



**FOR SALE & LEASE**  
**6,350 SF RETAIL | OFFICE + PATIO**

[tinyurl.com/1814OakSt](https://tinyurl.com/1814OakSt)

# 1814 OAK



# 1814 OAK ST.

## OVERVIEW

Call for sale information

Space Type: Retail | Office Space

Rentable Square Footage: 6,350 SF + Private Patio

Lease Rate: \$18.95 / SF / YR (NNN)

## PROPERTY HIGHLIGHTS

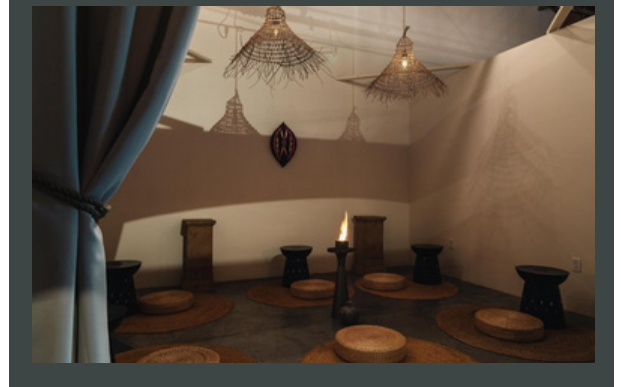
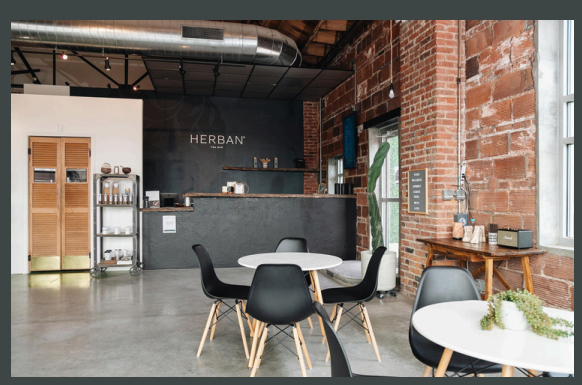
- Single-Tenant building with signage along Oak Street
- Open barrel-roofed wood ceilings with structural beams
- Exposed brick walls
- Concrete heated floors
- Private Restrooms
- Private, outdoor patio
- Overhead door from the alley for receiving deliveries
- Storefront & windows along east side and south side of the space offer natural light
- Hood, grease trap, 3 compartment sink, refrigerator, 1 stainless table

## LOCATION HIGHLIGHTS

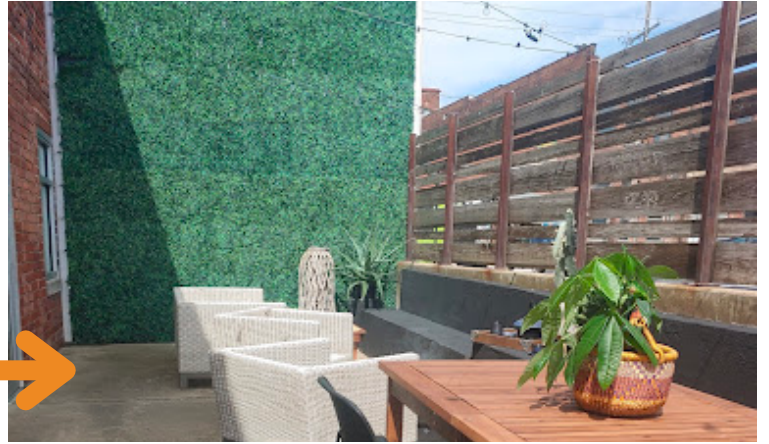
- A few blocks south of T-Mobile Center and Power & Light District in the heart of bustling Crossroads district.
- Walkable to Parlor Food Hall, iTap, Mission Taco, Grinders, Brewery Emperial, King G Delicatessen, Kata Nori, and Mean Mule Distilling.
- Right off I-70 and I-35

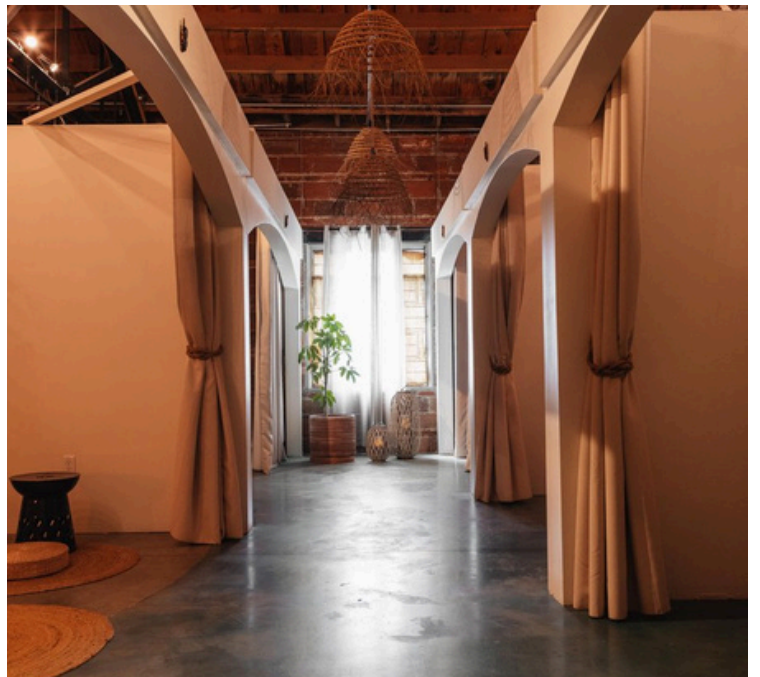
Parking Spaces: 10 adjacent surface spots available

Parking Rate: \$85 Per Space / Month



# THEN & NOW







# THE CROSSROADS

WELCOME TO THE NEIGHBORHOOD



## WHY THE CROSSROADS?

There's a reason we call it the Crossroads. It's more than just an intersection of two streets in downtown Kansas City. It's a vibrant and diverse community that welcomes all walks of life and all forms of artistic expression. Just take a walk on our sidewalks. You'll find everything from late-night diners to high-end sushi. And the boutique shops around every corner are full of unique items created by local designers. Be it for flowers, shoes, furniture or fashion, shopping in the Crossroads is never the same thing twice. But the shops are just the beginning. Home to more than 400 local artists and 100 independent studios, the Crossroads Arts District is one of the most concentrated gallery districts in the nation. Beyond the galleries, restaurants and storefronts, you'll find an equally impressive collection of professional design studios, architectural firms, advertising agencies, and other innovative businesses. And while you're here, look up. Do you see all those people grilling hamburgers on their balconies as throngs of people mill about in the streets below? They live here. It's a neighborhood. And you can buy a pair of shoes here without having to worry about finding a parking place. Any time is a good time to visit the Crossroads. Lose the tie and unbutton your top button while you find your way along our streets and sidewalks. From First Fridays, annual events, and music festivals, the Crossroads has a time and a place for just about anyone.

EXCERPT FROM: [HTTPS://KCCROSSROADS.ORG/ABOUT/](https://kccrossroads.org/about/)