



For Sale 7th Street Portfolio

420 & 430 W 7th St. | Kansas City, MO 64105

Redevelopment or owner-user opportunity

Jones Lang LaSalle Brokerage Inc., a licensed real estate brokerage

Property Details

PROPERTY NAME:	7th Street Portfolio
PROPERTY ADDRESS	430 & 420 W 7th Street, Kansas City, MO 64105
YEAR BUILT:	430 W 7th - 1983 420 W 7th - 1961
PROPERTY TYPE:	Improved land; Office; Two buildings, two parcels
SITE AREA	0.83 AC Total 36,163.50 square feet
BUILDING AREA:	430 W 7th - 15,000 SF 420 W 7th - 19,120 SF
CONSTRUCTION:	Masonry
ZONING:	M1
DELIVERY:	Available immediately
SALE PRICE:	\$1,990,000

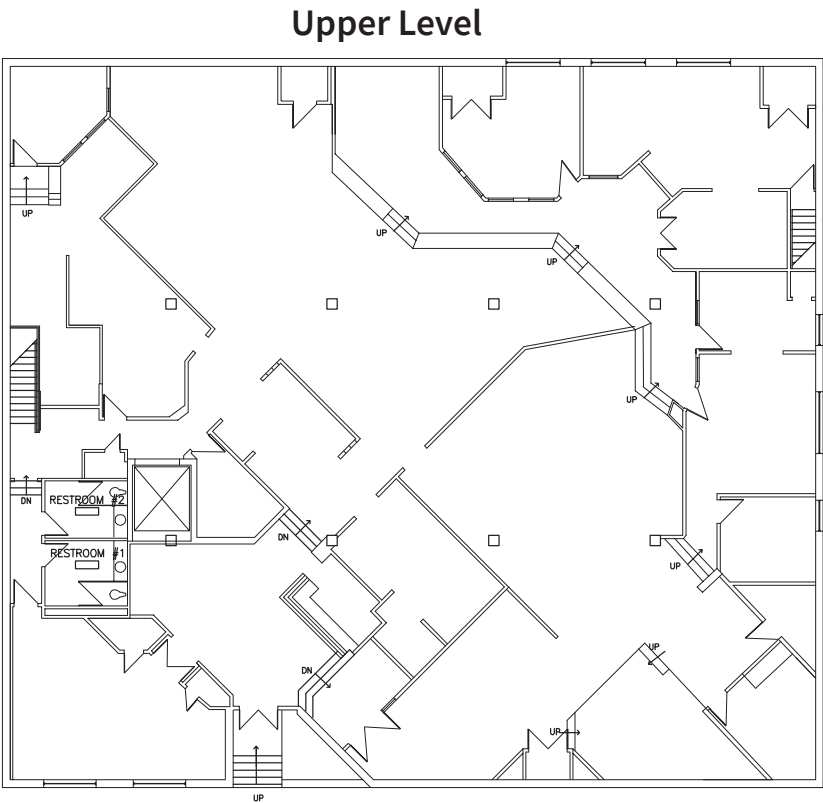
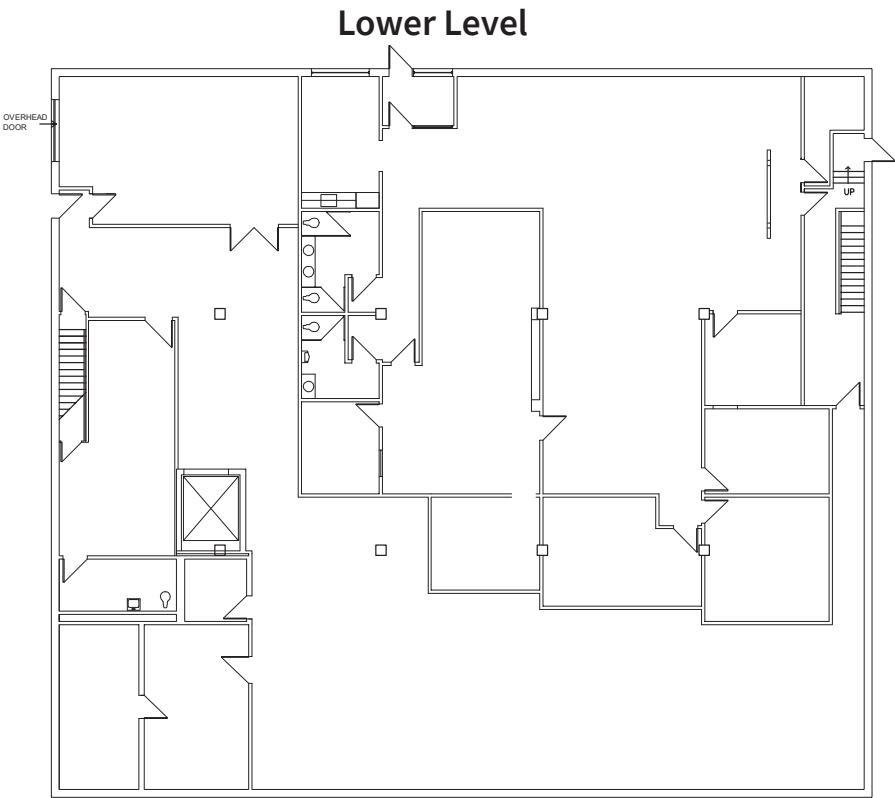
Investment Highlights

- Rare two-building redevelopment or owner-user opportunity
- Great highway access to I-35 and I-70 from inside the loop
- Located in the walkable and redeveloping Garment District
- 430 W 7th Street
 - » Currently occupied but will be vacated in the coming months
 - » Current build-out is for office use
- 420 W 7th Street
 - » Currently vacant; redevelopment opportunity
- Additional information can be provided by ownership by request



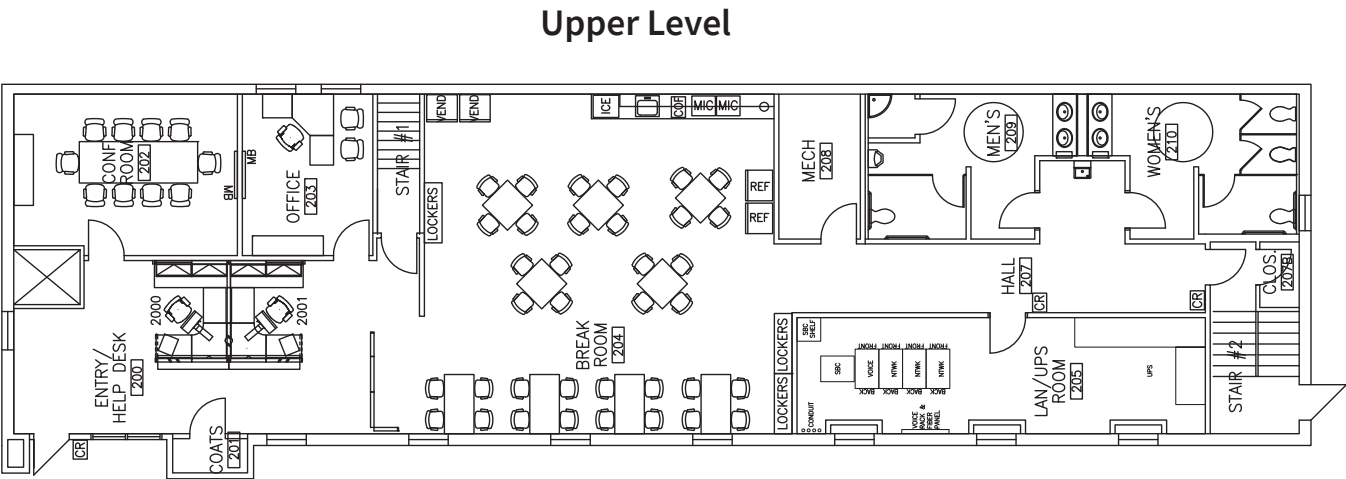
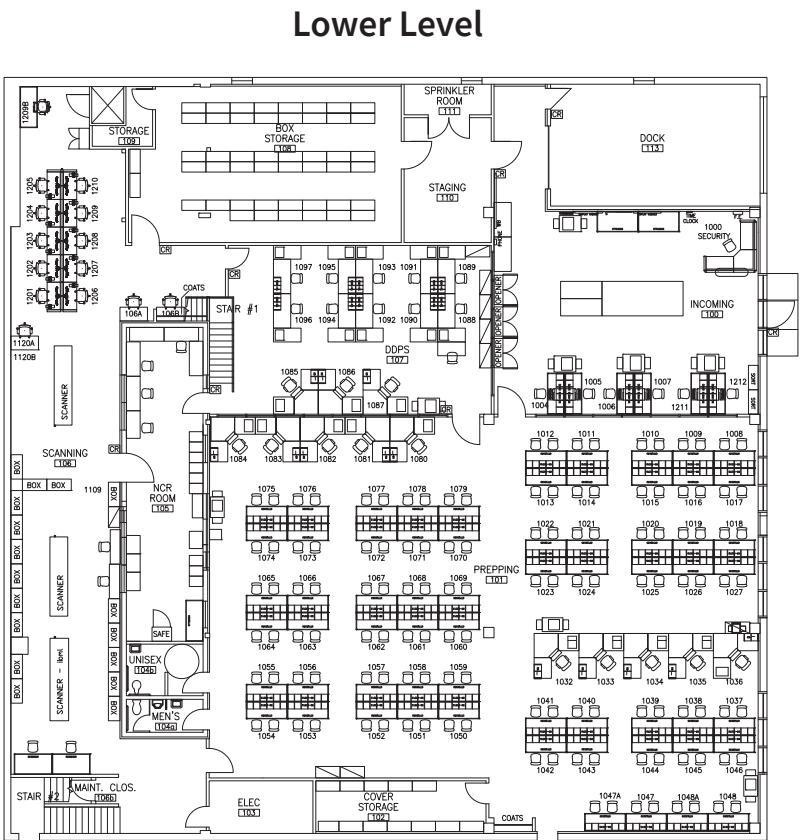
Floor plans

420 W 7th Street



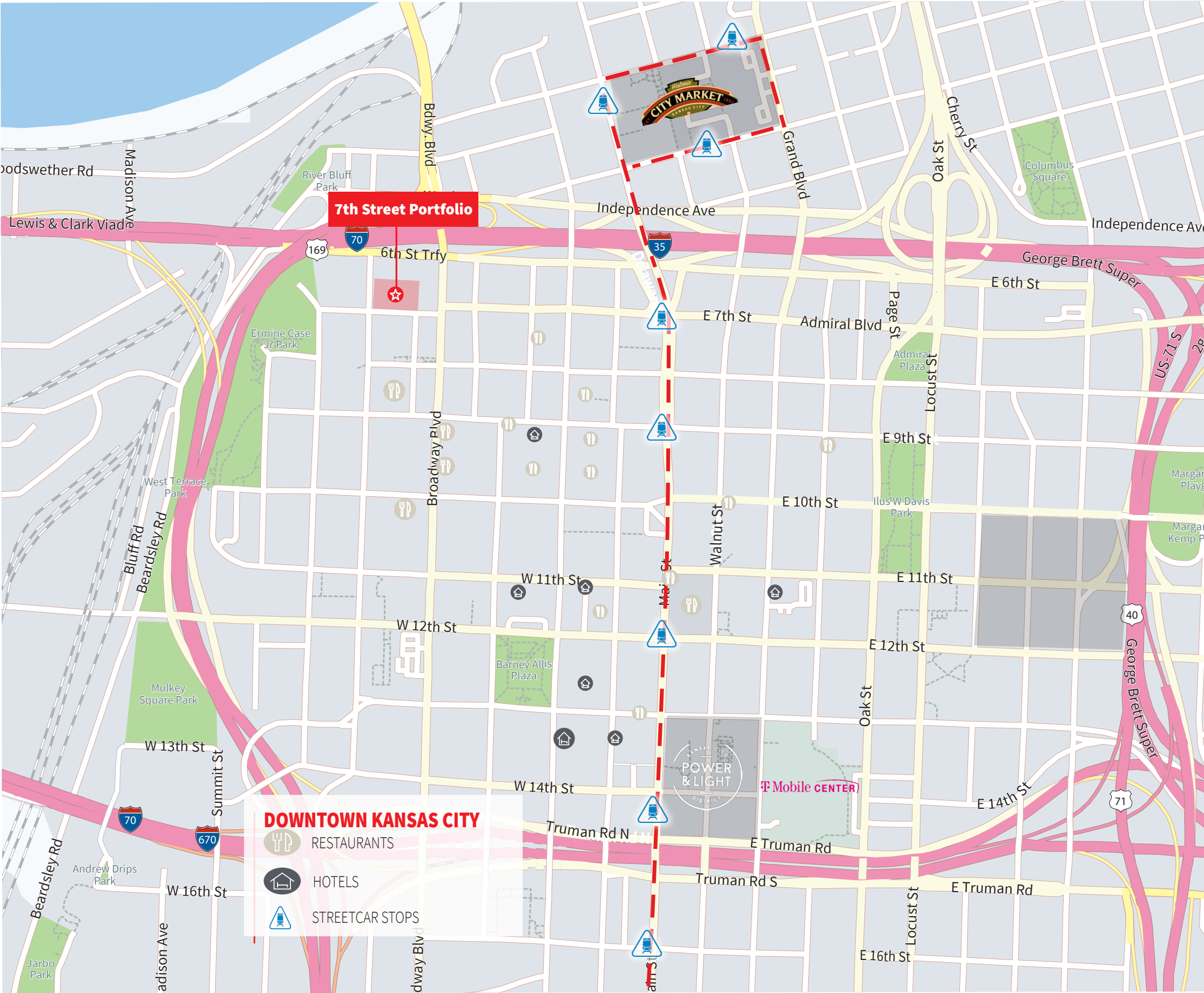
Floor plans

430 W 7th Street



Location

The Kansas City Garment District is located in downtown Kansas City, Missouri to the east of Quality Hill, across Broadway Boulevard. In the 1930s, several large clothing manufacturers clustered here, making Kansas City's garment district second only to New York City's in size. Its old industrial buildings have since been redeveloped into loft apartments, offices, and restaurants. Henry Perry, father of Kansas City-style barbecue, got his start in 1908 from a stand in an alley in the neighborhood.





7th Street Portfolio

420 & 430 W 7th Street, Kansas City, MO 64105

Contact:

RJ Trowbridge

Executive Vice President
+1 913 469 4637
rj.trowbridge@jll.com

Jim Gates

Executive Vice President
+1 913 469 4638
jim.gates@jll.com



+1 913 469 4600 | jll.com/kansas-city

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker in 48 states | **DISCLAIMER** Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.