

FULLY LEASED OFFICE BUILDING FOR SALE

204 Linwood Boulevard and 3165 Wyandotte Street, Kansas City, MO



THE OFFERING

Newmark Zimmer is pleased to present the opportunity to acquire 204 W Linwood Avenue and 3165 Wyandotte Street in Kansas City, Missouri. Located in the rapidly growing Midtown neighborhood, the site is well positioned for commercial or residential development, and the current zoning allows for a wide variety of uses and densities. With its proximity to the new KC Streetcar extension and its location within the Main Corridor Overlay District, this site represents a premier urban infill opportunity in Kansas City.

PROPERTY DETAILS

- 13,821 sf office building for sale
- 100% leased to The Global Orphan Project through January 31, 2028
- High-traffic area
- One block from KC Streetcar Extension
- Opportunity to collect income while repositioning the property for future development
- Zoned B4-5
- Contact broker for lease details
- Offered for sale at \$1,680,000



DRIVE TIMES



3 Minutes
to I-35



4 Minutes
to Downtown Kansas City



8 Minutes
to 71 Highway



8 Minutes
to the Country Club Plaza

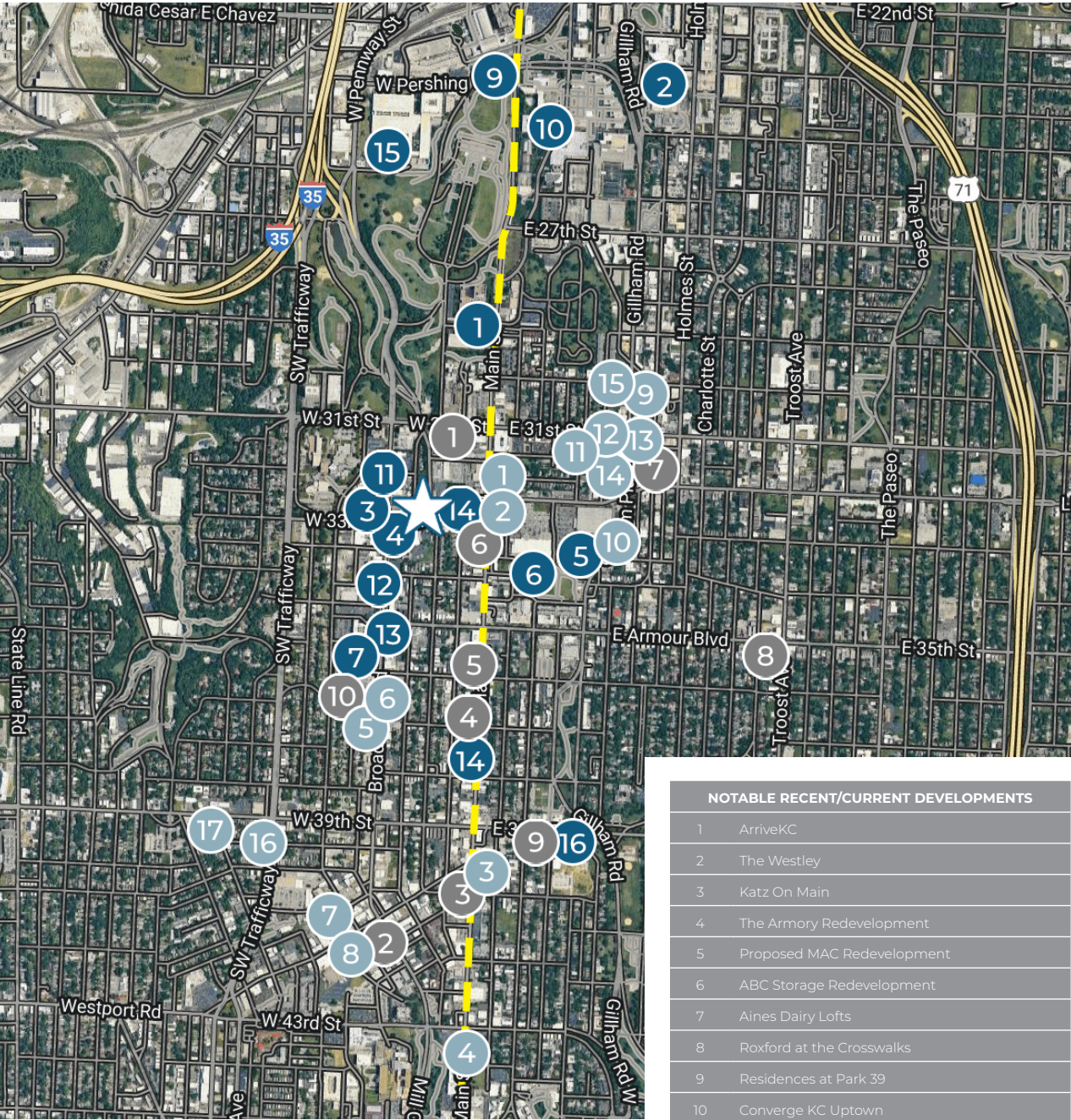


22 Minutes
to Kansas City
International Airport

PROPERTY LOCATION



SITE LOCATION



KEY BUSINESSES IN THE AREA	
1	Federal Reserve Bank of Kansas City
2	Children's Mercy Hospital
3	Metropolitan Community College
4	Concorde Career College
5	Costco
6	Home Depot
7	Kansas City Life Insurance Co.
8	Oakes Kia
9	Union Station
10	Hallmark
11	Fidelity Security Life Insurance Company
12	Veterans of Foreign Wars
13	Citizens of the World
14	The Whole Person
15	IRS
16	Plexpod

RESTAURANTS	
1	The Russell
2	Gates Barbecue
3	Tailleur
4	Ragazza
5	Hamburger Mary's
6	Pho Tower
7	Char Bar
8	Beer Kitchen
9	Filling Station
10	Billie's Grocery
11	Brick House KC
12	Barrio Taqueria
13	Cliff's Taphouse
14	Tower Tavern
15	Union on the Hill
16	Taqueria La Nueva
17	Q39

NOTABLE RECENT/CURRENT DEVELOPMENTS	
1	ArriveKC
2	The Westley
3	Katz On Main
4	The Armory Redevelopment
5	Proposed MAC Redevelopment
6	ABC Storage Redevelopment
7	Aines Dairy Lofts
8	Roxford at the Crosswalks
9	Residences at Park 39
10	Converge KC Uptown

STREETCAR EXPANSION

The KC Streetcar extension will expand the route 3.5 miles north-south and add 16 stops, extending north to the Missouri River and south to the Country Club Plaza and the University of Missouri – Kansas City. The Main Street Extension is currently under construction and will be ready to ride in late summer or fall of 2025.

The current KC Streetcar was a \$102 million investment in Kansas City's transportation and infrastructure completed in 2016. Running from the River Market on the north end to Union Station and Crown Center on the south end. The streetcar connects multiple downtown neighborhoods with 16 platform stops and two miles of track.

The streetcar has created a more vibrant, urban culture and has succeeded in attracting new jobs and residents to the area. Businesses on the route have indicated a positive impact on business, and there has been a 40% increase in residential density within three blocks of the route.



Source: kcstreetcar.org



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204 LINWOOD BOULEVARD AND 3165 WYANDOTTE STREET, KANSAS CITY, MO

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