

# 1718 BALTIMORE KANSAS CITY, MO



## **Restaurant / Retail with Parklet For Lease**

- 3 Tenant Building Complex with Outdoor Dining and Parklet
  - ◇ Suite 101—3,477 RSF Indoors + 837 RSF covered outdoor space (Great Full Service Restaurant Location)
  - ◇ Suite 102—794 RSF (Great for Café / Bakery / Retail)
  - ◇ Suite 103—757 RSF (Corner-possible pickup window)
- \$30 / RSF NNN Lease Structure / Parklet Real Estate Taxes shared by Landlord
- Restrooms included within each Suite
- Outdoor entrances to each Suite
- Tenant Improvements Negotiable



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# 1718 Baltimore

Kansas City, Missouri



## LOCATION

Located in the heart of the Crossroads Arts District of Kansas City, Missouri, The 1718 Baltimore is walking distance to The Kauffman Center for the Performing Arts, Bartle Hall, and the Loews Convention Center Hotel. It is one block from the Kansas City Streetcar line that runs between the River Market, Downtown, and Union Station. This location has great access to all parts of the metropolitan area via nearby I-35 and I-70.