

1828 WALNUT STREET KANSAS CITY, MO



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

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E TSCHAFFER@OPENAREA.COM

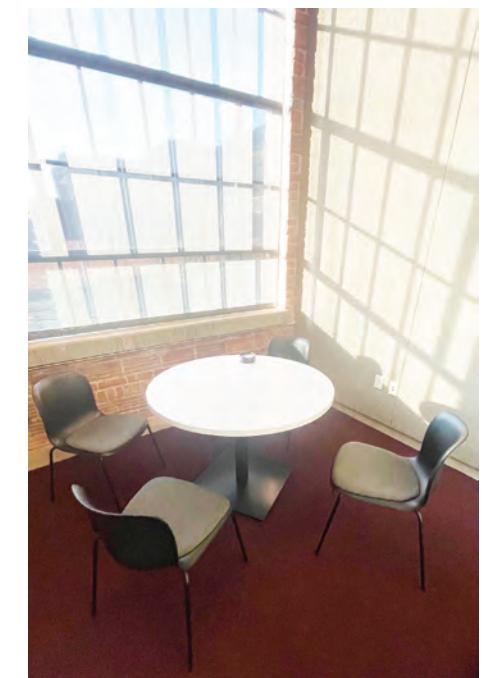
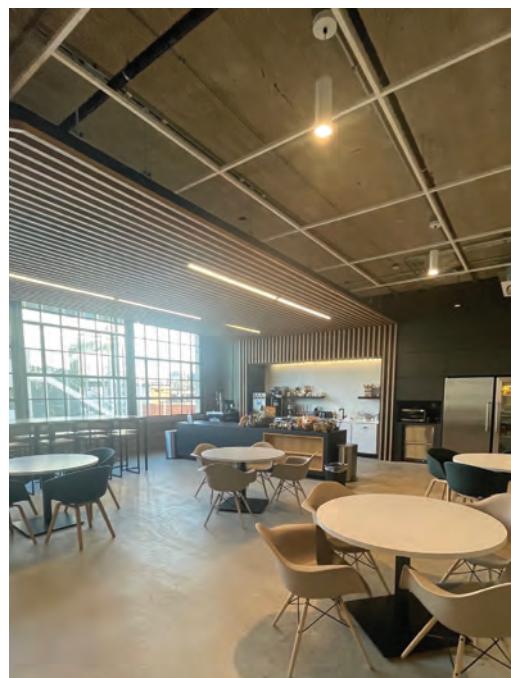
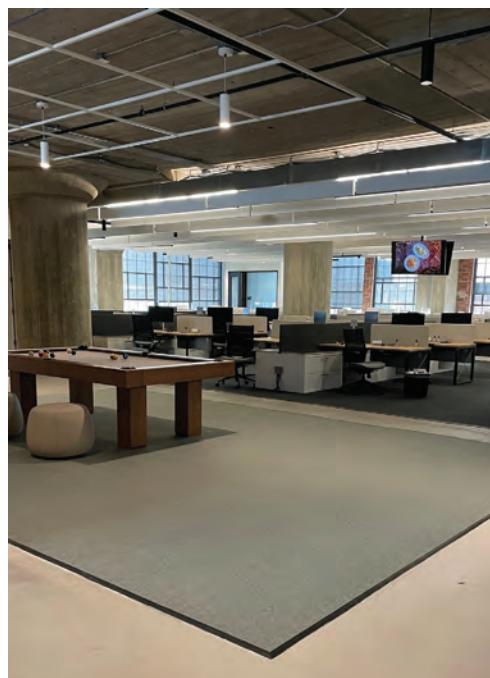
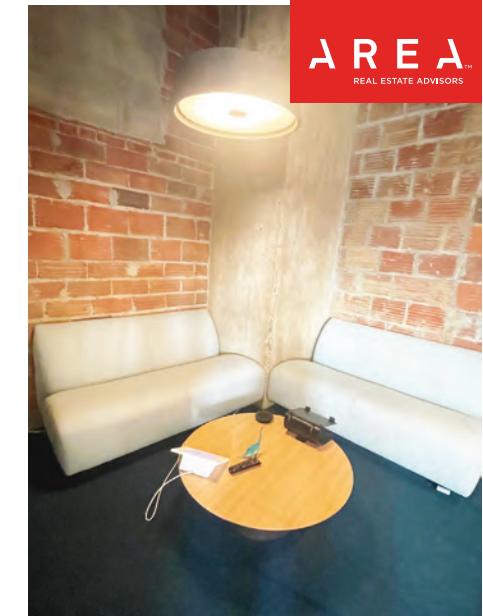
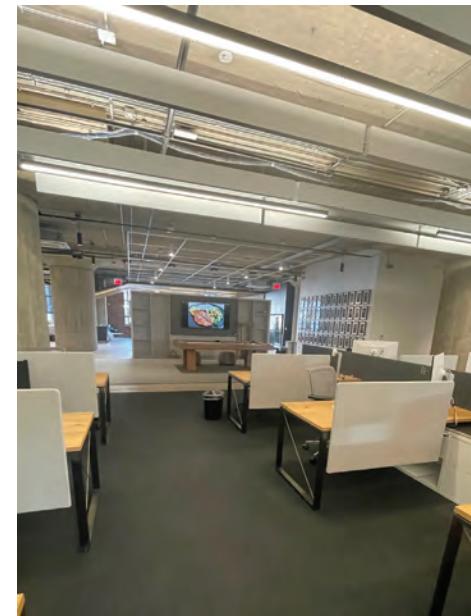
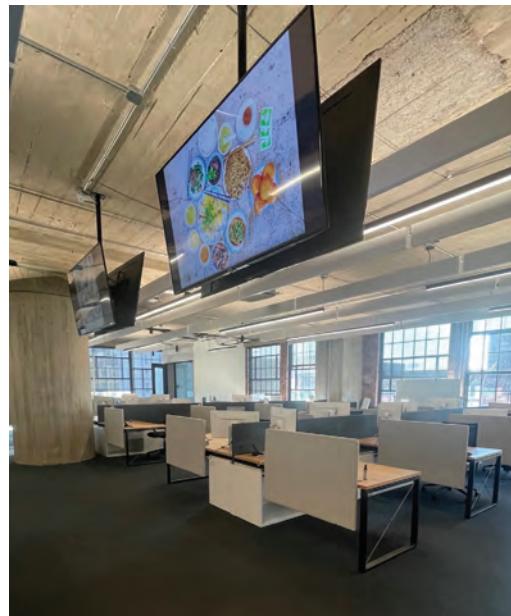
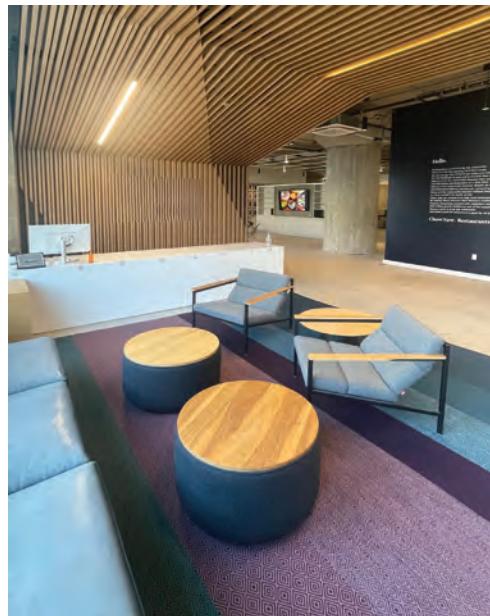
AREA REAL ESTATE ADVISORS

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

P 816.895.4800 **W** OPENAREA.COM

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INTERIOR PHOTOS



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FLOOR PLAN & SPACE FEATURES:



SPACE INCLUDES:

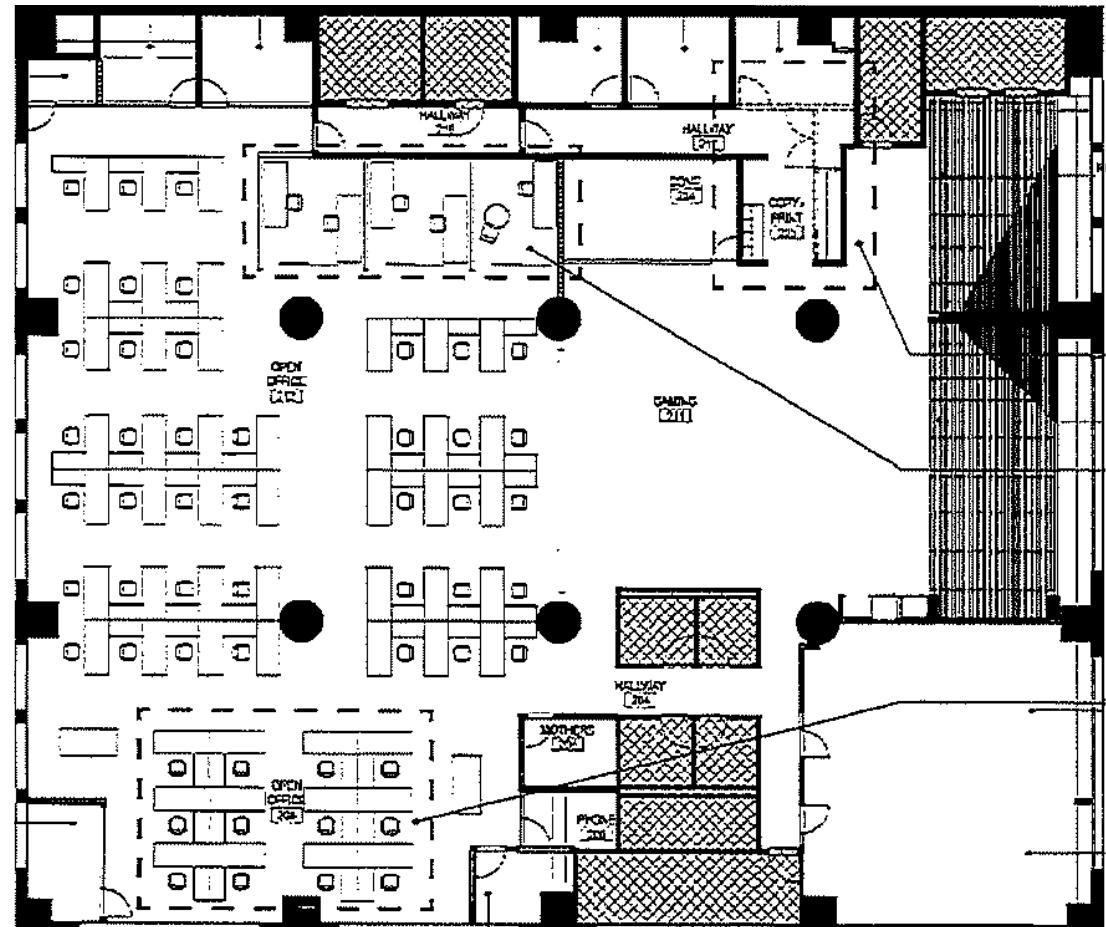
- 57 WORK STATIONS
- LARGE OPEN BREAKROOM
- LARGE TRAINING ROOM
- PRIVATE & OPEN OFFICE SPACE
- PHONE BOOTHS
- MOTHERS ROOM
- COPY & STORAGE SPACE
- POOL TABLE

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

