

1800 CENTRAL STREET

KANSAS CITY, MO

INVESTMENT OFFERING





Executive Summary

Property Highlights

- Consistent history of stable occupancy with a diverse tenant base and long-term ownership that has maintained near full occupancy for decades
- Prime third-floor penthouse residential loft becoming available April 2026, creating a rare opportunity for an owner to live onsite while maintaining income from the remaining tenants
- Many long-term tenants in place, demonstrating exceptional tenant retention
- Tenant suites in superb condition, with full kitchens and bathrooms in most units
- Functional, flexible layouts attractive to residential, creative, and office users
- Well-maintained building systems with minimal near-term capital needs
- 7 on-site parking spaces plus abundant street parking
- New high-tech digital entry system and professionally serviced freight elevator

1800 Central presents a rare opportunity to acquire a fully occupied, high-quality brick and timber mixed-use asset in the heart of Kansas City's highly desirable Crossroads Arts District. The approximately 30,000 SF, 4-story building blends residential, office, studio, and service tenancy within a character-rich historic structure that has been meticulously maintained through more than three decades of continuous ownership.

Since acquiring the property in 1989, ownership has consistently reinvested in building systems, tenant spaces, and overall operations. The result is an exceptionally clean, well-functioning asset with durable cash flow, minimal deferred maintenance, and a proven history of near 100% occupancy through multiple market cycles.

A defining strength of 1800 Central is the stability of its tenancy. The combination of highly functional spaces and live-work style amenities has created unusually "sticky" occupancy, reducing downtime risk and supporting long-term income durability.



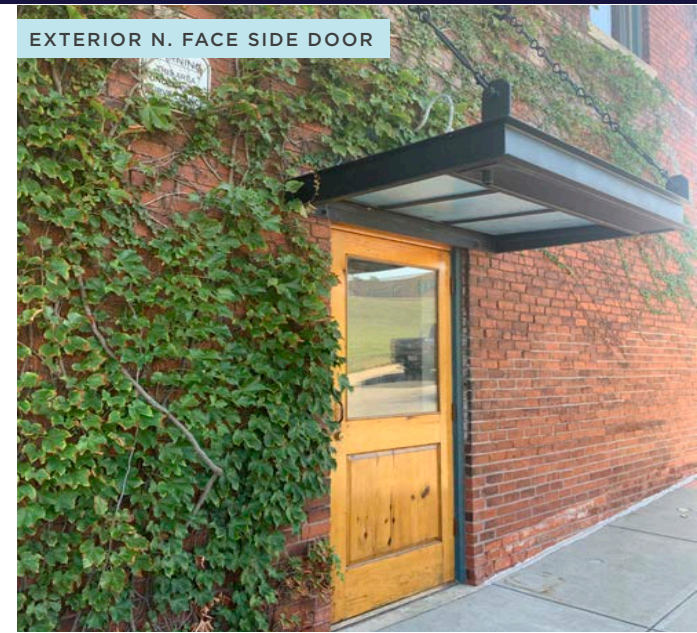
Premier Crossroads Location

The property benefits from a highly walkable location in the Crossroads, widely regarded as Kansas City’s epicenter for arts, dining, and creative enterprise.

- Walkable to dozens of restaurants, bars, cafes, and galleries
- Immediate proximity to the Kauffman Center for the Performing Arts, with incredible views from several suites
- A short 7-minute walk to the KC streetcar line Crossroads Stop
- Excellent access to Crossroads, Central Business District, the Westside, and Downtown’s Interstate loop

Ongoing neighborhood growth continues to increase residential density and foot traffic, supporting sustained demand for well-located mixed-use space.

Exterior Photos



Interior Photos





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