

FOR LEASE

31 W 31ST ST

KANSAS CITY, MO 64111

The Nonprofit Village



W.31 ST.

KIM ANSARI, CCIM

ASSOCIATE

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CLEMONS REAL ESTATE

AUDREY NAVARRO

MANAGING BROKER

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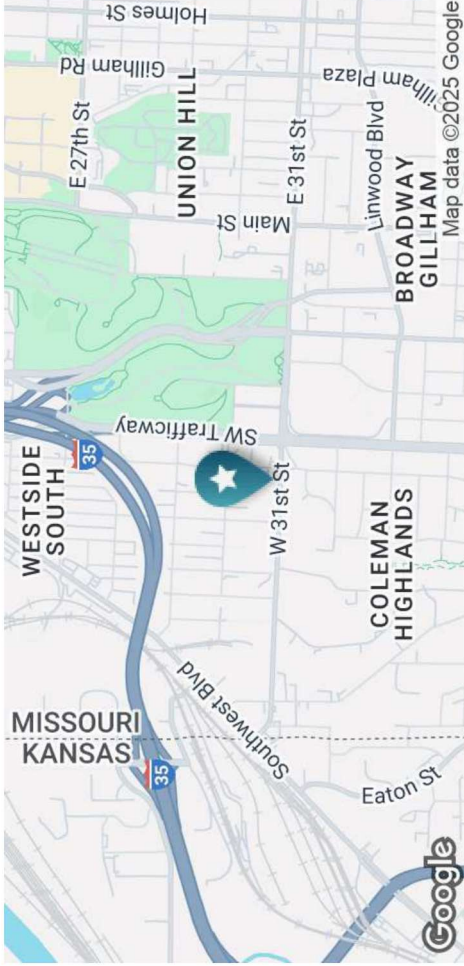
SUITE 100 816.621.2130 CLEMONSLIFE.COM

31 W 31ST ST

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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSLIFE.COM



OFFERING SUMMARY

Available SF:

5,700 SF

Lease Rate:

\$22.00/
SF/yr (Full
Service)

Renovated:

2019

Year Built:

1922

Sale Price

Call For
Pricing

Use:

Office

PROPERTY OVERVIEW

Office suites with high end finishes

Plug and play for office users

Lease opportunity with potential for in place income

PROPERTY HIGHLIGHTS

- Prime location in Kansas City, MO right next to streetcar stop
- Modern and attractive building design
- Parking for tenants and visitors
- Immediately adjacent to new \$130M luxury apartments development - under construction now
- Flexible floor plans to accommodate various businesses
- On-site amenities including conference room & event space

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Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

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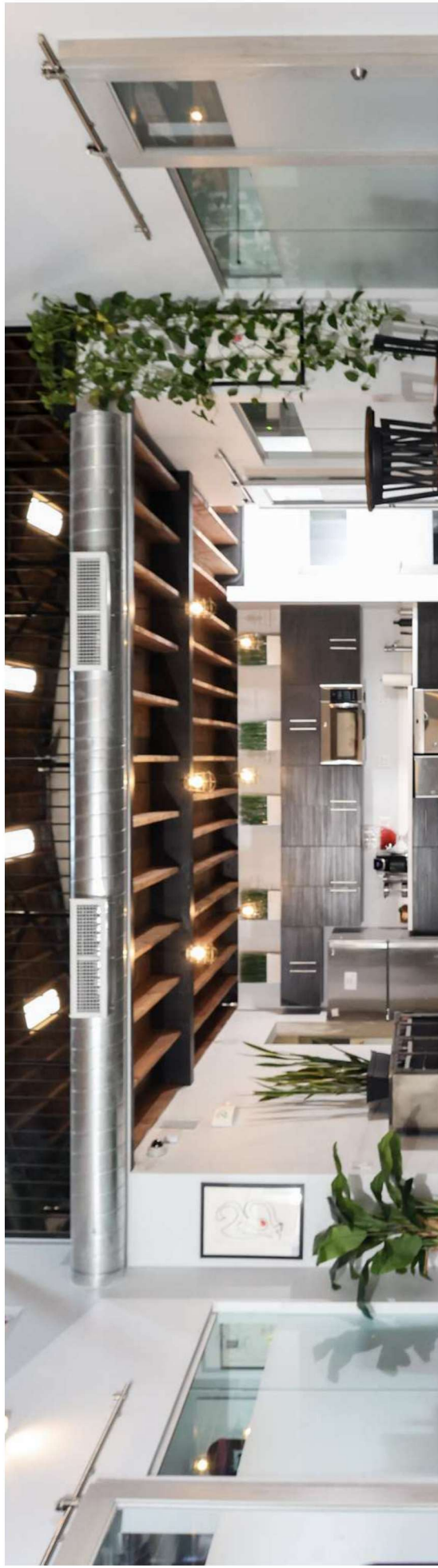
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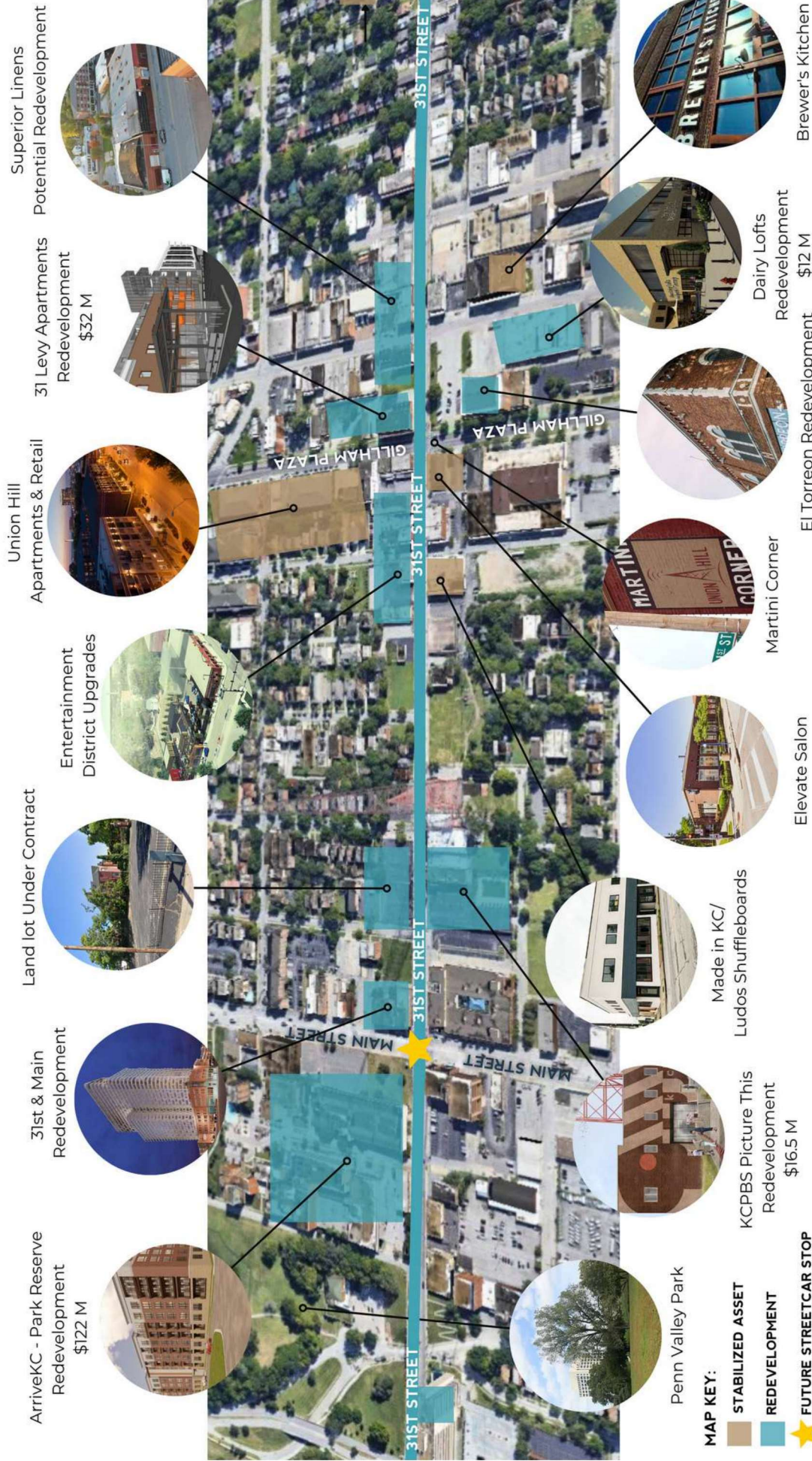
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31ST STREET DEVELOPMENT

KANSAS CITY, MO 64111



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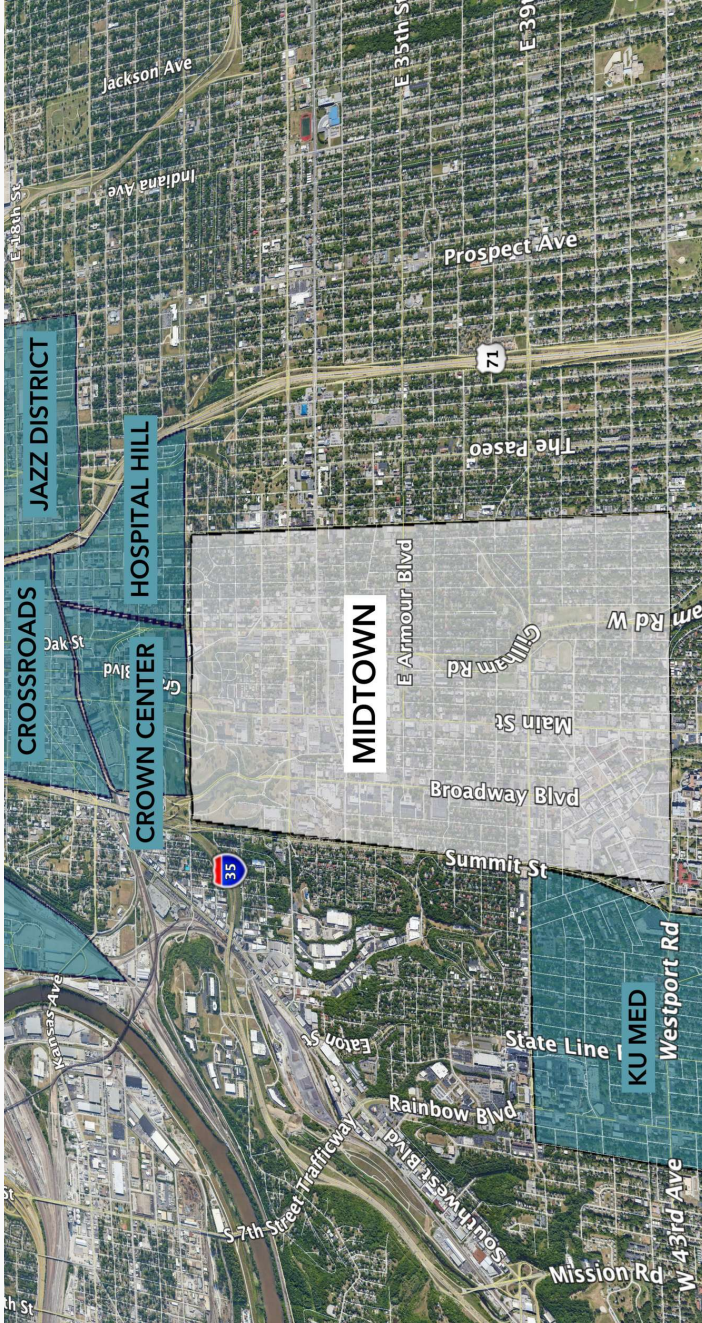
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The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.



Key Demographics



109,559
Daytime Population



\$188,359
Median Home
Value

Kansas City Key Demographics



474,110
Daytime Population



\$240,254
Median Home
Value

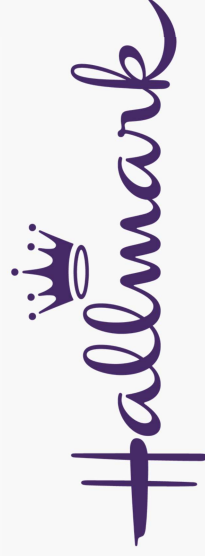
MIDTOWN



MAJOR CORPORATIONS IN THE AREA



Commerce Bank
Member FDIC



American Century
Investments®



KANSAS CITY LIFE

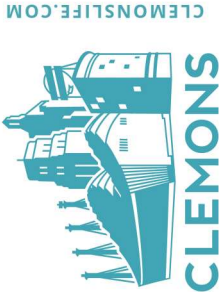
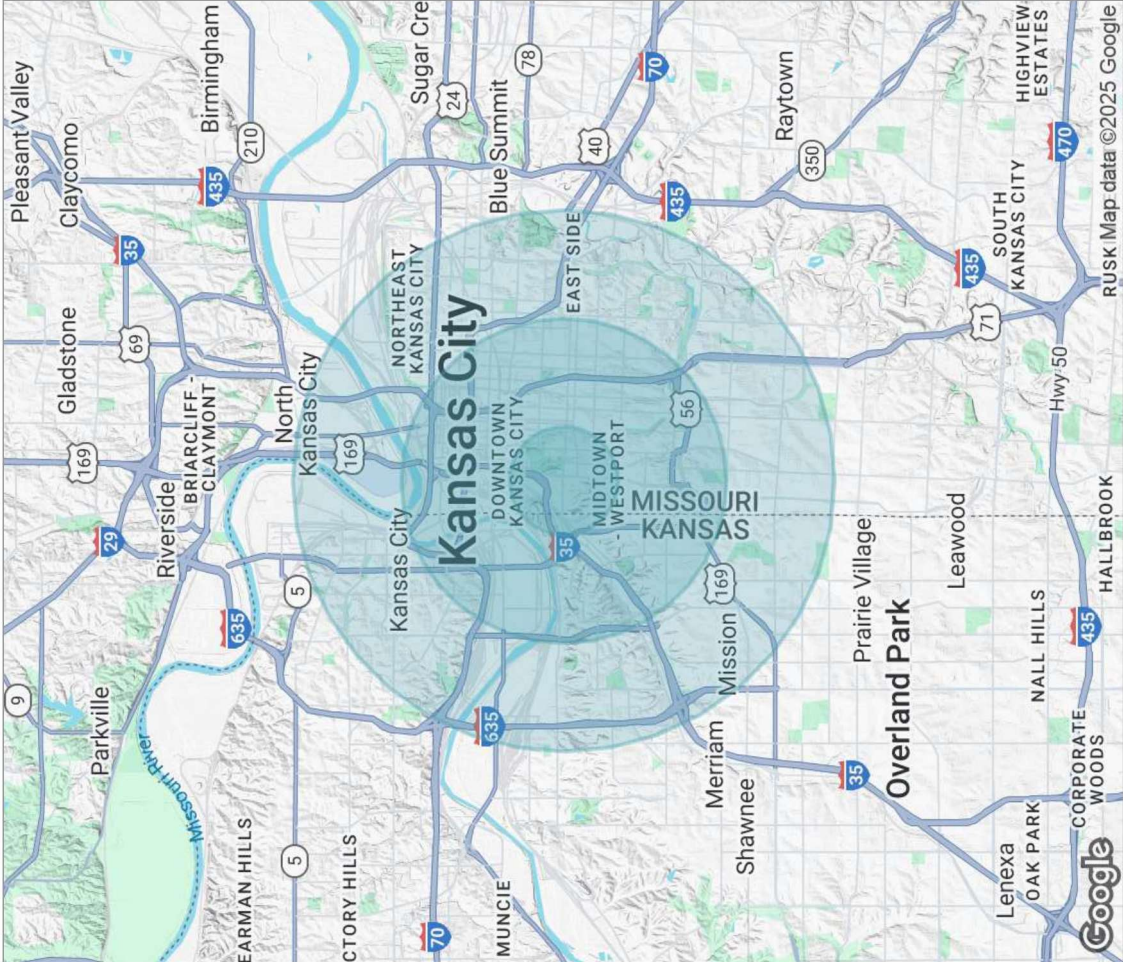
 **Saint Luke's**™



CLEMONS

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KANSAS CITY, MO 64111



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,728	108,565	263,085
Median age	38	38	38
Median age (Male)	38	38	37
Median age (Female)	37	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,760	55,108	114,973
# of persons per HH	1.7	2	2.3
Average HH income	\$83,881	\$84,477	\$83,507
Average house value	\$373,857	\$326,056	\$281,331

* Demographic data derived from 2020 ACS - US Census

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