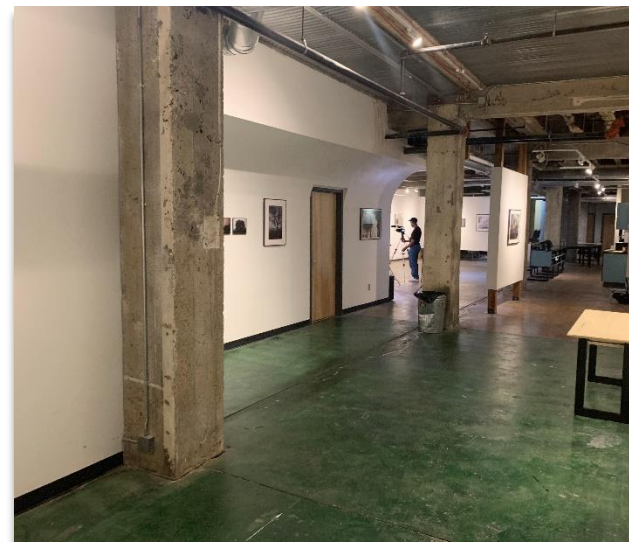


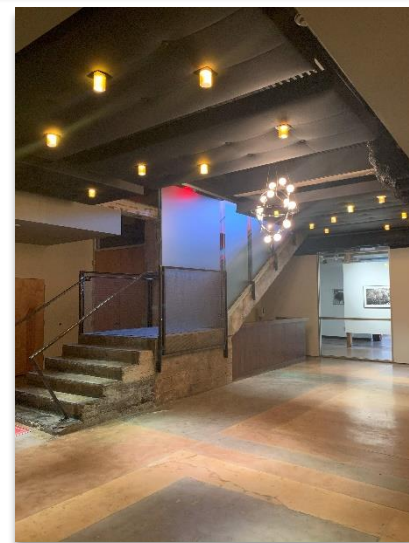


FOR LEASE: 1900 Main Street Kansas City, MO



PROPERTY INFO

- Prominent location in the center of the Crossroads Arts District, adjacent to the KC Streetcar Stop
- Unique lower-level space, polished concrete floors and 12-foot ceiling
- **Currently built out as a music studio** with 4 recording rooms, common area kitchen and gallery space
- Ideal for production, music or design
- Street level door signage available for new tenant
- High profile location, home to Extra Virgin owned by James Beard Award-winning chef Michael Smith
- 3,000-6,278 SF available
- **\$12-14 PSF modified gross (Tenant pays utilities)**



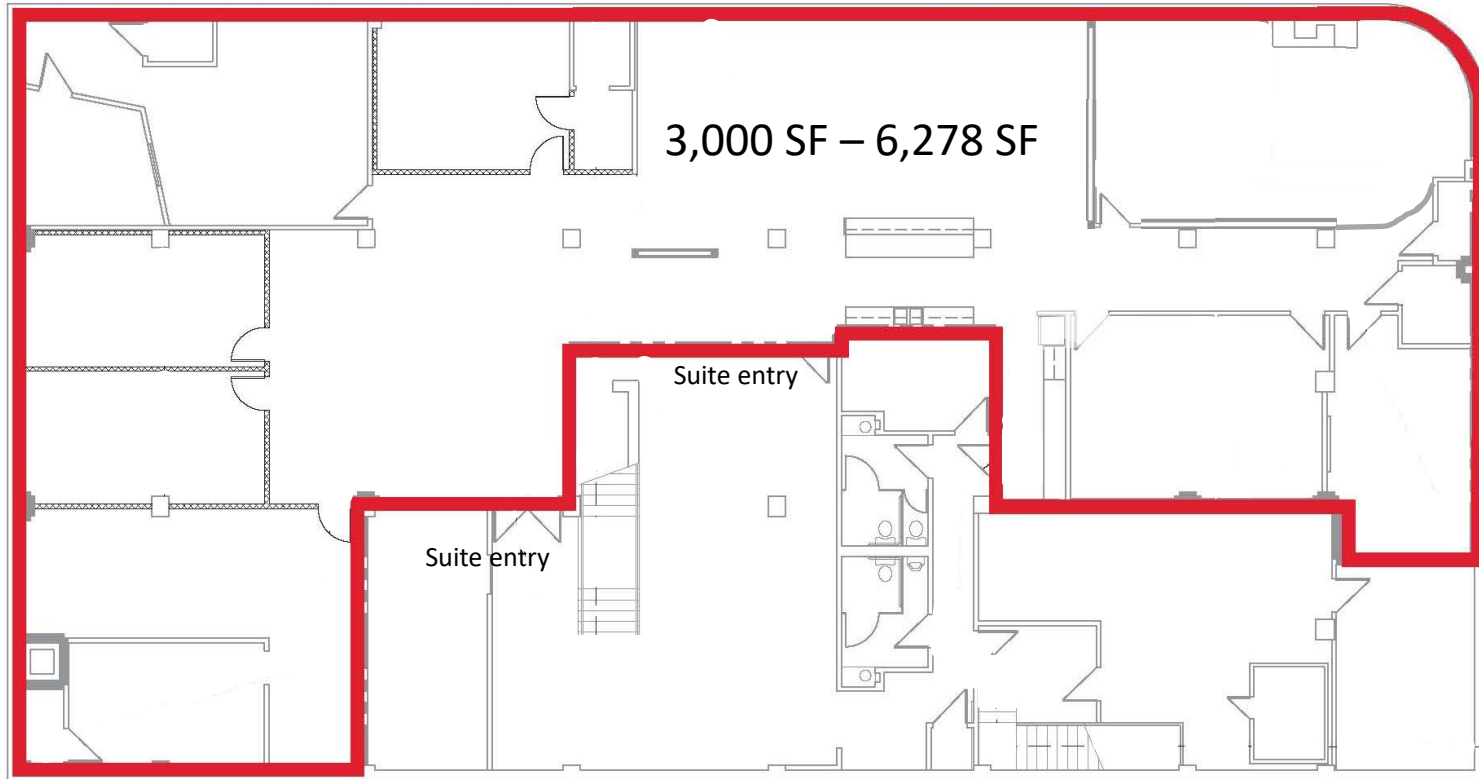
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Floor Plan



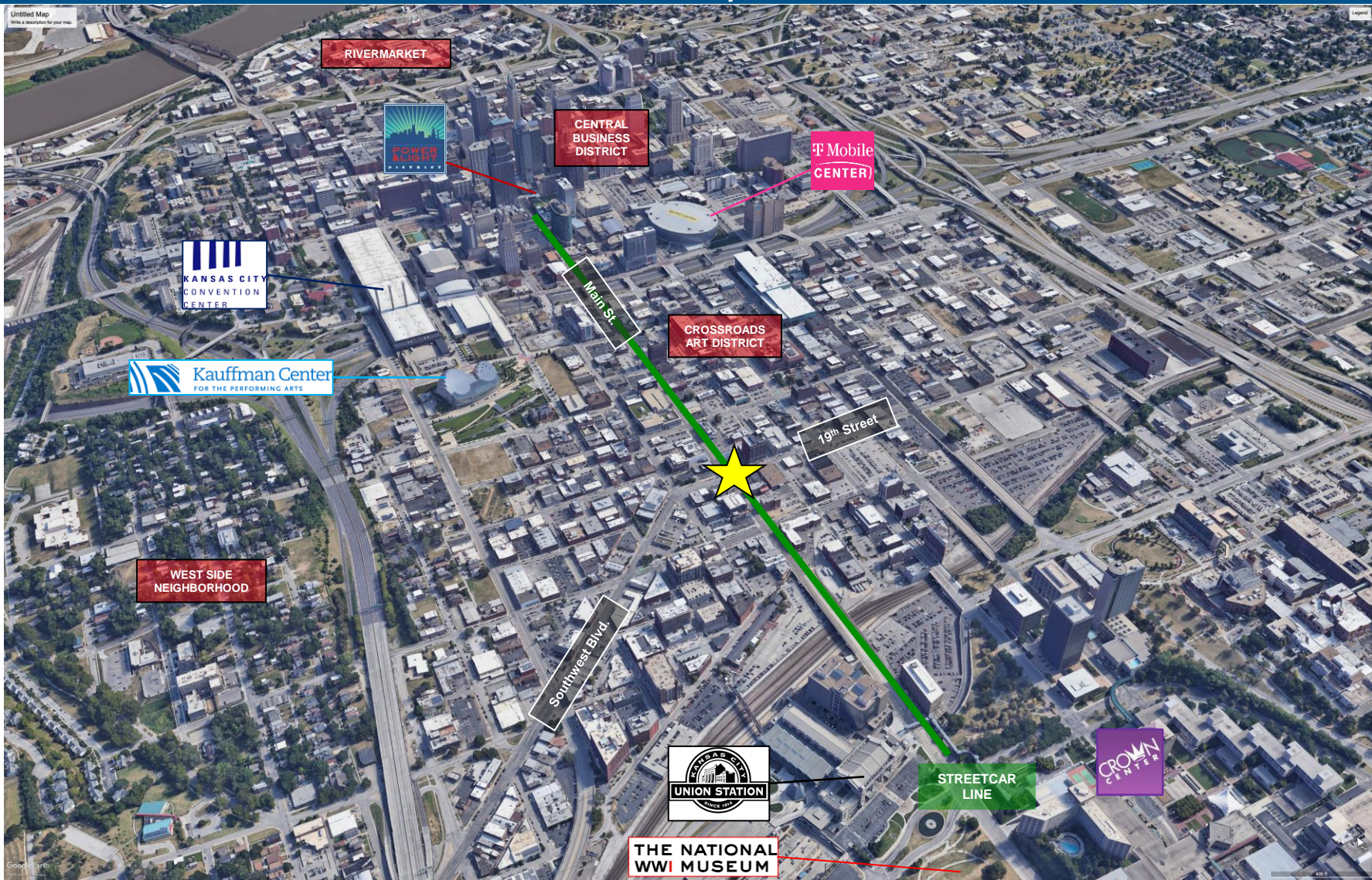
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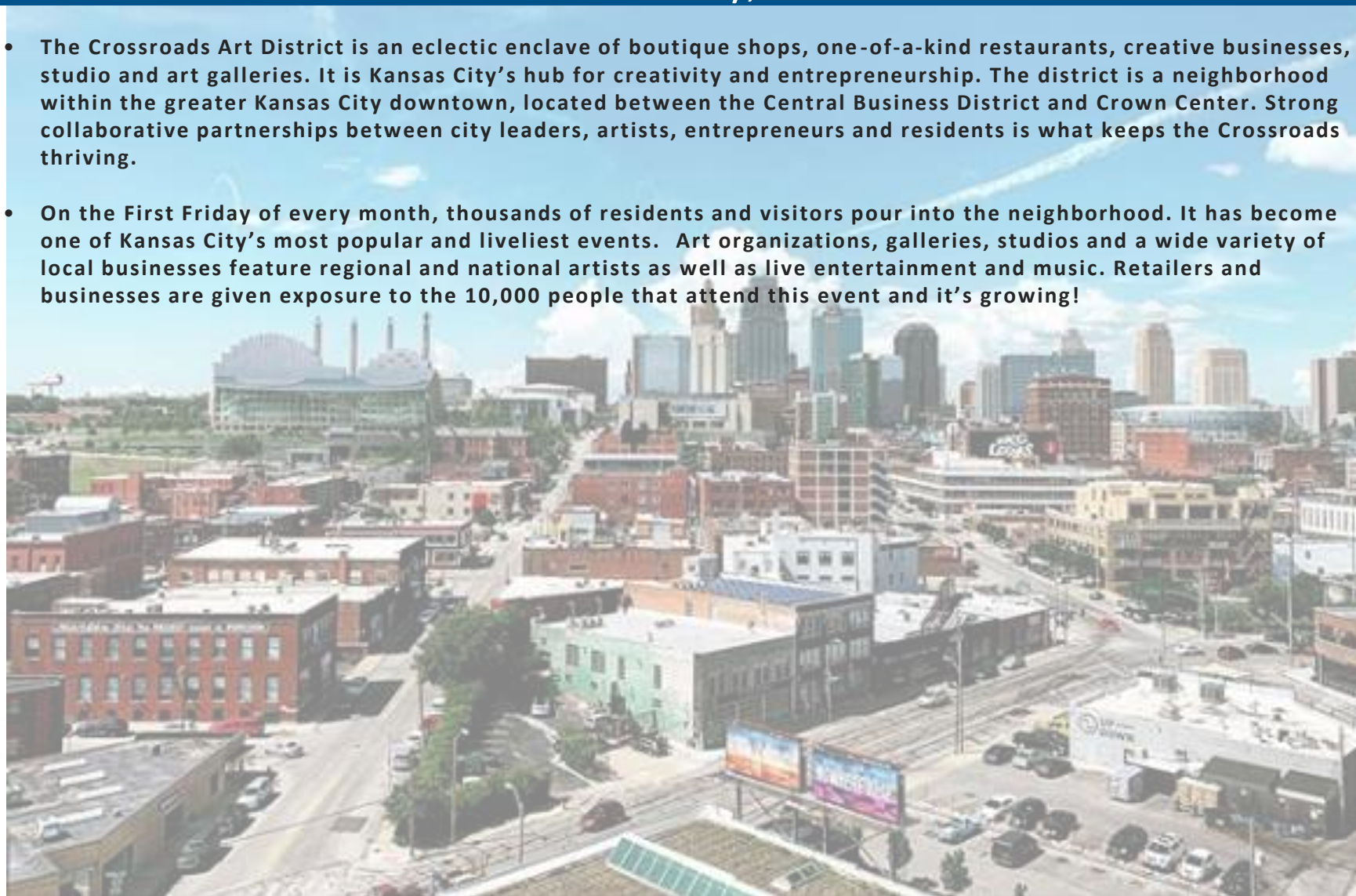
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- The Crossroads Art District is an eclectic enclave of boutique shops, one-of-a-kind restaurants, creative businesses, studio and art galleries. It is Kansas City's hub for creativity and entrepreneurship. The district is a neighborhood within the greater Kansas City downtown, located between the Central Business District and Crown Center. Strong collaborative partnerships between city leaders, artists, entrepreneurs and residents is what keeps the Crossroads thriving.
- On the First Friday of every month, thousands of residents and visitors pour into the neighborhood. It has become one of Kansas City's most popular and liveliest events. Art organizations, galleries, studios and a wide variety of local businesses feature regional and national artists as well as live entertainment and music. Retailers and businesses are given exposure to the 10,000 people that attend this event and it's growing!



Lynette Russ

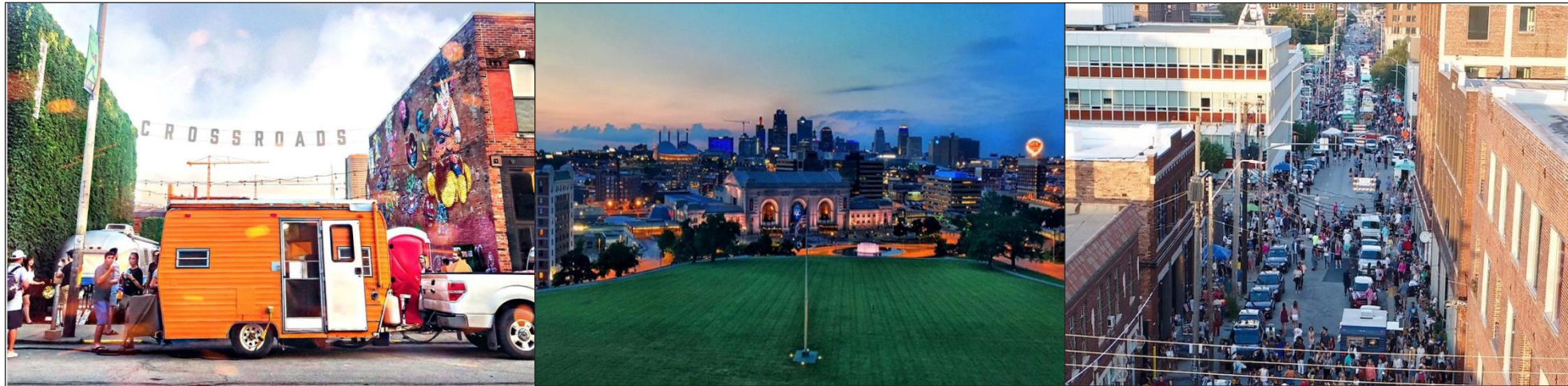
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FOR LEASE: 1900 Main Street Kansas City, MO



- Downtown Kansas City is the region's largest business district. Kansas City's oldest neighborhood is undergoing a vibrant revival. It is home to a fast-growing community of creative, cutting edge companies. It's a vivacious urban center developing new trails in technology and entrepreneurship.
 - Downtown Employees: 122,442
 - Downtown Businesses: 4,004
 - Commercial Office Space: 26,760,345 SF
 - Coworking Space: 254,610 SF
- Downtown Kansas City is experiencing its highest population and growth rate since 1970. Downtown investment and construction continue to flourish in order to accommodate new businesses, expand existing ones, and establish new housing developments.
 - Downtown Development Completed or Under Construction: \$9,773,500,000
 - Downtown Development Planned: \$4,690,300,000
 - Downtown Residential Population: 34,108

References: 2023 ESRI Business Summary, CoStar, Downtown Council

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