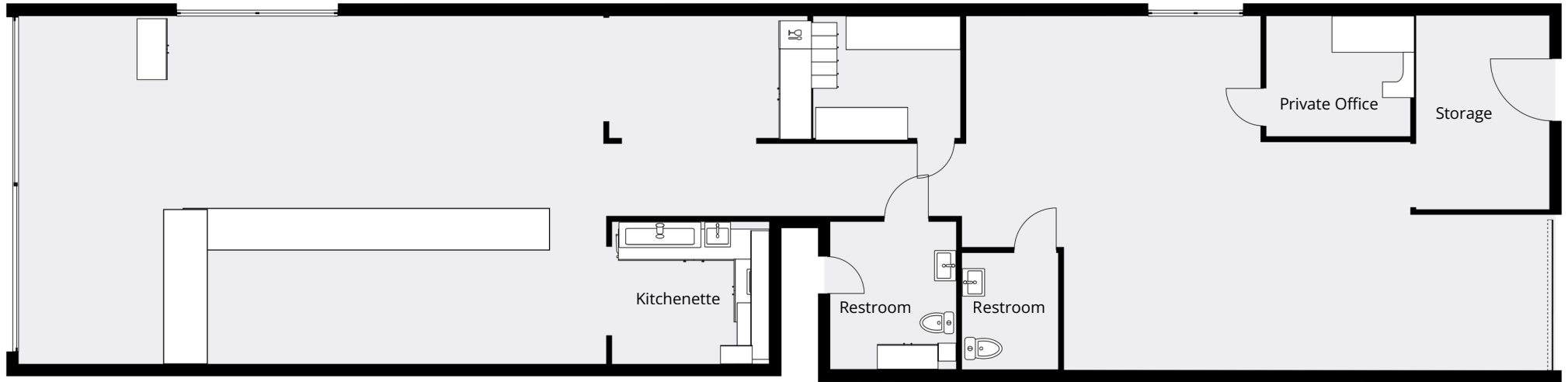
Justin Kaufmann

c: 816.786.9131 | o: 913.747.3340
e: justin@fishmancommercial.com

Disclaimer

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale of lease or withdrawal without notice.

Available Space Floorplan



*Scan for
Floor Model*





High Exposed Ceilings

Polished Concrete Floors



Aerial



CROSSROADS ARTS DISTRICT



18th STREET



LOCUST STREET



OAK STREET

Grinders
KC Event
Venue



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Avg Household Income	\$103,843	\$80,311	\$82,520
2025 Population	17,314	103,218	236,634
Daytime Employees	86,580	152,796	249,352

SPACE FOR LEASE

1735 Oak Street, Kansas City, MO



LEASING CONTACTS

Ryan Holcomb

c: 913.526.2904 | o: 913.747.3321
e: rholcomb@fishmancommercial.com

Justin Kaufmann

c: 816.786.9131 | o: 913.747.3340
e: justin@fishmancommercial.com

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale of lease or withdrawal without notice.