



1930



1960



2012



2012



2012

# *Make History In a Part of History*

FOR SALE OR LEASE | 900 BALTIMORE | THE COSBY BUILDING

## FOR MORE INFORMATION PLEASE CONTACT

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**FOR LEASE OR SALE**

**900 BALTIMORE | KANSAS CITY, MO**

**FLOOR/AREA:** Entire 2nd - 3,945 RSF  
Entire 3rd - 3,945 RSF  
Total: 12,169 RSF

**RETAIL FLOOR**

**AREA:** First Floor Available Suites  
Retail Suite 1 - 545 RSF

**POSSESSION:** 1st Quarter 2013

**RATE - OFFICE:** \$22.00/RSF Full Service  
Space delivered white box with office build

**TENANT**

**IMPROVEMENTS:** \$15.00/RSF Improvement Allowance

**RATE - RETAIL:** \$18.00/RSF Net of Utilities and Janitorial  
Space delivered white box

**SALE PRICING:** \$1,301,850 (\$110.00/RSF)

# 900 BALTIMORE THE COSBY BUILDING

**BUILDING FEATURES**

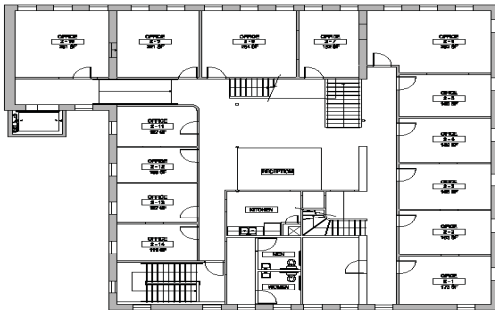
- :: Located in Kansas City, MO CBD
- :: Total Exterior and Interior Rehab 2012
- :: New Roof
- :: New Elevator
- :: New Windows
- :: New Restrooms
- :: New HVAC
- :: Restored with Detail of Historic Architecture

**SPACE FEATURES**

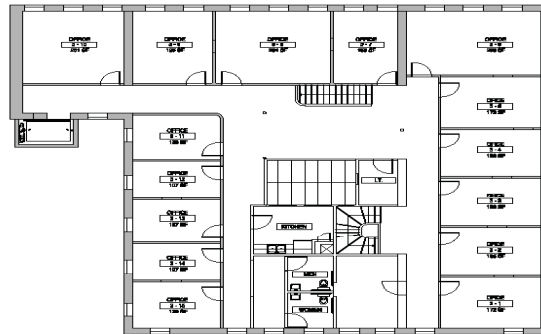
- :: Great Light with Center Skylight
- :: Internal Stairwells
- :: Mix of Offices and Open Area
- :: Tenant-controlled HVAC
- :: Delivery White Box for Tenant Input to Colors, Finishes and Fixtures

**FLOOR PLANS**

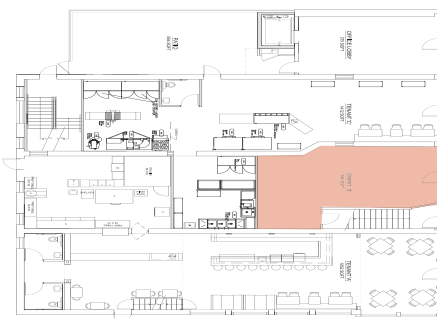
**2nd FLOOR**



**3rd FLOOR**



**1st FLOOR RETAIL**



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