

# SPACE FOR LEASE

1739 Oak Street, Kansas City, MO



**Lease Rate: \$17.50/SF NNN**  
**Estimated Nets: \$6/SF**

- 2,300 SF available, ideal for retail or office use
- Open, versatile layout in shell condition—ready to be customized to your vision
- Under new ownership, presenting a refreshed leasing opportunity
- Fully equipped with two on-site restrooms
- Garage door access opening to a private patio area, creating an indoor-outdoor experience
- Located in the iconic Crossroads Art District, surrounded by a vibrant mix of retail, dining, and creative businesses

## Ryan Holcomb

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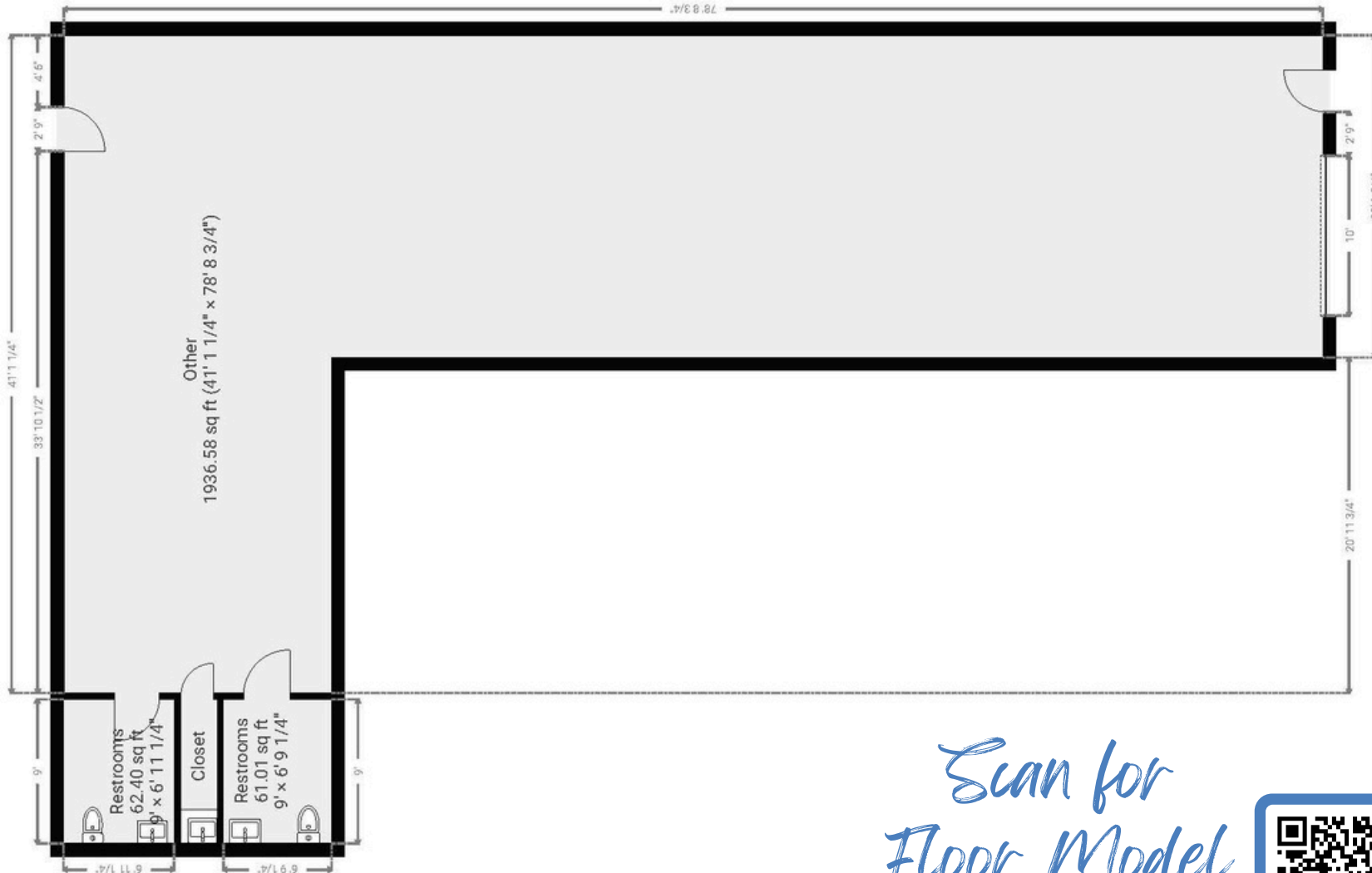
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## Disclaimer

Information furnished 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 of lease or withdrawal without notice.

# Available Space Floorplan



Scan for  
Floor Model



# Aerial



18th STREET

OAK STREET

LOEUST STREET



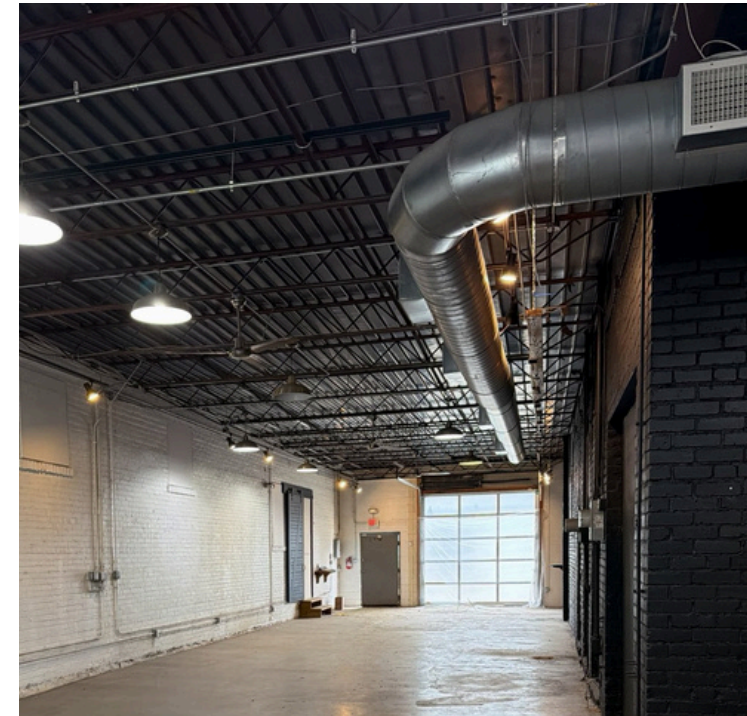
Grinders  
KC Event  
Venue



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Avg Household Income	\$103,843	\$80,311	\$82,520
2025 Population	17,314	103,218	236,634
Daytime Employees	86,580	152,796	249,352

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## LEASING CONTACTS

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