

3727 BROADWAY

3727

SPACE FOR SALE
19,000
19,000
19,000

FOR SALE OR LEASE

ARON
REAL
ESTATE

FOR SALE OR LEASE

Address: 3727 Broadway Blvd Kansas City, MO 64111

Zoning: UR

SALE DETAILS

Building Size: 4,720 sf

Property Type: Owner/user and/or investment

Sale Price: \$950,000

LEASE DETAILS

Space Size: 4,720 sf

Space Use: Office or retail - includes state of the art recording studio

Parking Available: 9 spots

Lease Rate: \$19-23/sf



Conveniently located in the heart of Midtown Kansas City on highly trafficked Broadway Blvd.



Completely upgraded building by current owner, with new HVAC, electrical and plumbing, as well as complete renovation of first floor.



Five and half blocks from the 31st & Main Street streetcar stop.



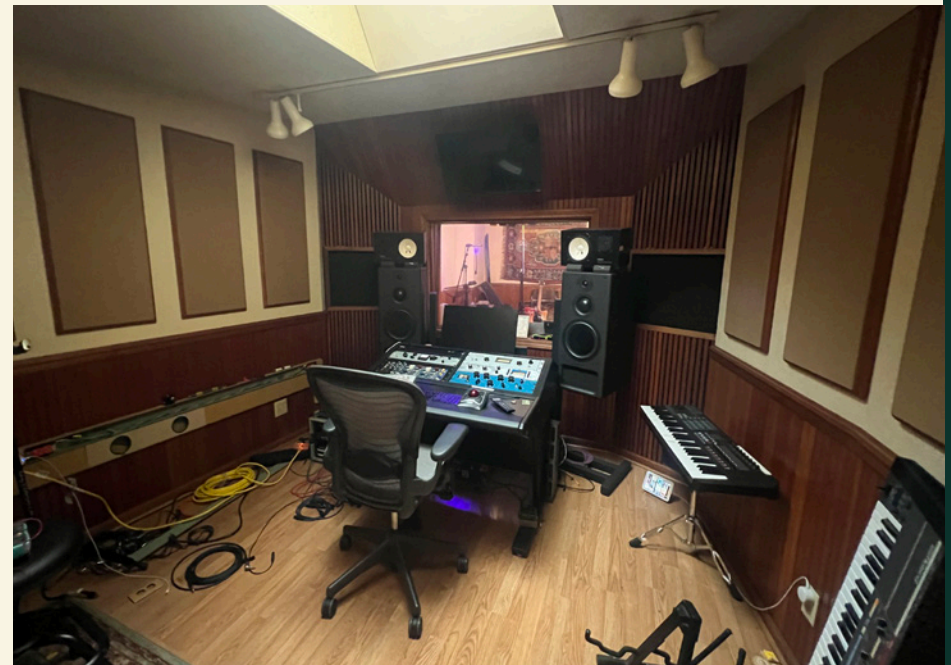
Signage opportunities on the front and side of the building.



Walkable to Westport and other Midtown attractions.

FOR SALE

- 3727 Broadway Blvd
- 4,720 sf
- Well maintained with over \$400,000 in upgrades and improvements:
 - 3 new HVAC systems
 - Completely renovated first floor, with ADA restrooms, new electrical and plumbing, new kitchenette
 - Green improvements, including additional insulation and energy efficient lighting
 - Installed additional staircase
- Includes recording studio with top of the line construction and technology
- 9 parking spaces
- Ideal for an owner-occupier looking for in-place income generation!



NEWLY RENOVATED SPACE FOR LEASE

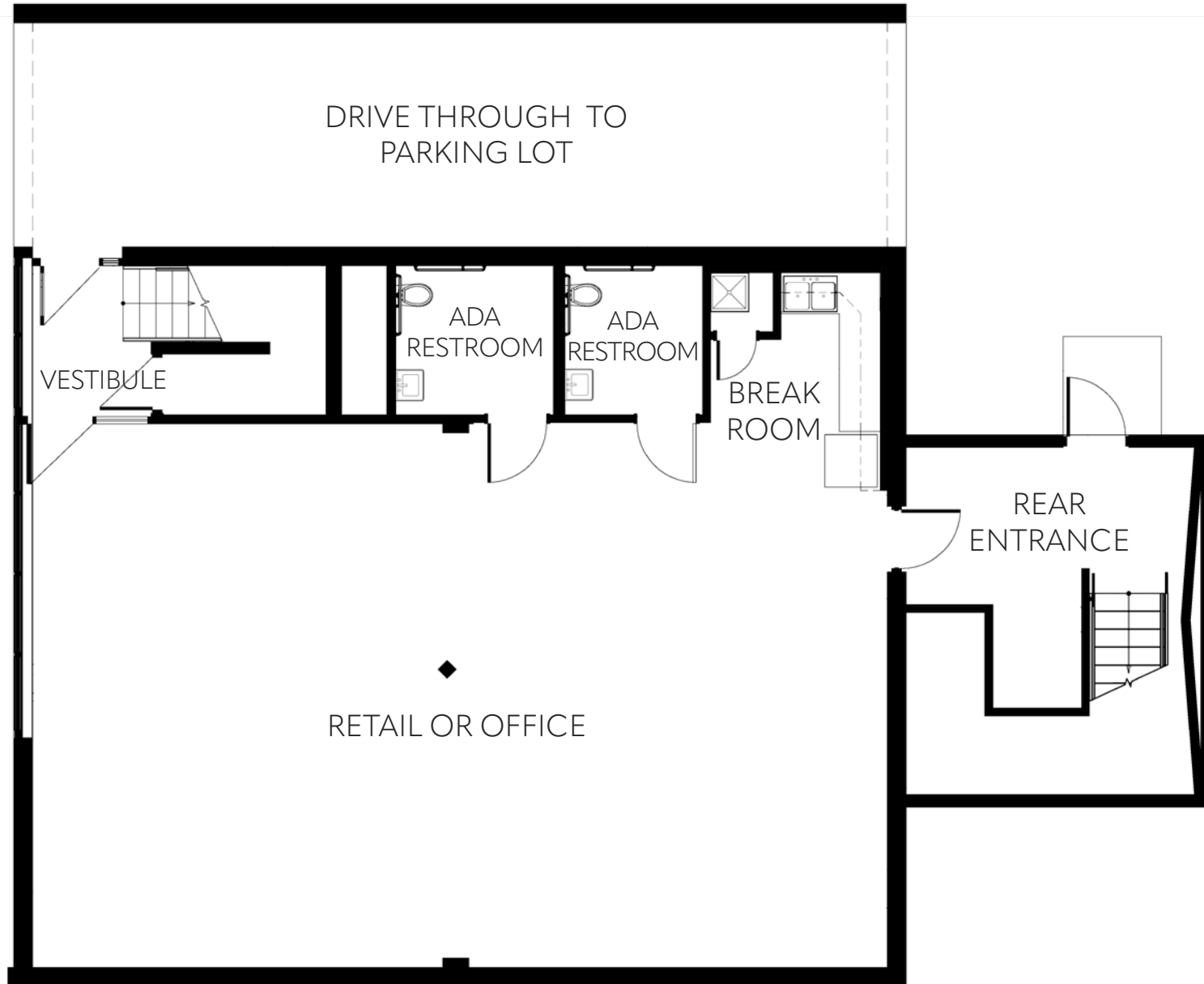
- 4,720 sf available
- Newly renovated ground floor space, with lots of light and frontage on a busy street.
- Multiple offices upstairs
- Top of the line recording studio
- Entire building available, but first floor could be rented separately from second floor (separate entrances). Can be personalized for tenant's needs.
- 9 parking spaces available
- Indoor Parking Available



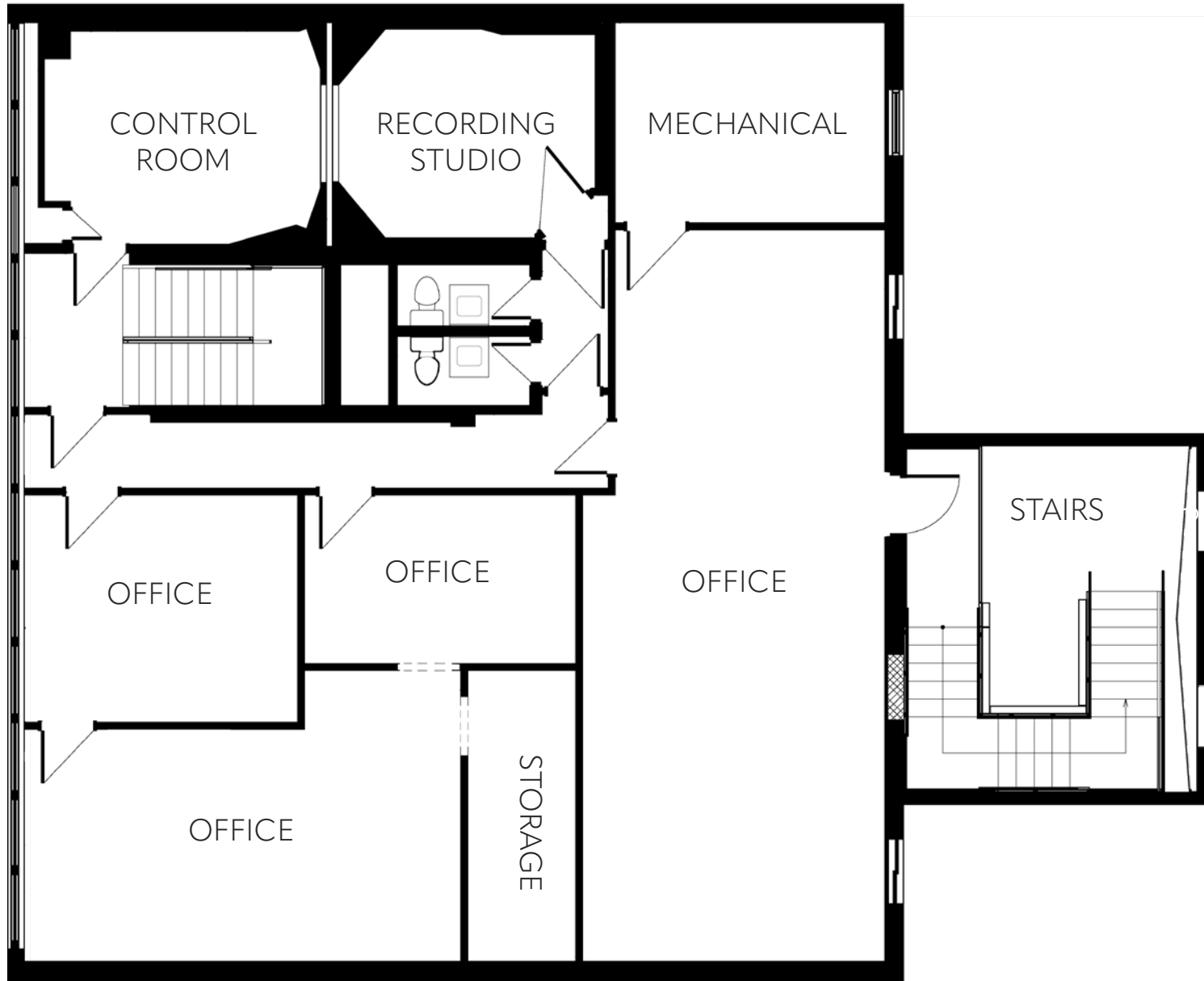
ARON
REAL
ESTATE

3727 BROADWAY 4

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE OVERVIEW



WASHINGTON STREET

BROADWAY BOULEVARD

CENTRAL STREET

WYANDOTTE STREET

37TH STREET

3727 BROADWAY



ARON
REAL
ESTATE

Property boundary lines are indicative only and should be verified by a professional surveyor.

3727 BROADWAY



AREA OVERVIEW

SOUTHWEST
TRAFFICWAY

3727 BROADWAY

CROWN CENTER

STREETCAR STOP

WESTPORT

STREETCAR LINE

ARON
REAL
ESTATE

3727 BROADWAY 8

WHY KANSAS CITY?

"But in all the world, there's no place we'd rather be anchored than here - in Kansas City."

-Jon Cook, Global CEO, VML
(kc.org, KC Area Development Council)

ECONOMY

As a top 15 U.S. market, Kansas City's economy is one of the most diverse in the nation, with no more than 15% of overall employment in any one sector.

CREATIVE CLASS

But KC does shine in the creative and construction realms. With more than 1,000 architecture, engineering, and construction firms, and 3 KC companies in the Top 50 Global Design Firms (the most of all U.S. metros), KC companies help build the world.

DIGITAL AGE

Kansas City was the first city in the world to receive Google Fiber, becoming the first Gigabit Region in the nation.

TRANSPORTATION

Not only does KC have more interstate miles per capita in the world, it also is one of the few cities to actively be building additional streetcar miles, as well as a brand new \$1.5 billion airport terminal.

OVER
122,000
DOWNTOWN EMPLOYEES
(Downtown Council of Kansas City, 2024)

TOP 10
BEST BUSINESS CLIMATE
(Business Facilities, 2022)

MORE THAN
\$10 BILLION
DOWNTOWN INVESTMENT
(Downtown Council of Kansas City, 2024)

TOP 15
LABOR MARKET FOR
ADDED JOBS
(Costar, 2024)

KC STREETCAR

- 43% of streetcar rides are taking the streetcar to get to work
- Easy and convenient connection to the River Market, Downtown, and in 2025 Midtown, the Plaza and UMKC!
- \$4 billion has been invested in properties along the streetcar corridor since 2012



3727 BROADWAY

CONTACTS

SUZIE ARON

Broker
913 530 6279
suzie@aronrealestate.com

DEBBIE ARON-WILLIAMSON

Salesperson
816-668-5191
debbie@aronrealestate.com

CAROLYN CAMPBELL SCHWARTZ

Salesperson
913-634-6110
carolyn@aronrealestate.com

www.aronrealestate.com

ARON
REAL
ESTATE

DISCLAIMER: Information in this document regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

3727 BROADWAY 11