

1828 WALNUT STREET KANSAS CITY, MO

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

11,150 SF SUBLEASE AVAILABLE

READY FOR IMMEDIATE OCCUPANCY

FURNITURE AVAILABLE FOR SALE UPON
REQUEST

LEASE RUNS THROUGH MARCH 31, 2025

33 PARKING SPACES IN STRUCTURED
PARKING GARAGE DIRECTLY ACROSS THE
STREET (INCLUDES ELECTRIC VEHICLE
CHARGING STATION)

STEPS FROM THE STREETCAR LINE

WALKING DISTANCE TO MULTIPLE FAST
CASUAL & FINE DINING RESTAURANTS

MORE INFORMATION:

TIM SCHAFFER

D 816.876.2535

E TSCHAFFER@OPENAREA.COM

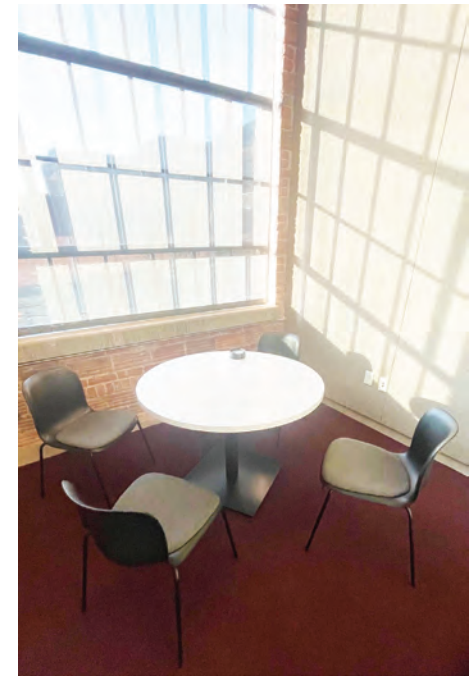
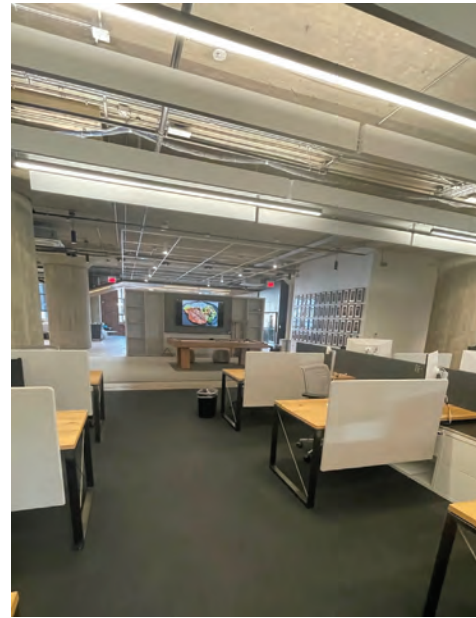
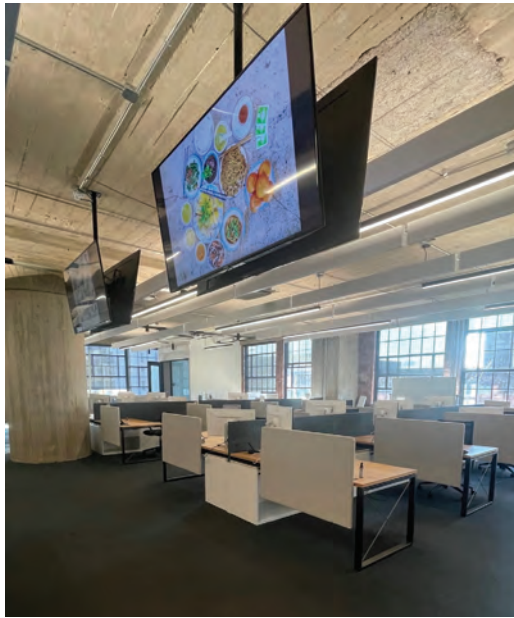
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

INTERIOR PHOTOS



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W [OPENAREA.COM](https://www.openarea.com)

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

FLOOR PLAN & SPACE FEATURES:

SPACE INCLUDES:

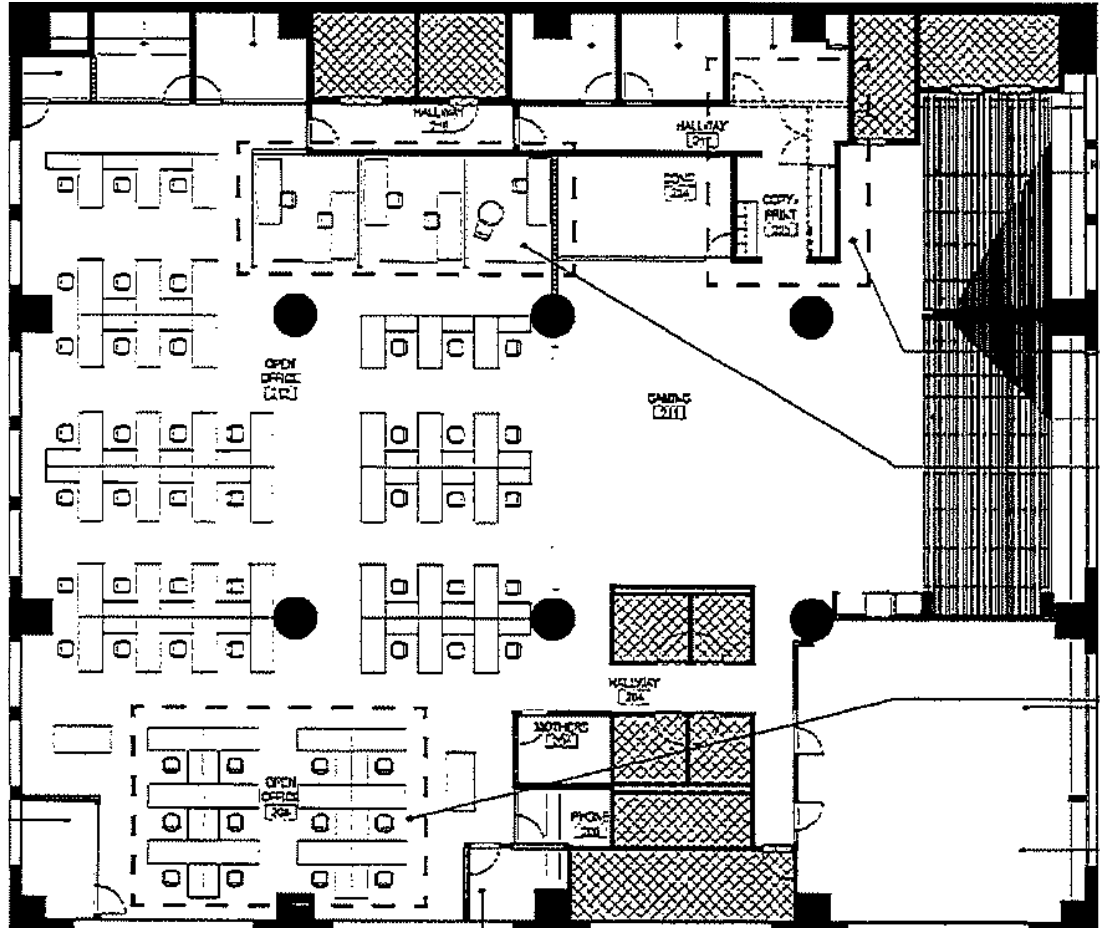
- 57 WORK STATIONS
- LARGE OPEN BREAKROOM
- LARGE TRAINING ROOM
- PRIVATE & OPEN OFFICE SPACE
- PHONE BOOTHS
- MOTHERS ROOM
- COPY & STORAGE SPACE
- POOL TABLE

IT INFRASTRUCTURE:

- 7 LARGE, MOUNTED MONITORS IN PUBLIC AREAS
- 4 LARGE, MOUNTED MONITORS IN OFFICES

ACCESS:

- SECURED, PRIVATE, ACCESS-CONTROLLED SPACE
- TWO PASSENGER ELEVATORS
- ONE FREIGHT ELEVATOR





LEGEND

- Streetcar Alignment
- Center Stop (serves both directions)
- Side Stop (serves one direction)
- Transit Center

TOWN-TOPIC HAMBURGERS

CROSSROADS HOTEL

GRÜNAUER

ROCHESTER

MILAREDA'S

CAFÉ GRATITUDE

LIDIAS

the cottage rose

extra virgin

MICHAEL SMITH

BARAMEE II THAI

CELEBRAT

SOCIETY

BLVD TAVERN

FARINA

Orangetheory FITNESS

BUFFALO STATE PIZZA COMPANY

LULA SOUTHERN COOKHOUSE

PARLOR

GREEN LADY LOUNGE

Affaire

novel

TOWN-TOPIC HAMBURGERS

Emperial

TOM'S TOWN

TAPS ON MAIN

TAPROOM

ROCKHILL

TANNIN

MESSANGER COFFEE CO

PAPA JOHN'S

SQT

KC WINEWORKS

CORVINO

CHRISTOPHER ELLIOTT

THE KANSAS CITY STAR

DG

INTERNATIONAL TAP HOUSE

City Barrel BREWING COMPANY

KING G

CASUAL ANIMAL



AREA

REAL ESTATE ADVISORS