

FOR LEASE

2734 Cherry Street
Kansas City, MO 64108

9,000 SF Free Standing Building



True Flex: Office + Warehouse + Flex
Plug Into Kansas City's Fastest Growing Corridor



**MIDWEST CAPITAL
REALTY ADVISORS**
Commercial Real Estate Services

Richard Lanning, SIOR, CPM, CCIM
Midwest Capital Realty Advisors
(816) 769-5507
rmlanning@midwestcapitalra.com

HIGHLIGHTS

- ▶ Prime Midtown Location Near Hospital Hill & Downtown
- ▶ 9,000 ±SF free-standing building
- ▶ Walkable to KC Streetcar & Future Royals Stadium
- ▶ Flexible Office/Warehouse with Dual Loading

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

PROPERTY DATA SHEET

2734 Cherry Street, Kansas City, MO 64108

Midwest Capital Realty Advisors is pleased to present a unique office/warehouse leasing opportunity in the Midtown submarket, adjacent to Hospital Hill, within the greater Kansas City metropolitan area.

Situated along Cherry Street, the property offers exceptional connectivity to Downtown Kansas City, Crown Center, Union Station, and the Country Club Plaza. The location provides convenient access to Interstate 49 (US Highway 71), Interstate 35, and Interstate 70, while also benefiting from proximity to the expanding KC Streetcar corridor, located approximately 4.5 blocks to the west along Main Street, which continues to drive significant investment and redevelopment throughout Midtown.

The property is also positioned approximately 2.5 blocks from the planned new Kansas City Royals Downtown Ballpark, placing it within immediate proximity to one of the most transformative developments in the region. This project is expected to catalyze substantial economic activity, infrastructure improvements, and long-term value appreciation throughout the surrounding area.



The property consists of approximately $\pm 9,000$ square feet industrial building with its own private parking lot, an increasingly rare amenity in this urban infill location.

The building includes approximately 2,750 square feet of well-finished office space, offering a professional and efficient work environment. The balance of the space provides flexible industrial capability, including both dock-high and drive-in loading, an uncommon combination for a building of this size that enhances operational versatility.

Constructed with long-term functionality in mind, the building offers a practical layout capable of supporting both collaborative and private office configurations, as well as a wide range of industrial and commercial uses, including distribution, service-oriented businesses, light fabrication, contractor operations, assembly, showroom/warehouse users, and last-mile logistics. This building is an artist and craftsman's dream with room to fabricate and create.

The location is further strengthened by its immediate proximity to Hospital Hill, one of the region's primary healthcare and employment centers, as well as the Crossroads Arts District, known for its dynamic mix of creative office users, restaurants, and entertainment. The property also offers convenient access to the Country Club Plaza, providing a premier mix of retail, dining, and amenities that appeal to both employees and clients, while maintaining seamless connectivity to the broader Downtown Kansas City business core. This property is walking distance to the Kansas City Streetcar and the new location for the Kansas City Royals stadium.

Surrounded by a dense and growing residential population, the area provides access to a strong labor pool along with nearby retail, dining, and green space amenities. Midtown continues to experience meaningful reinvestment driven by infrastructure improvements, including the streetcar expansion, and an influx of new residential and mixed-use development.

This represents a rare opportunity to lease a well-located, highly functional building with dedicated on-site parking, ample street parking, and flexible loading capabilities in one of Kansas City's most active and evolving submarkets, offering both immediate usability and long-term upside as Midtown continues to benefit from significant public and private investment.

ADDRESS:	2734 Cherry St., Kansas City, MO 64108	LOADING:	1 Dock Door – 10'x10' 1 Drive-In Door – 16'x10'
TOTAL SIZE:	9,000 $\pm$ SF	CEILING HEIGHT:	12' Clear
OFFICE AREA:	2,750 $\pm$ SF	LIGHTING:	LED
CONSTRUCTION:	Brick & Block	ZONING:	M1-5
ELECTRICAL:	400 amp – 120/208 Volt	2025 RE TAXES:	\$2.20 SF
LEASE RATE:	\$10.50 SF/NNN	PROPERTY INSURANCE:	T-B-D
SPRINKLER SYSTEM:	Non-Sprinklered	HVAC:	Full HVAC in Office, Overhead gas fired unit heaters in warehouse

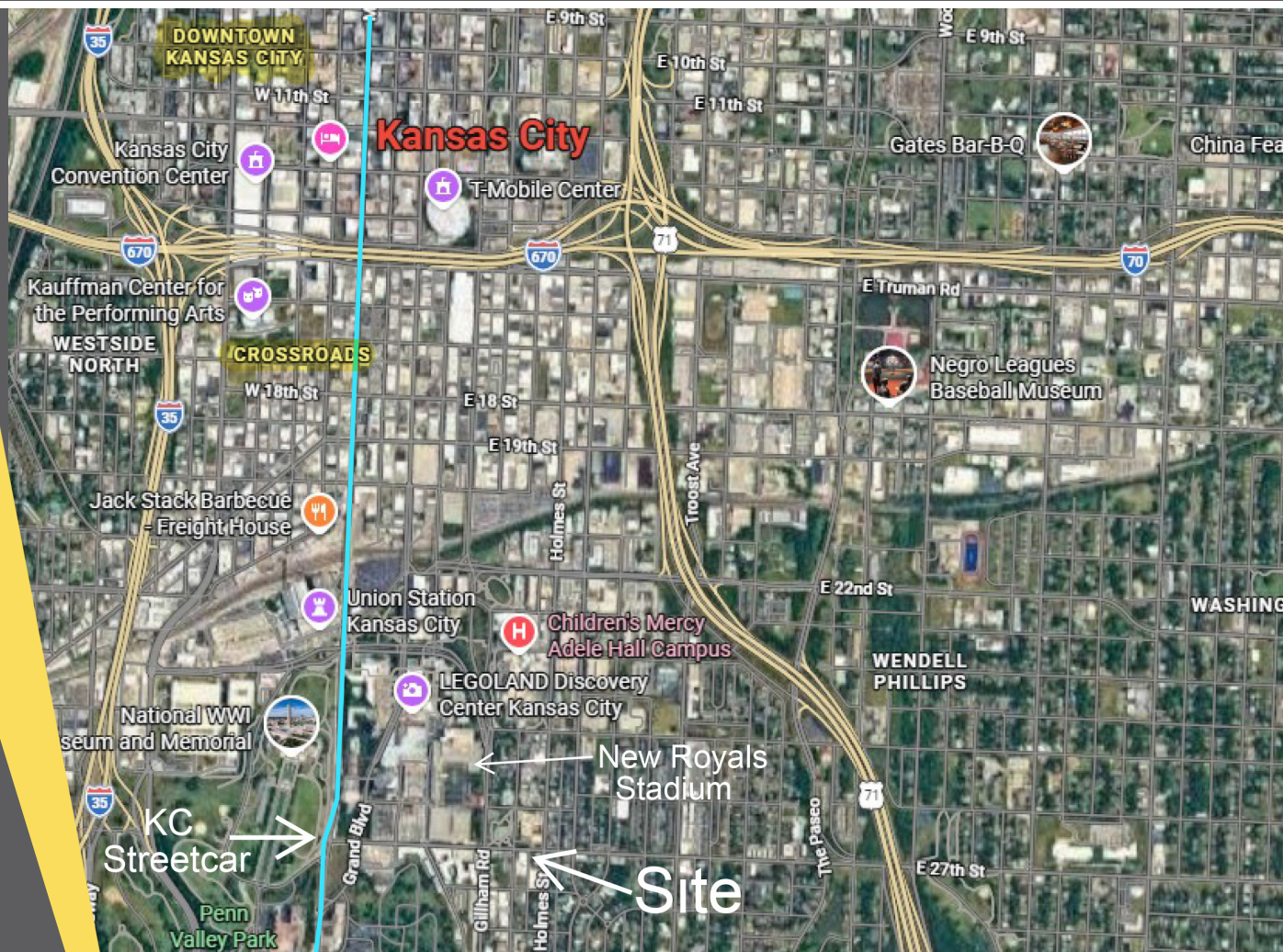
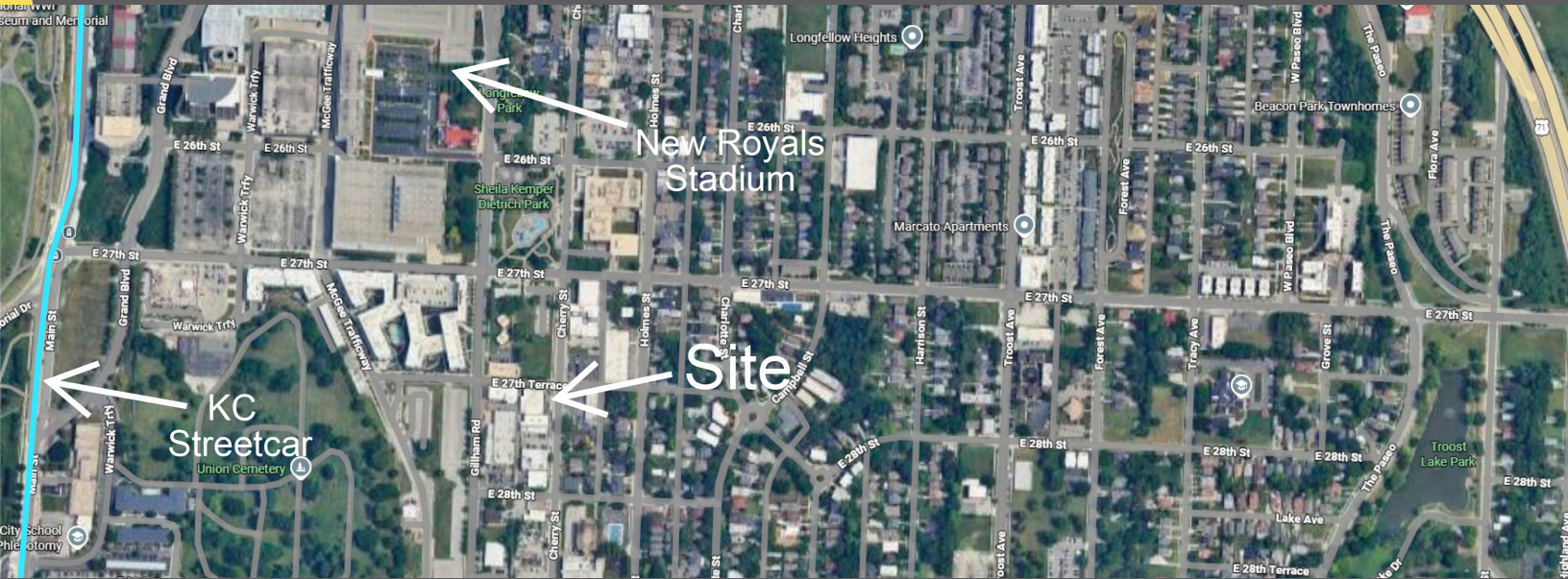


Richard Lanning, SIOR, CPM, CCIM | Midwest Capital Realty Advisors
(816) 769-5507 | rlanning@midwestcapitalra.com

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

AERIAL MAP

2734 Cherry Street, Kansas City, MO 64108



For additional information or to schedule a tour, please contact us today to explore this unique leasing opportunity. We look forward to discussing how this property can meet your operational needs.

Richard Lanning, SIOR, CPM, CCIM | Midwest Capital Realty Advisors
(816) 769-5507 | rmlanning@midwestcapitalra.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 subject to errors, omissions, prior sale or lease or withdrawal without notice.