

FOR LEASE



3124 TROOST AVE

KANSAS CITY, MO 64109

LAUREN KIRBY
COMMERCIAL & INVESTMENT SALES
785.840.5839
lauren@clemonsrealestate.com



PROPERTY INFO

3124 TROOST AVE, KANSAS CITY, MO 64109



PROPERTY DETAILS

Building Size: 6,000 SF Ground Floor
6,000 SF Lower Level

Lease Rate: Ground Floor: \$12-\$14/
SF NNN

Lower Level:
\$6-\$8/SF NNN
(dependent on
build-out needed)

LOCATION OVERVIEW

Clemons Real Estate is once again at the forefront of Kansas City's successful urban renewal with the Legacy Crossing development. Legacy Crossing is an urban gem amidst some of Kansas City's most historically significant architecture. 3124 Troost was built with attention to detail and an eye for beauty in 1931; Clemons has worked hard to restore and maintain its historic charm while adding modern touches for today's world. This is an elegant, open-concept space, well-suited to a variety of retail or office tenants.

PROPERTY HIGHLIGHTS

- Located in the heart of the Legacy Crossing Redevelopment
- 12,000 SF total with option to lease one or both floors
- Building offers finished, walk-out basement
- Building completely renovated, with new mechanical, electrical and plumbing
- Interior exposed brick walls, 14 foot white tin ceilings on floor one, new & modern facade

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INTERIOR PHOTOS

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LEGACY CROSSING

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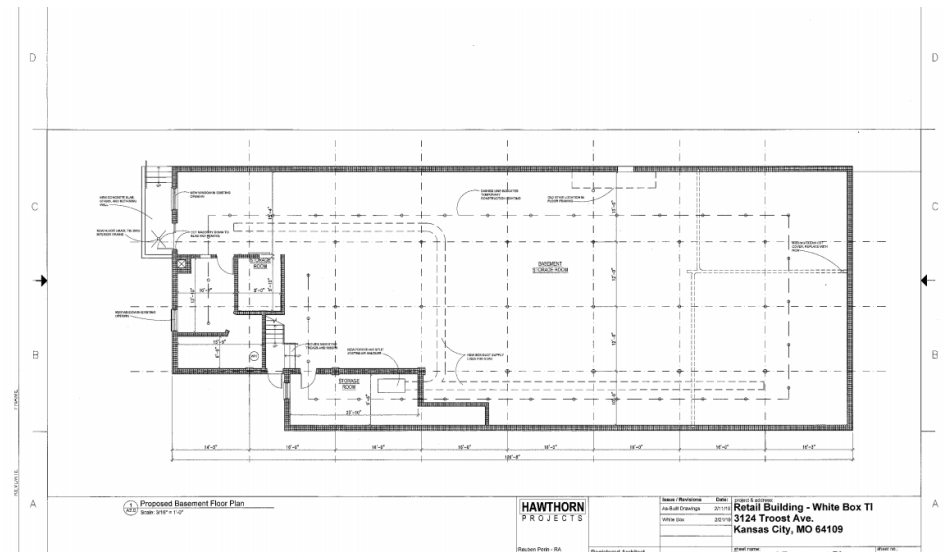
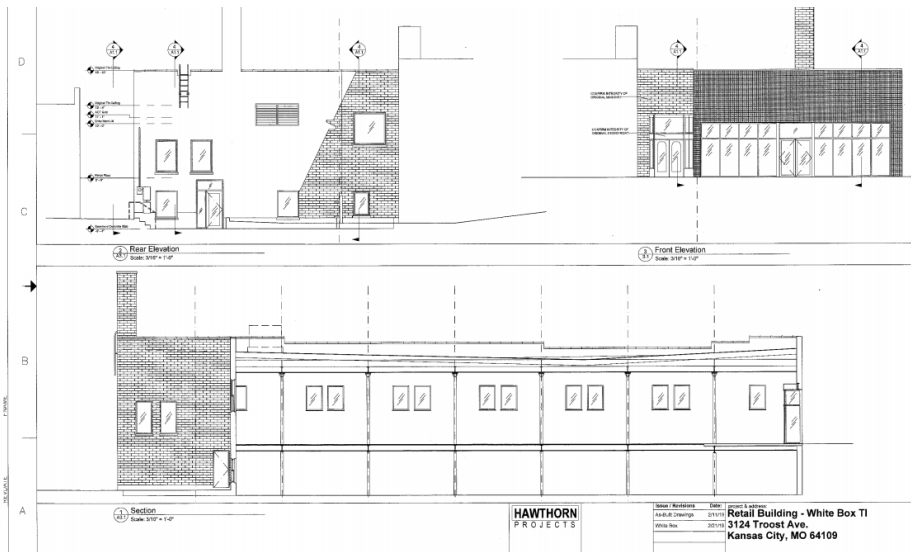
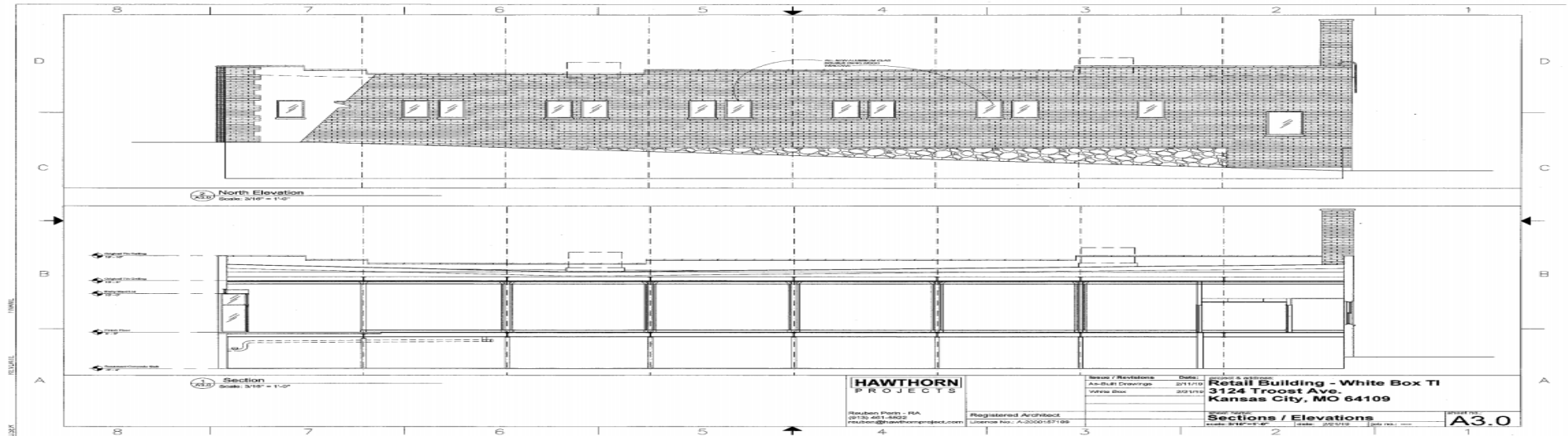
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CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM

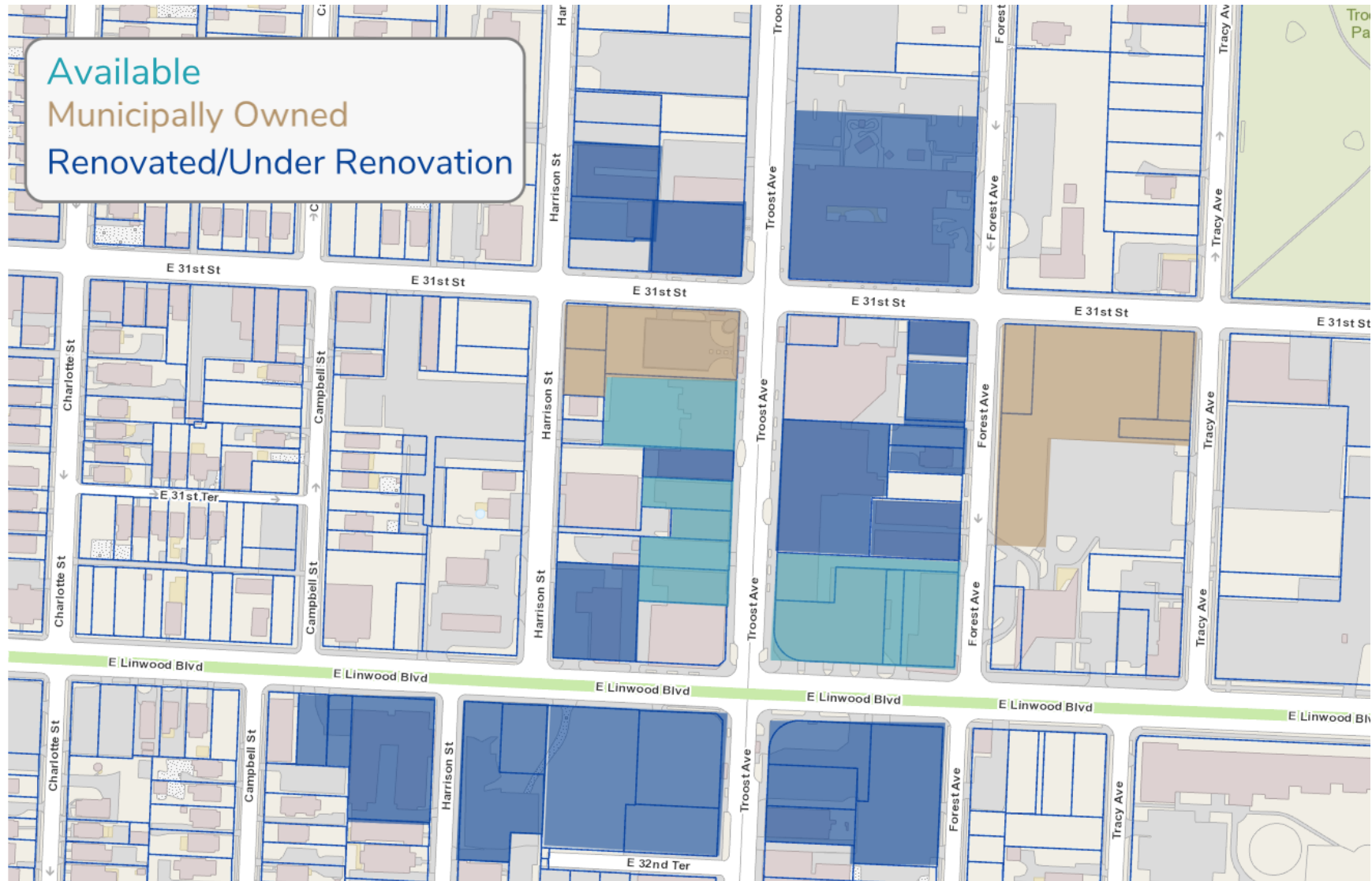


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TROOST CORRIDOR DEVELOPMENT

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