

4100

Main Street

Kansas City, MO

33,801 SF

For Sale or Lease



WATERFORD
PROPERTY COMPANY LLC

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PROPERTY OVERVIEW

BUILDING SPECS

Building Size	33,801 SF
Floors	Three (3) 11,267 SF floors Can be leased separately or together
Year Built	1989
Clear Height	10' to drop ceiling 14' to deck
Loading	One (1) 8' x 8' dock-high
Material Handling	Elevator and multi-floor conveyor system
Fire Suppression	Fully sprinklered
Climate Control	Fully air conditioned and heated

SITE SPECS

Land Size	0.99 acres across four (4) parcels
Parking Spaces	+/- 70
Public Transit	On KC Streetcar extension
Zoning	B3-2
2024 Taxes	\$76,833.21 (\$2.27 PSF)
Electric Provider	Evergy
Gas Provider	Spire
Water / Sewer	KC Water

PRICING

Sale	\$4,250,000
Lease	\$7.00 NNN



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AERIAL MAP



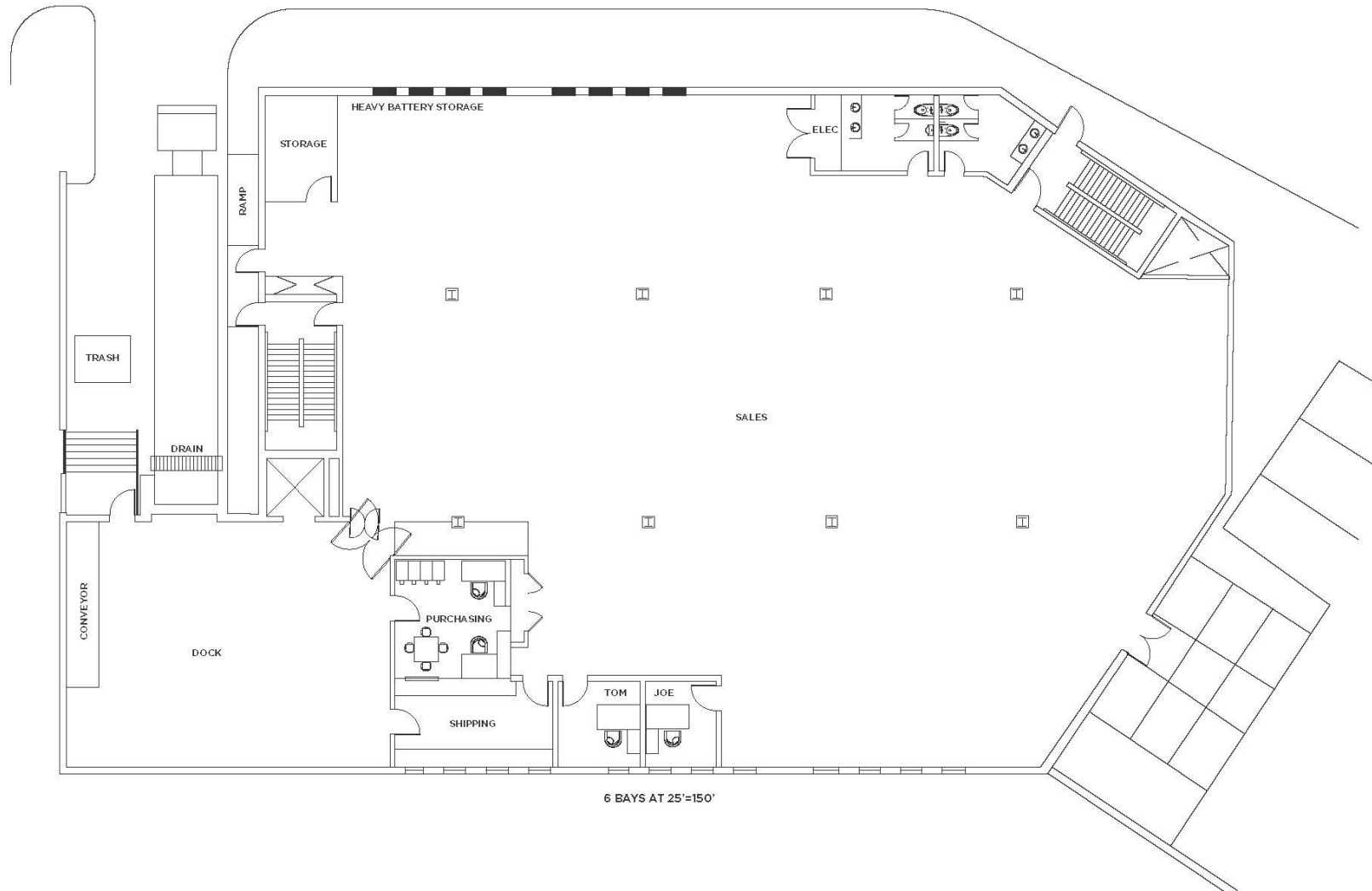
KANSAS CITY STREETCAR

PROPERTY IS LOCATED ON THE KC STREETCAR EXTENSION, PROJECTED TO BE COMPLETED MID-2025

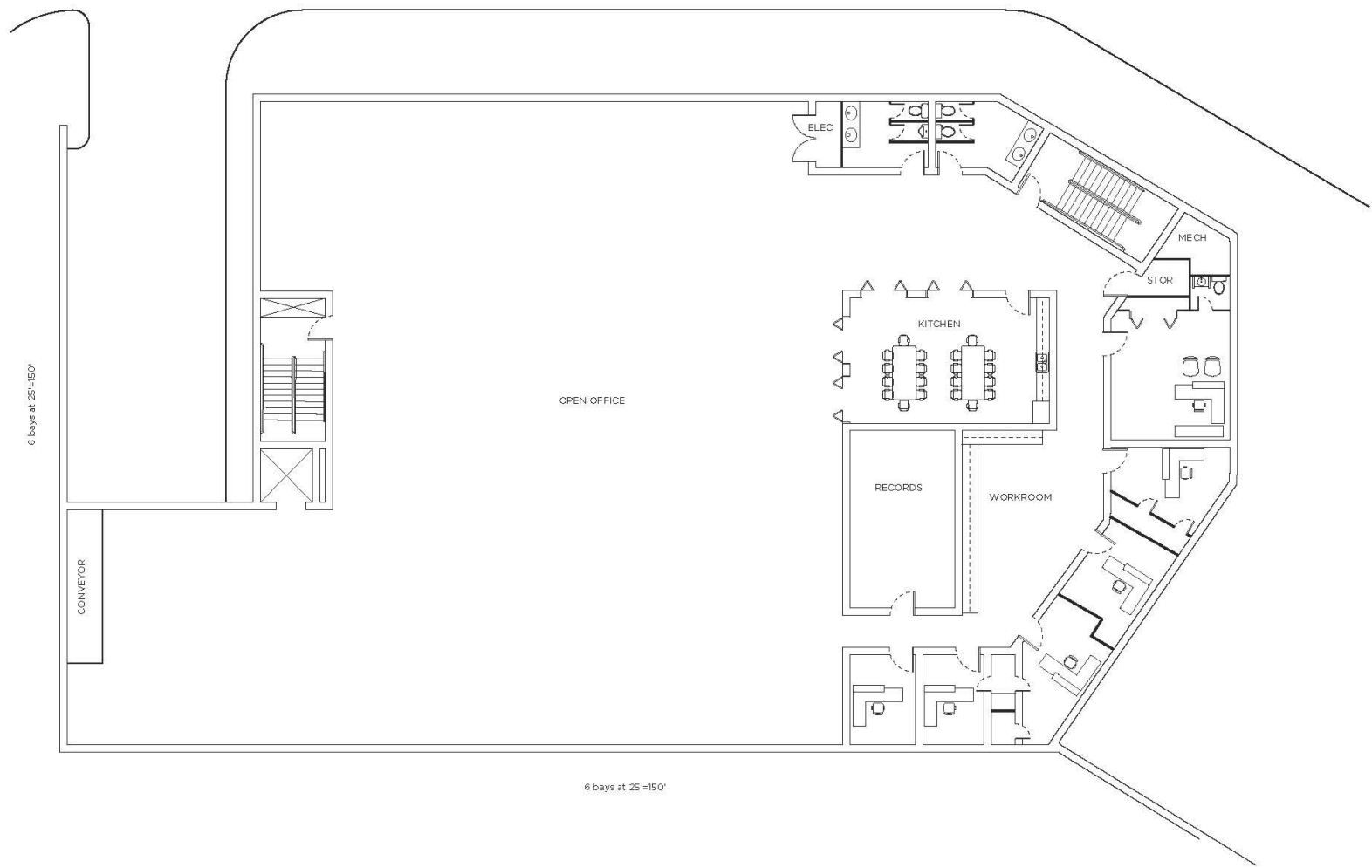


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MAIN FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

