



**PRICE REDUCED**

# Office Space for Sublease

**1321 BALTIMORE AVENUE  
KANSAS CITY, MISSOURI**



## Property Highlights

- 5,237 to 16,000 (±) sf available
- One-of-a-kind space in the heart of the Power & Light District
- Brand new Class A finishes throughout the space
- Excellent opportunity for creative or professional office user
- Steps away from dozens of shops, restaurants and hotels
- Furniture can be made available
- Sublease available through 3/31/2030
- Rate recently reduced, now offered at \$16.00/sf

*For information, please contact:*

**Nick Suarez, SIOR, CCIM**  
*Executive Managing Director, Principal*  
t 816-512-1012  
nsuarez@zimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

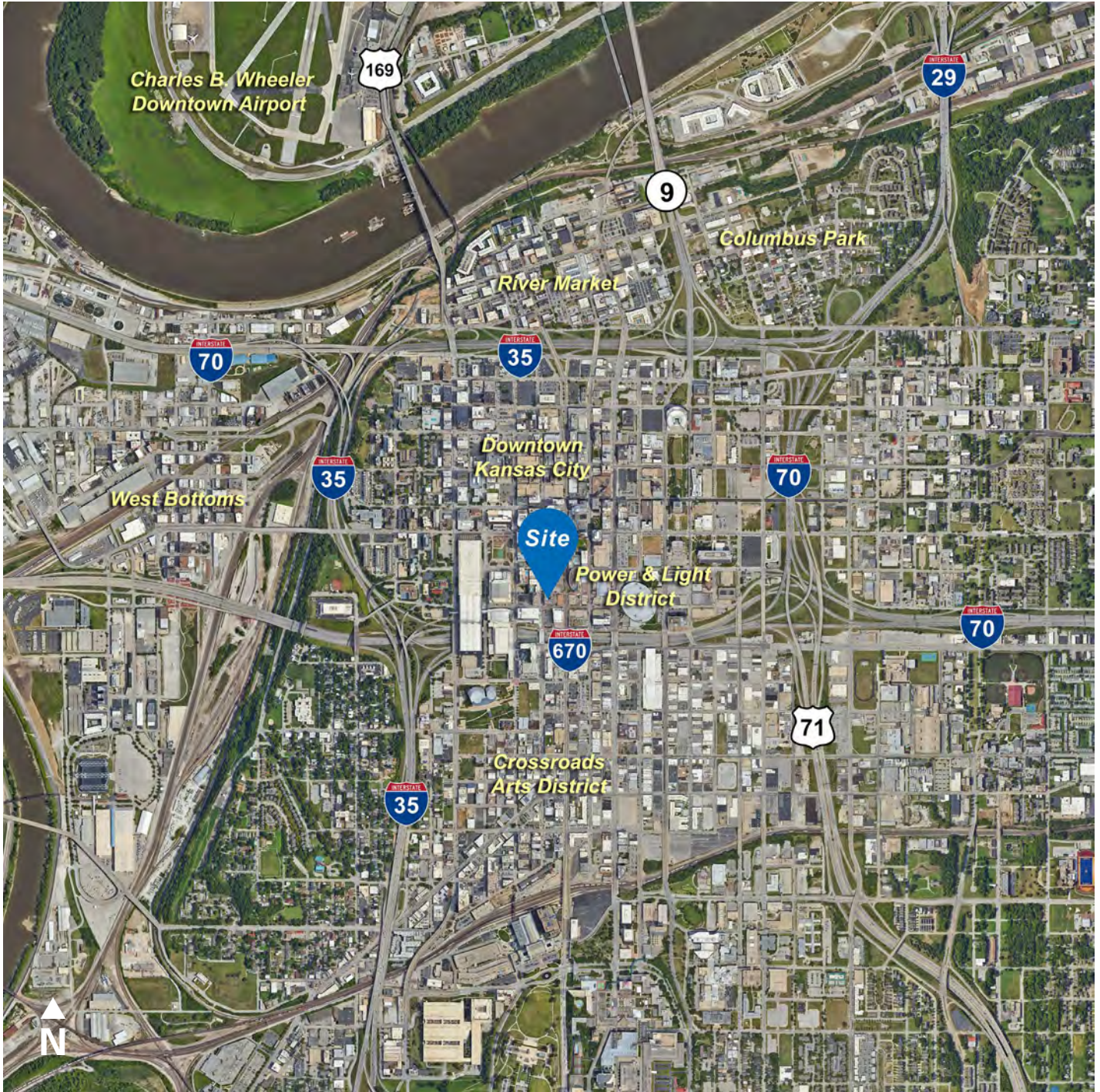
[nrmkzimmer.com](http://nrmkzimmer.com)



**NEWMARK  
ZIMMER**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

1321 BALTIMORE AVENUE, KANSAS CITY, MISSOURI

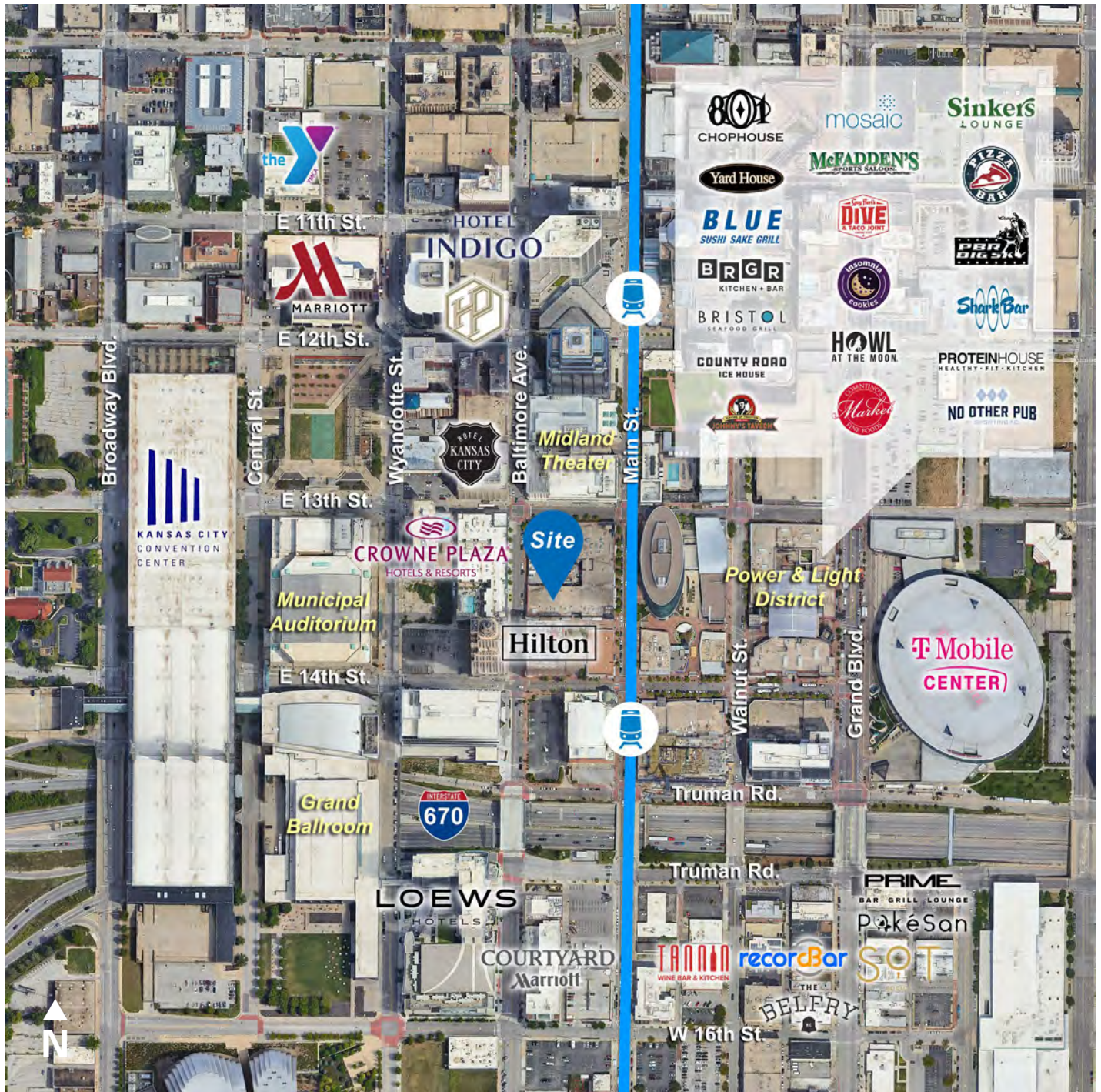


CONTACT

**Nick Suarez, SIOR, CCIM**  
*Executive Managing Director, Principal*  
t 816-512-1012  
nsuarez@nzimmer.com  
[nmrkzimmer.com](http://nmrkzimmer.com)



1321 BALTIMORE AVENUE, KANSAS CITY, MISSOURI

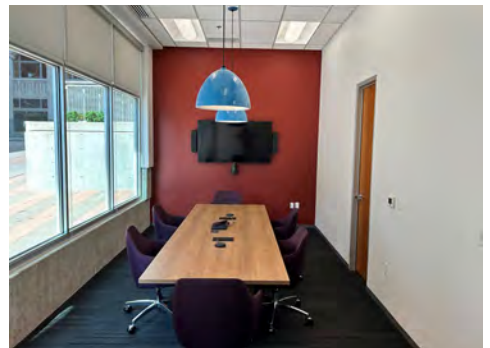


CONTACT

**Nick Suarez, SIOR, CCIM**  
Executive Managing Director, Principal  
t 816-512-1012  
nsuarez@zimmer.com  
[nmrkzimmer.com](http://nmrkzimmer.com)



1321 BALTIMORE AVENUE, KANSAS CITY, MISSOURI



CONTACT

**Nick Suarez, SIOR, CCIM**

*Executive Managing Director, Principal*

t 816-512-1012

nsuarez@zimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**NEWMARK**  
ZIMMER

# 1321 BALTIMORE AVENUE, KANSAS CITY, MISSOURI

## Floor Plan



### CONTACT

**Nick Suarez, SIOR, CCIM**  
*Executive Managing Director, Principal*  
t 816-512-1012  
nsuarez@zimmer.com  
[nmrkzimmer.com](http://nmrkzimmer.com)



Floor Plan



CONTACT

**Nick Suarez, SIOR, CCIM**  
*Executive Managing Director, Principal*  
t 816-512-1012  
nsuarez@zimmer.com  
[nmrkzimmer.com](http://nmrkzimmer.com)