

# OFFICE / RETAIL SPACE FOR LEASE 201 MAIN STREET • KANSAS CITY, MO

**AREA**  
REAL ESTATE ADVISORS





# PROPERTY HIGHLIGHTS

---

**3,600 SF Retail / Office Space For Lease**

**Main Level: 3,600 SF**

**Lower Level: 1,300 SF**

\$22.00 PSF + utilities

45 parking spaces available after 5pm

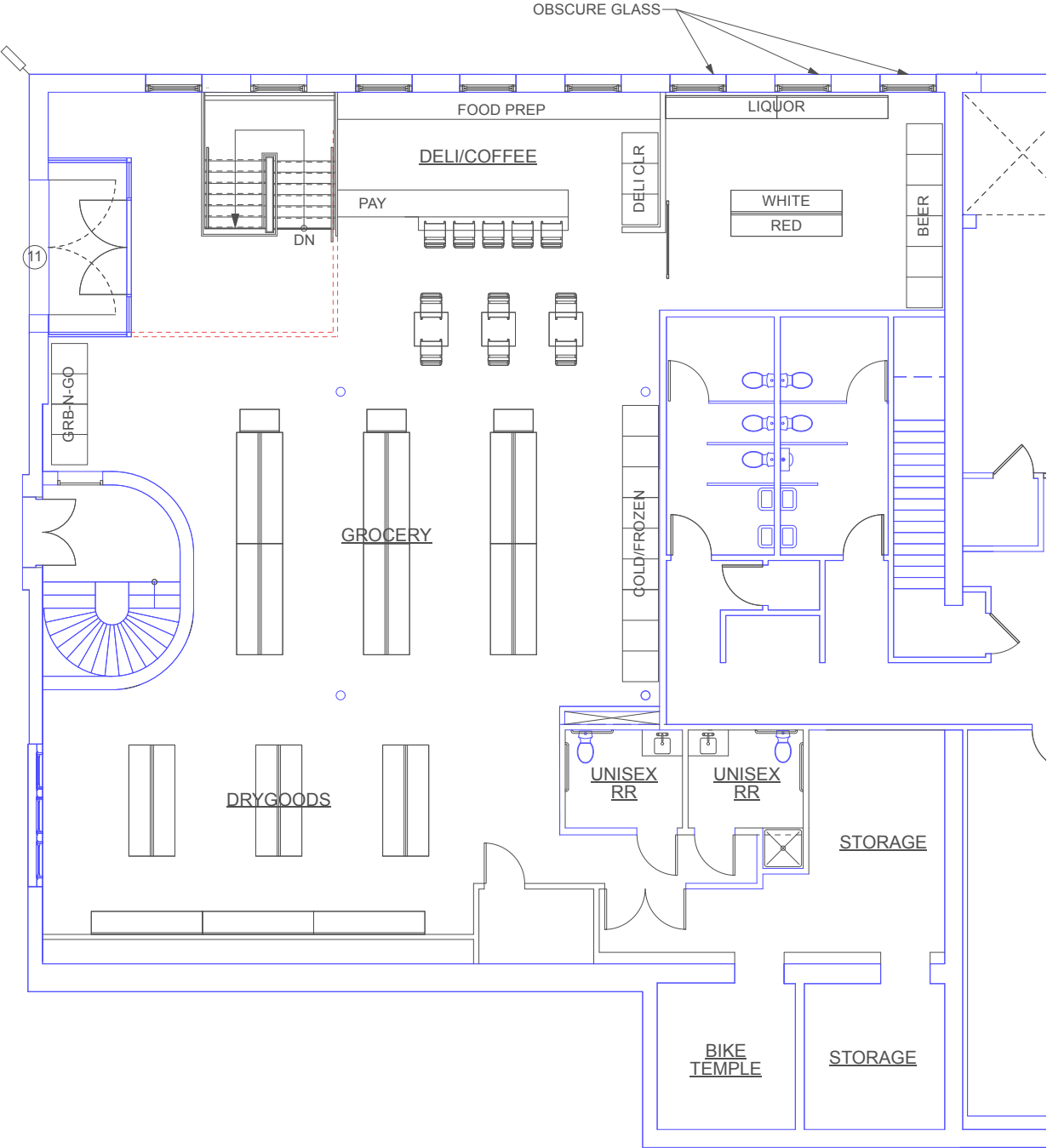
15-foot ceilings

Ideal for coffee, bodega, deli user

**AREA**  
REAL ESTATE ADVISORS



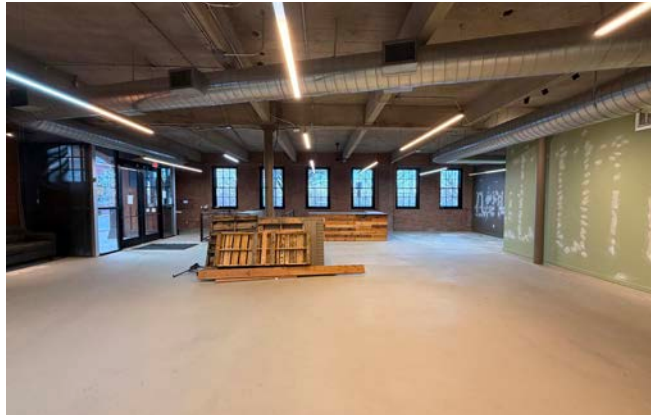
# CONCEPTUAL BODEGA FLOOR PLAN



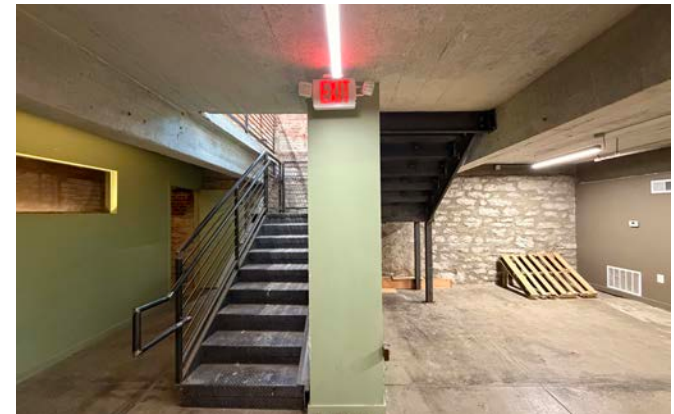
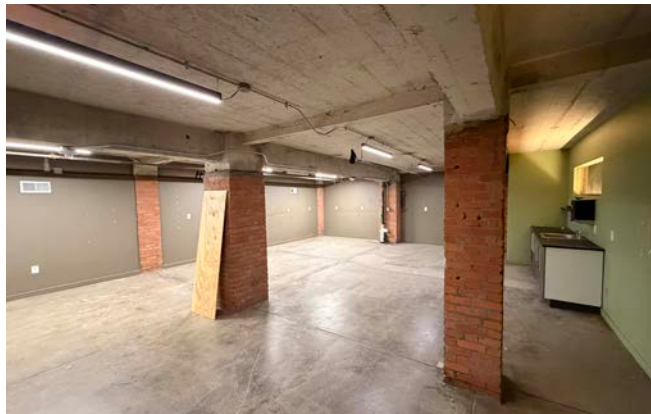


# INTERIOR PHOTOS

## MAIN LEVEL

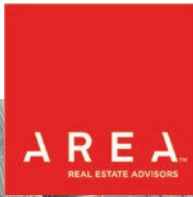


## LOWER LEVEL





# AERIAL VIEW





# CONTACT

AREA  
REAL ESTATE ADVISORS

**JAY HAWKINS**

JHAWKINS@OPENAREA.COM

816.895.4808

**TIM SCHAFFER**

TSCHAFFER@OPENAREA.COM

816.876.2535