



2020 Baltimore

Kansas City, MO

Office Space Available for Lease

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PROPERTY OVERVIEW

2020 Baltimore Ave., Kansas City, MO



2nd Floor: 12,809 RSF (divisible)

4th Floor: 12,997 RSF



\$23.50/SF Full Service Lease Rate



Attractive, artistic brick & timber building with vaulted ceilings, updated lobby and rooftop deck



Convenient parking 3/1,000 SF



Access to building conference room free of charge



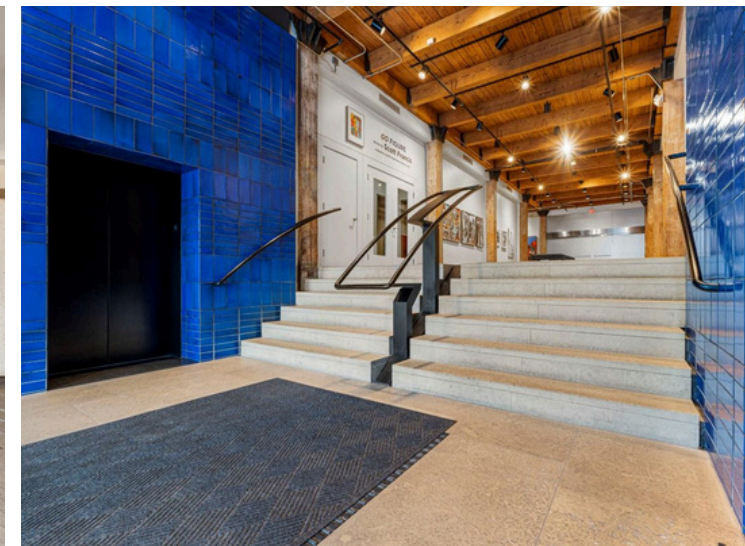
Located in the heart of the Crossroads district; prime location for First Fridays



Walkable to the Streetcar, and an array of restaurants, retail, and hotels

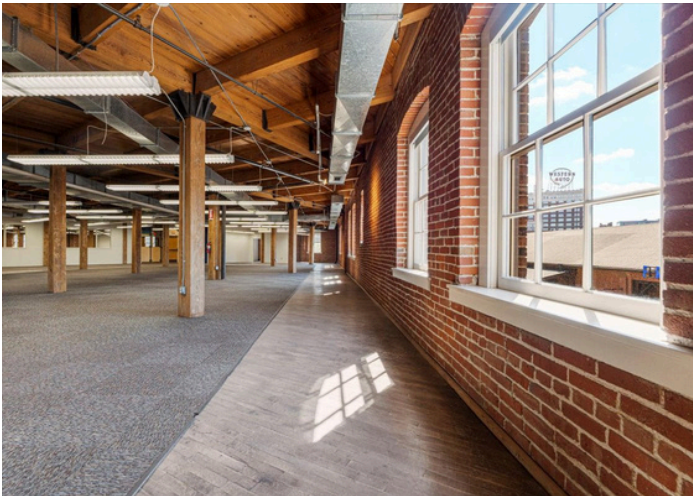
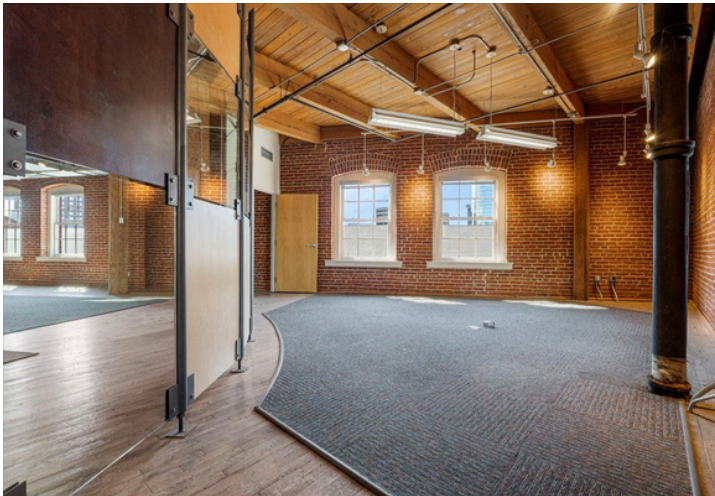
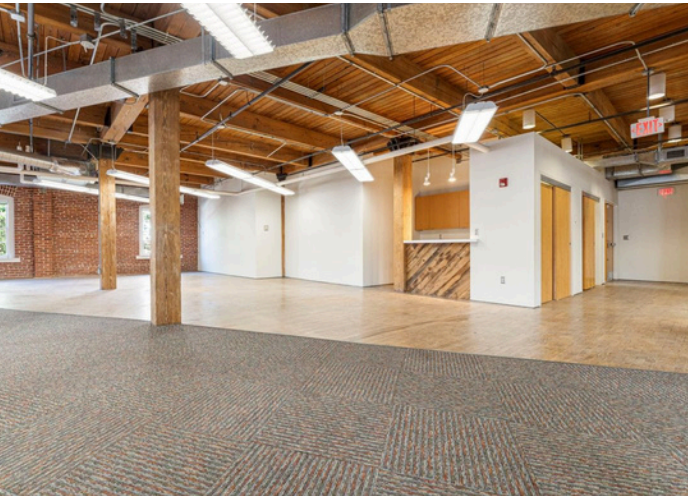
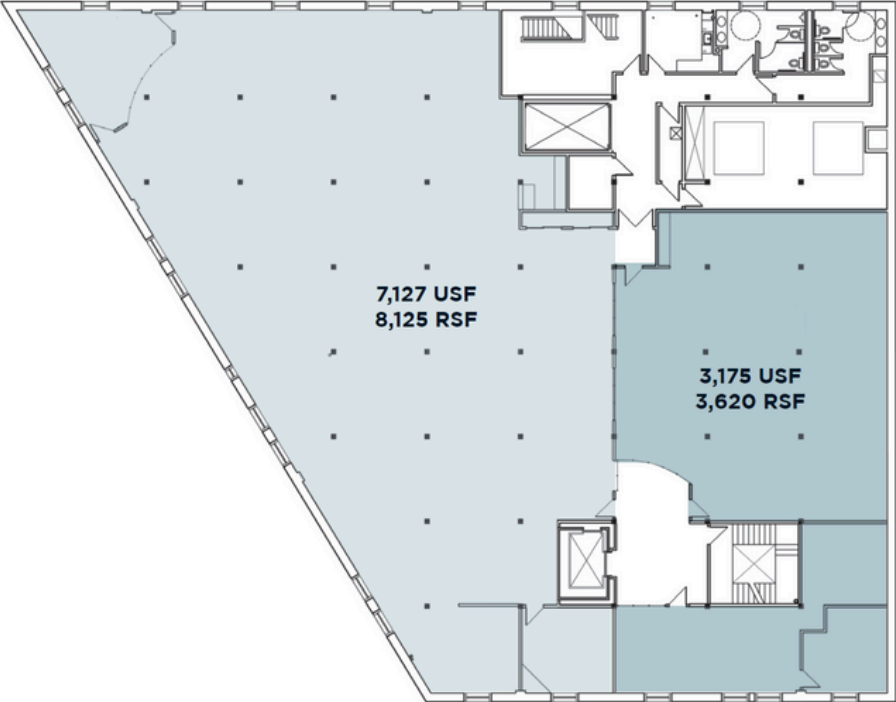
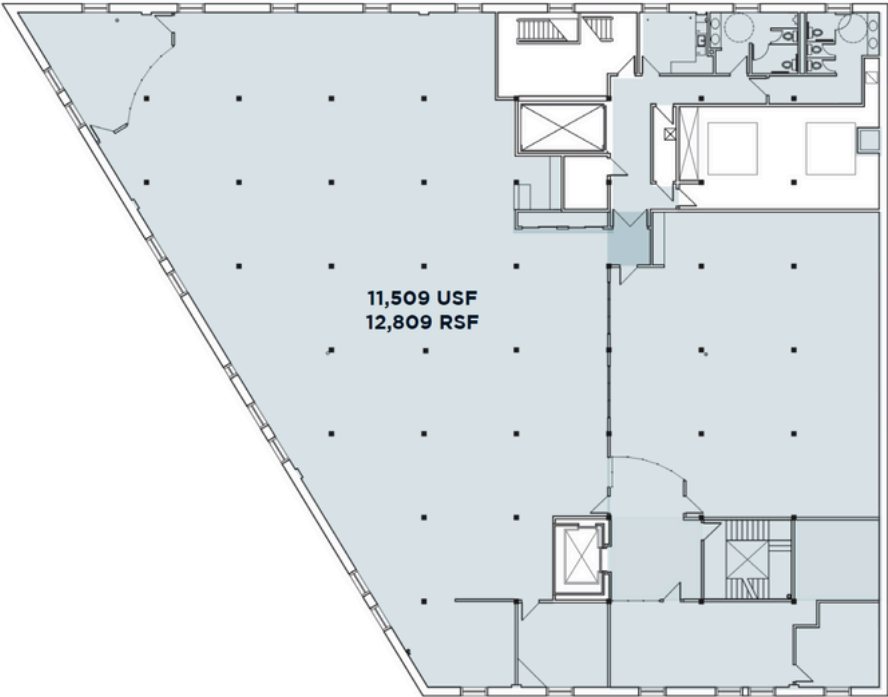


FOUR MONTHS OF FREE RENT ON FIVE-YEAR LEASE TERM

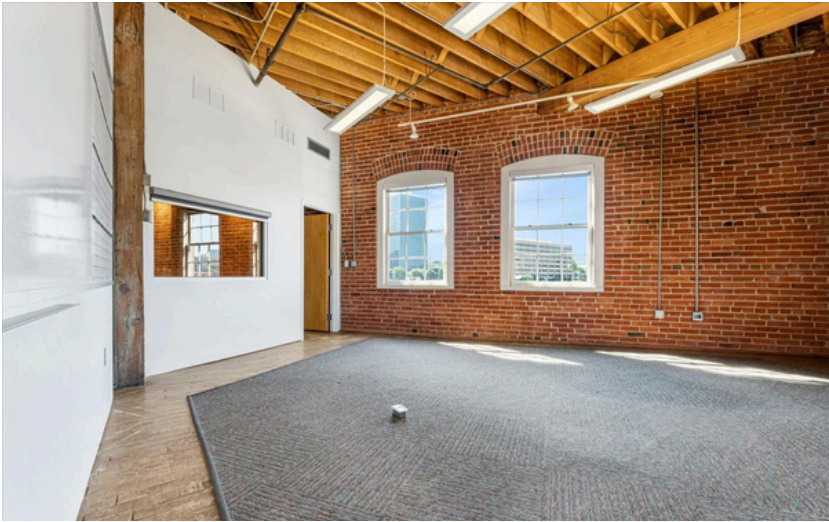
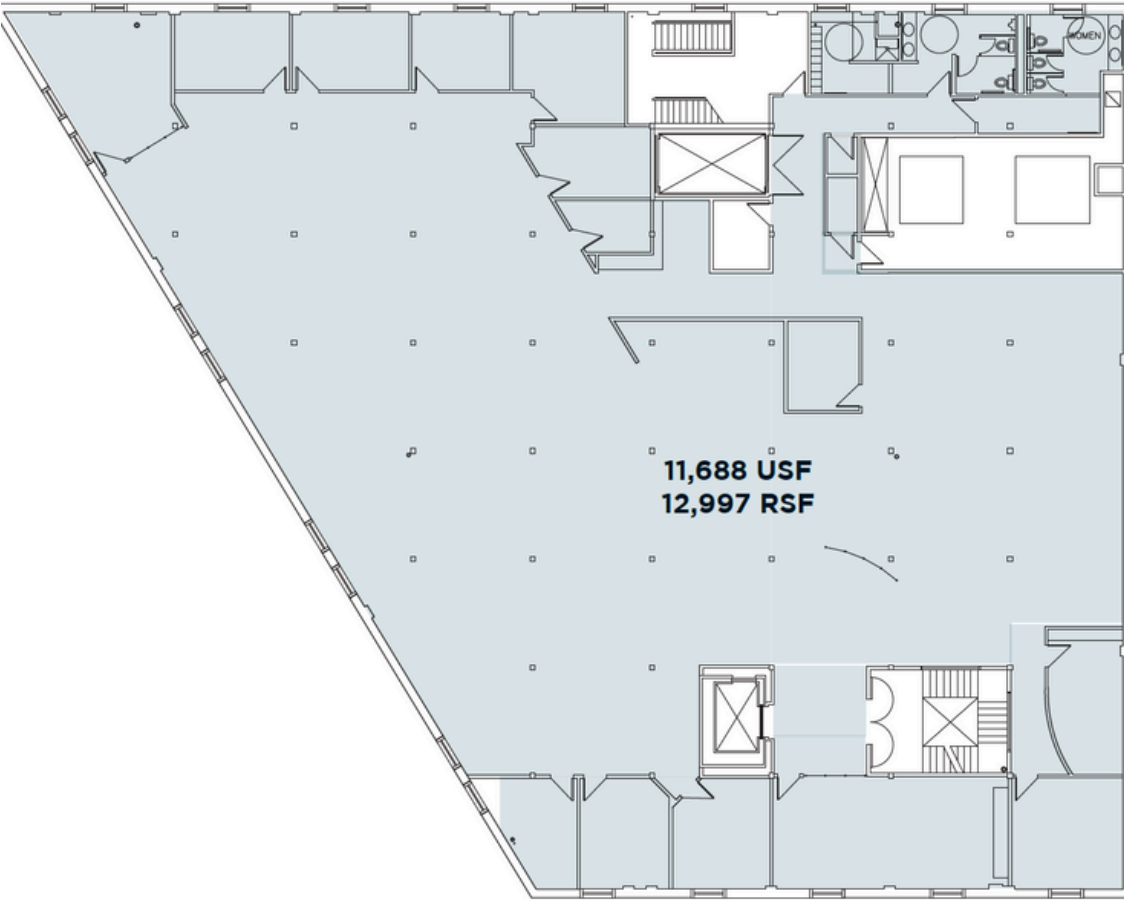


FLOOR TWO - 12,809 RSF

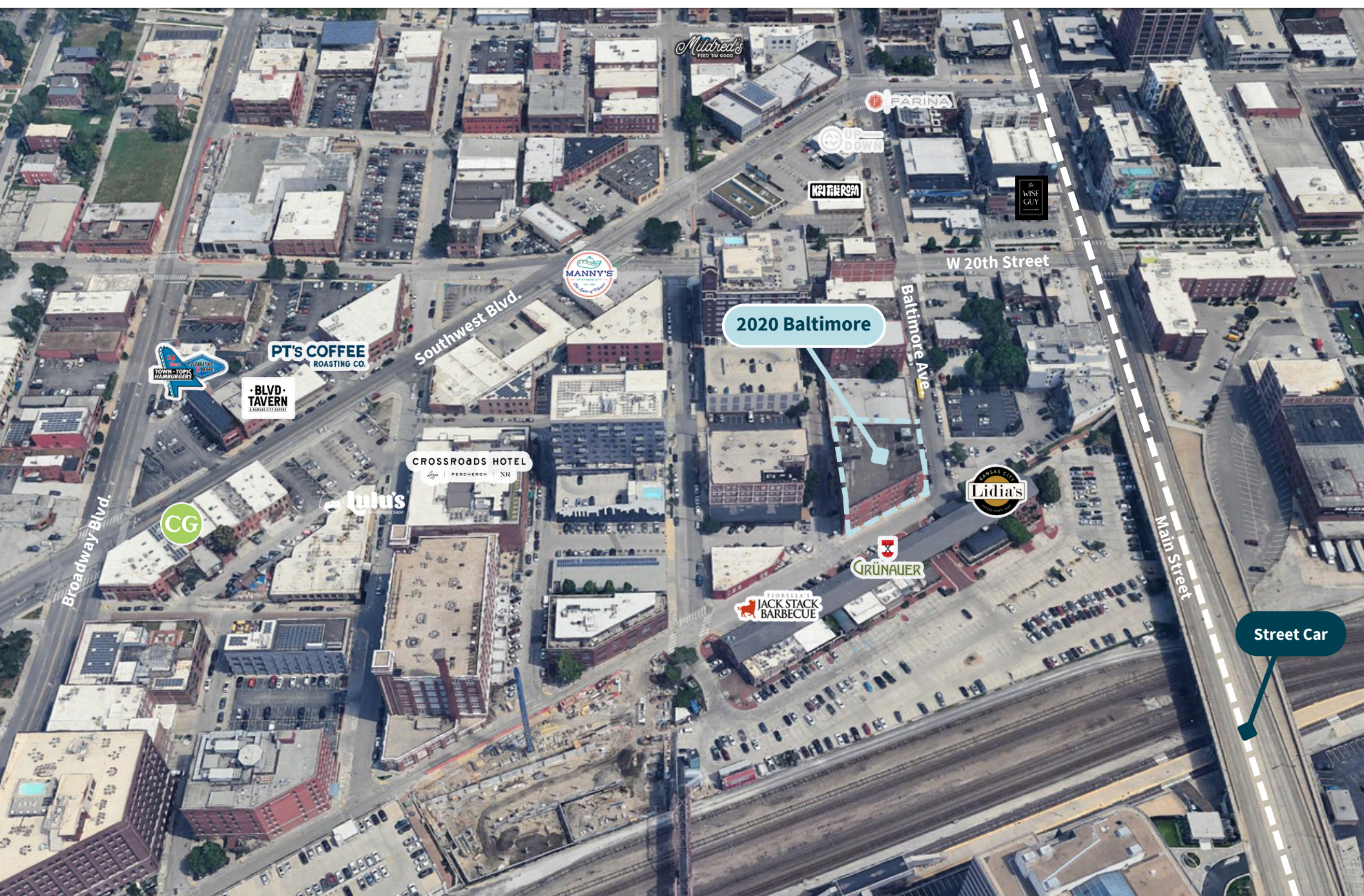
FULL FLOOR AVAILABILITY OR OPTION TO DEMISE



FLOOR FOUR - 12,997 RSF



SURROUNDING AREA



PARKING OPTIONS

The image is an aerial photograph of an urban area. In the foreground, a large brick building with a flat roof is visible. The side of the building has faded red lettering that reads "MARLETTA CHAIR COMPANY WHOLESALE FURNITURE". A light blue callout bubble with the text "2020 Baltimore" is positioned above the building. To the left of the building, a street is labeled "Baltimore Ave." in a light blue callout bubble. To the right of the building, a street is labeled "Main Street" in a light blue callout bubble. A large parking lot is situated between the building and Main Street, filled with numerous cars. A light blue callout bubble with the number "4" is placed in this parking lot. To the left of the building, there is another parking area with a light blue callout bubble with the number "1". To the right of the building, there is a smaller parking area with a light blue callout bubble with the number "2". A light blue callout bubble with the number "3" is placed near the corner of the building. A light blue callout bubble with the number "1" is placed near the top left corner of the building. A light blue callout bubble with the number "2" is placed near the bottom right corner of the building. A light blue callout bubble with the number "3" is placed near the top right corner of the building. A light blue callout bubble with the number "4" is placed near the bottom left corner of the building. A light blue callout bubble with the number "1" is placed near the top left corner of the building. A light blue callout bubble with the number "2" is placed near the bottom right corner of the building. A light blue callout bubble with the number "3" is placed near the top right corner of the building. A light blue callout bubble with the number "4" is placed near the bottom left corner of the building.

- 1 2020 Baltimore Parking
- 2 Garage Entry
- 3 Alley Parking
- 4 Freight House Parking

2020 Baltimore Parking

Garage Entry

Alley Parking

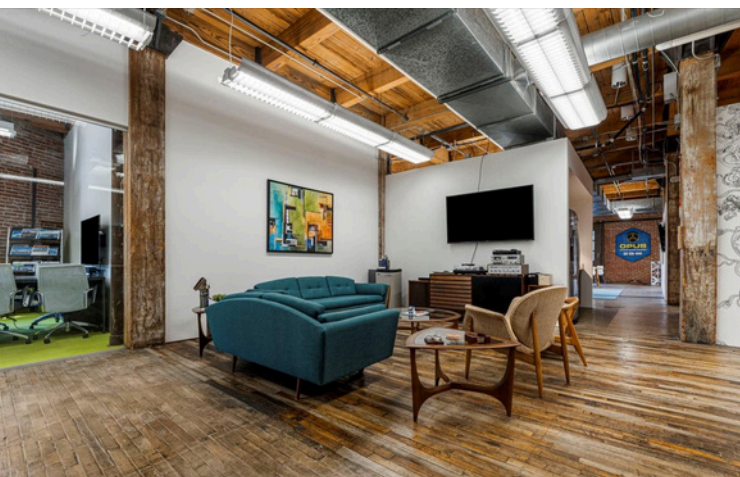
Freight House Parking

2020 Baltimore

Baltimore Ave.

2

3



JLL

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