

FOR SALE OR LEASE



1 EAST ARMOUR BLVD

1 EAST ARMOUR BLVD, KANSAS CITY, MO 64111

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Office Space available fronting new streetcar stop at Main St & Armour Blvd. Newly renovated property, furnished / move-in ready options available. Great opportunity for owner/occupant to secure signage fronting the new Streetcar Stop on Main St. Entire 2nd Floor available Spring 2025.

PROPERTY HIGHLIGHTS

- Located on the Streetcar Extension line w/ future stop right out front
- Ample parking with entrances on Main and Walnut (no streetcar construction disruption for parking)
- Common area renovations recently completed
- Ready for Tenant buildout and customization
- Lots of natural light

Offering Summary

Lease Rate: 2nd Floor	\$19-25/sq ft. (MG)
Lease Rate: Lower Level	\$14-16/sq ft. (MG)
Lease Rate: First Floor	\$19-25/sq ft. (MG)
Sale Price:	\$5,950,000
Available SF:	2,500 - 17,500
Parking:	78+ Spaces (Free)
Building Size:	38,200 SF
Renovated:	2022
Lot Size:	1 Acre



ADDITIONAL PHOTOS

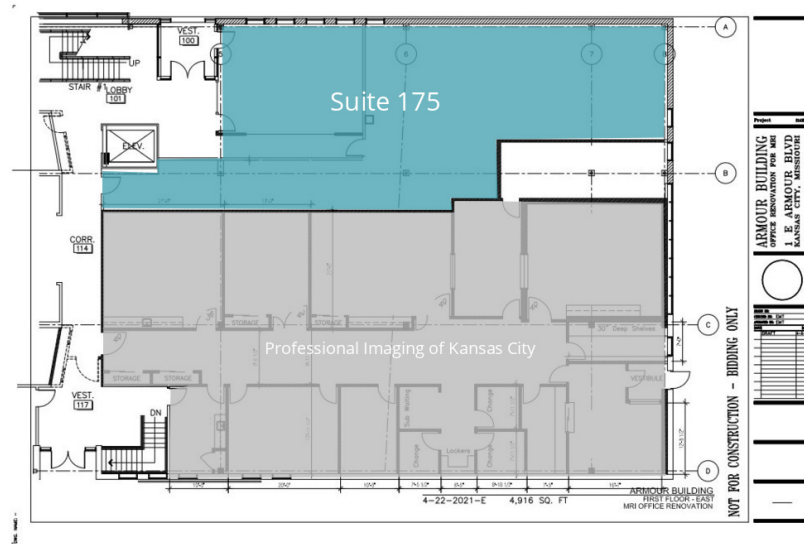




PLANS

Legend

Available
Unavailable



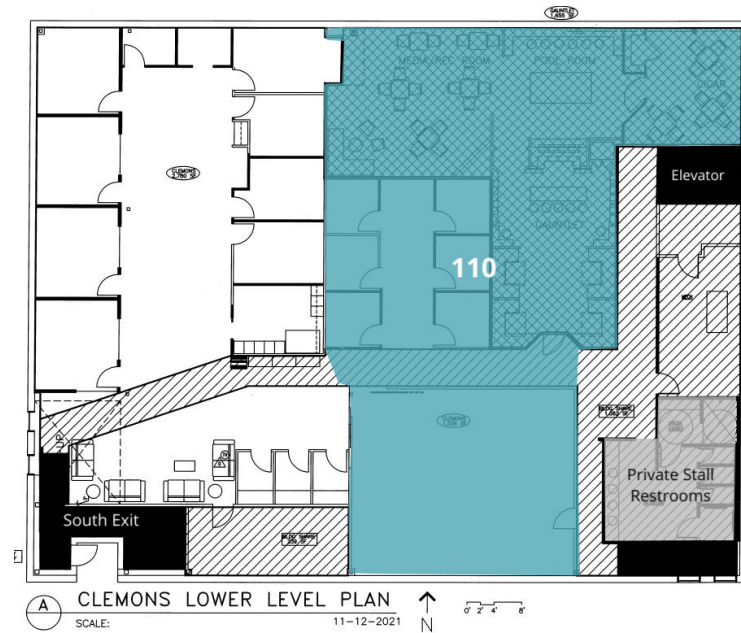
AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
175	Available	2,494 SF	Modified Gross	\$19.00 - 25.00 SF/yr	Shell space fronting Armour Blvd suitable for either street retail or office users.

Legend

Available

Unavailable



AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
110	Available	2,500 - 5,500 SF	Modified Gross	\$14.00 - 16.00 SF/yr	Lower level office space available. Option to take additional space if needed. Newly remodeled common area restrooms and lobby and lots of amenities.

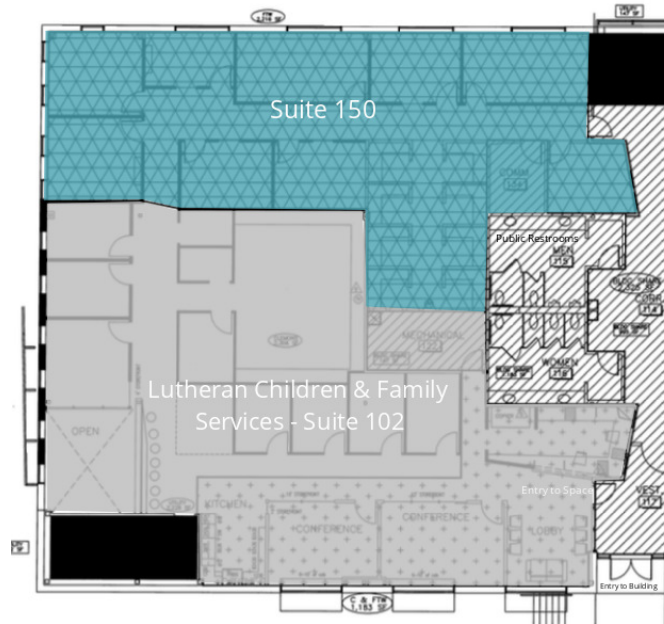


PLANS

Legend

Available

Unavailable



AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
150	Available	2,961 SF	Modified Gross	\$22.00 SF/yr	Modern, recently renovated office suite with a highly functional layout. The space features a mix of private offices and collaborative areas, including conference rooms, a break area, open co-working space, phone/call rooms.



PLANS



AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
Floor 2	Available	3,000 - 15,000 SF	Modified Gross	\$19.00 - 25.00 SF/yr	Great second floor space with option to lease with the existing furniture in place.



AERIAL MAP

COUNTRY CLUB
PLAZA

WESTPORT

KU SCHOOL OF
MEDICINE
The University of Kansas

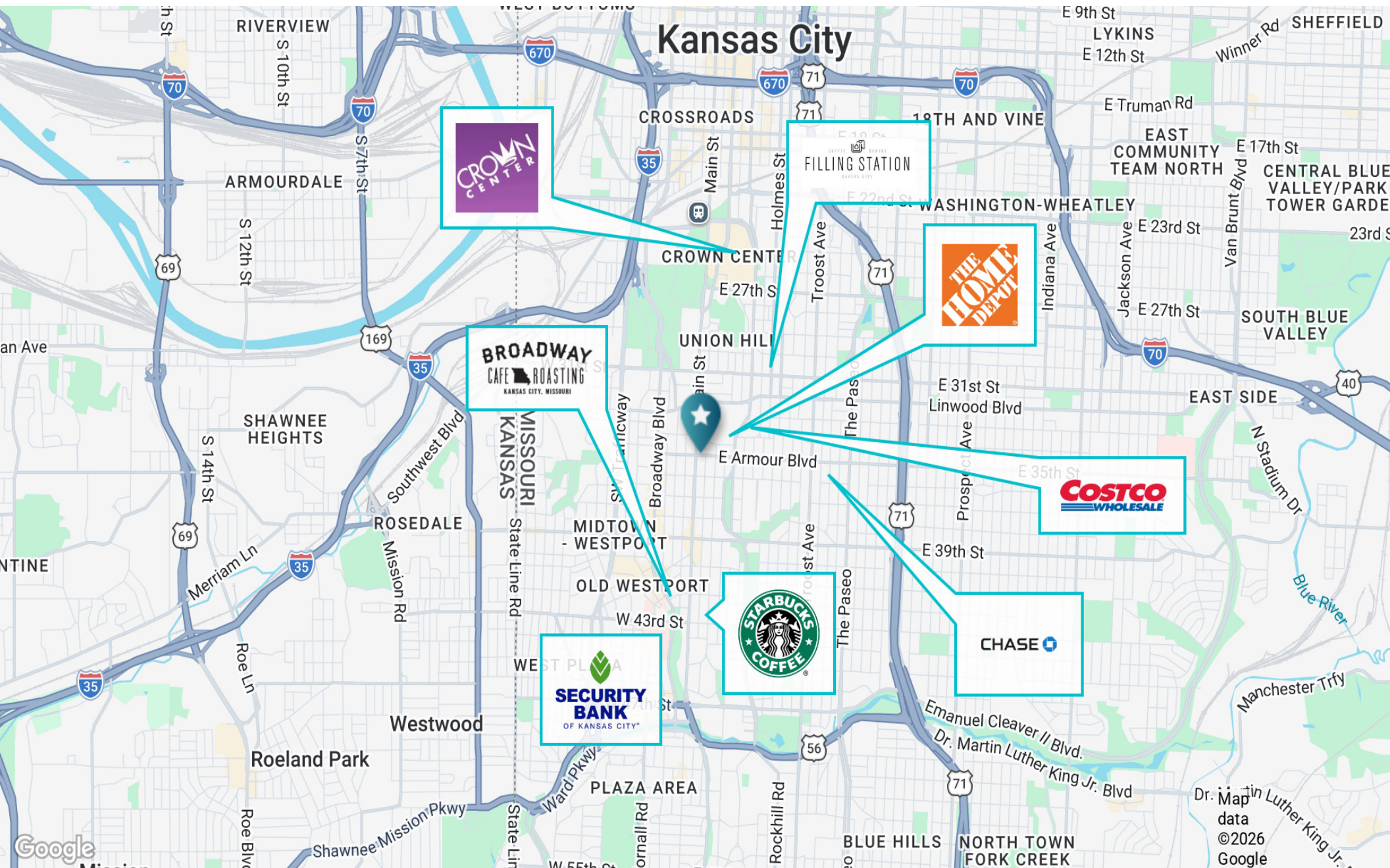
MAIN ST



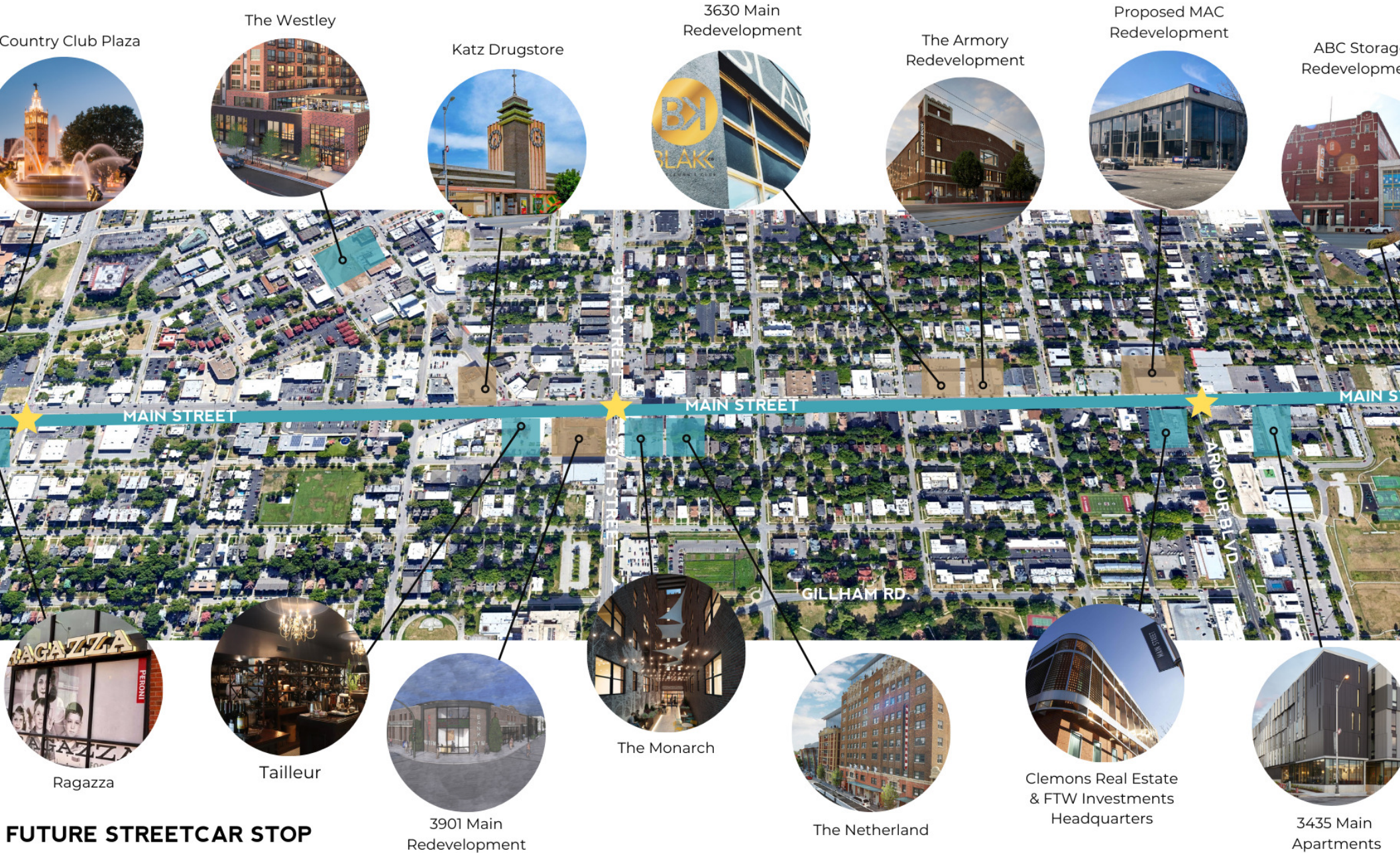
ARMOUR BLVD



RETAILER MAP



MAIN STREET DEVELOPMENT



FUTURE STREETCAR EXTENSION

The Main Street extension for the Kansas City Streetcar is a valuable investment that will have a great impact on properties and businesses down the Main Street corridor. After the Downtown line was approved in 2012, more than \$4 billion of investment was brought into that market. Since approval of the extension in 2018, a total of \$25.6 million in transactions along Main have taken place to date.

OPENING EARLY 2025!

The 3.6-mile extension on Main Street, adding 8 stops, will connect Downtown to Midtown, Westport, the Art Museum District, the Country Club Plaza, and UMKC.





MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.

MIDTOWN DEMOGRAPHICS



61,924
Population



109,559
Daytime Population



\$188,359
Median Home Value



30%
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS



2.2 M
Population



474,110
Daytime Population



\$240,254
Median Home Value



37.2%
Bachelors Degree or Higher

MAJOR CORPORATIONS IN THE AREA

