

HISTORIC GROCER'S WAREHOUSE OFFICE SPACE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**3612 KARNES BLVD &
3525 ROANOKE PKWY
KANSAS CITY, MO 64111**

CONTACT



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE
GROCERS WAREHOUSE

3612 Karnes Blvd/3525 Roanoke Pkwy, Kansas City, MO 64111



PROPERTY DESCRIPTION

Creative space, great access to trails

PROPERTY HIGHLIGHTS

- Minutes from Southwest Blvd restaurants and downtown
- Adjacent to Roanoke Park (covers 37.59 acres and has 1.34 miles of roadway within it.) (<https://www.roanokeparkkc.org/plans/trails>)

OFFERING SUMMARY

Lease Rate:	\$8.00 - 16.00 SF/yr (MG)
Number of Units:	4
Available SF:	2,700 - 5,670 SF
Building Size:	55,866 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	456	2,244	9,072
Total Population	710	3,205	13,666
Average HH Income	\$69,051	\$60,162	\$55,354

CUSTOM HEADER

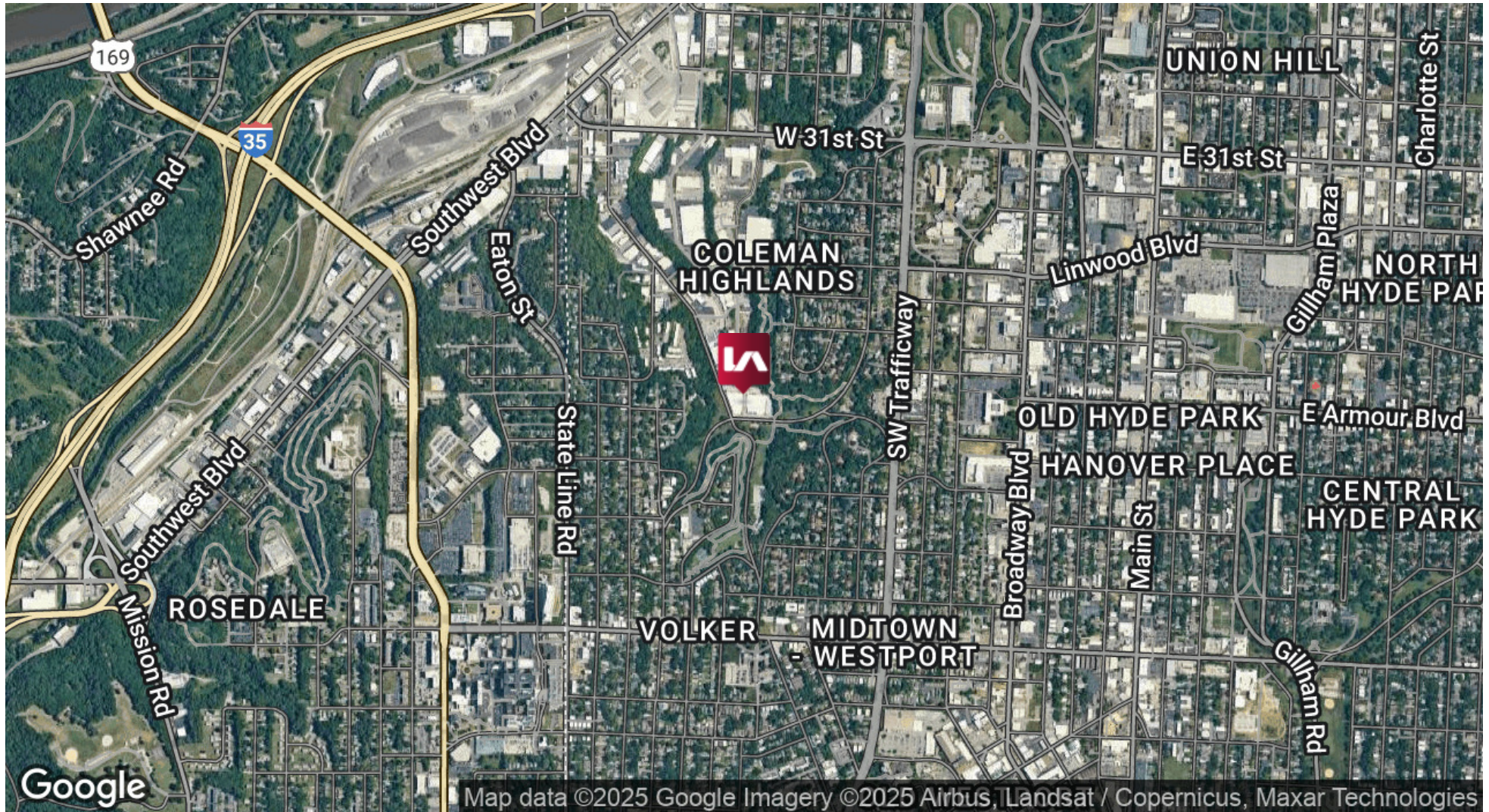
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,970 - 5,063 SF	Lease Rate:	\$8.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
3612-Suite 114	Available	2,970 SF	Modified Gross	\$12.00 SF/yr	View Here
3525-Suite 110	Available	3,665 SF	Modified Gross	\$16.00 SF/yr	-
Warehouse Unit 4	Available	5,063 SF	Modified Gross	\$8.00 SF/yr	-

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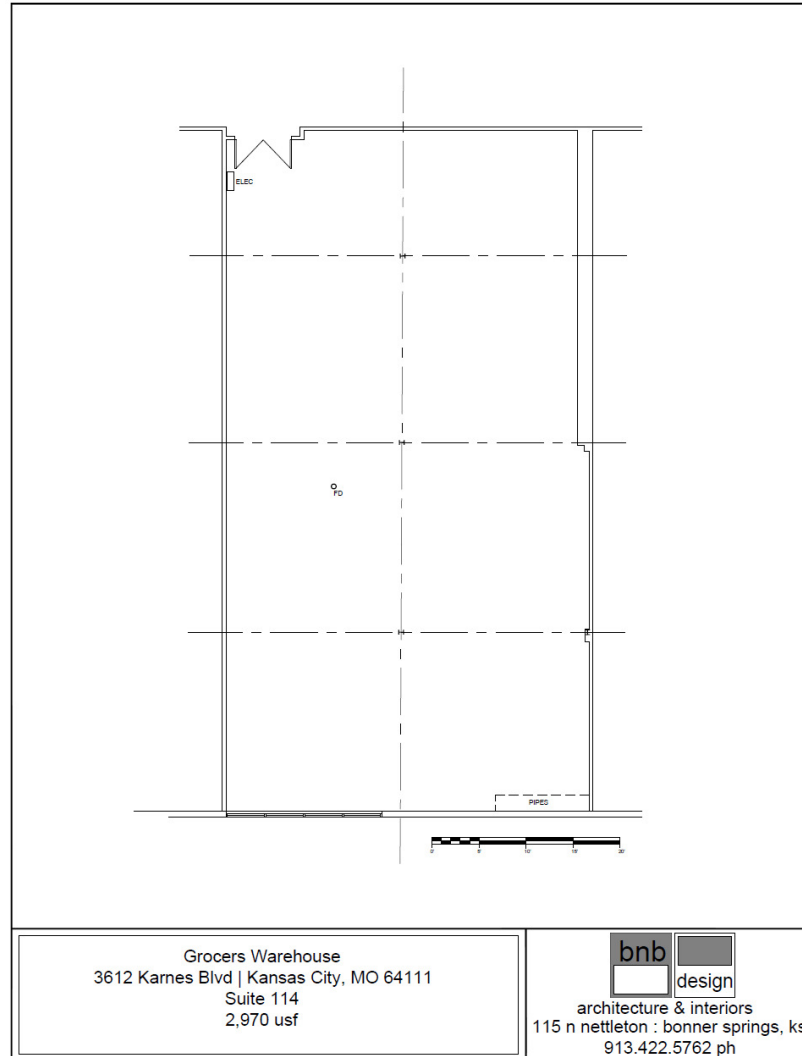
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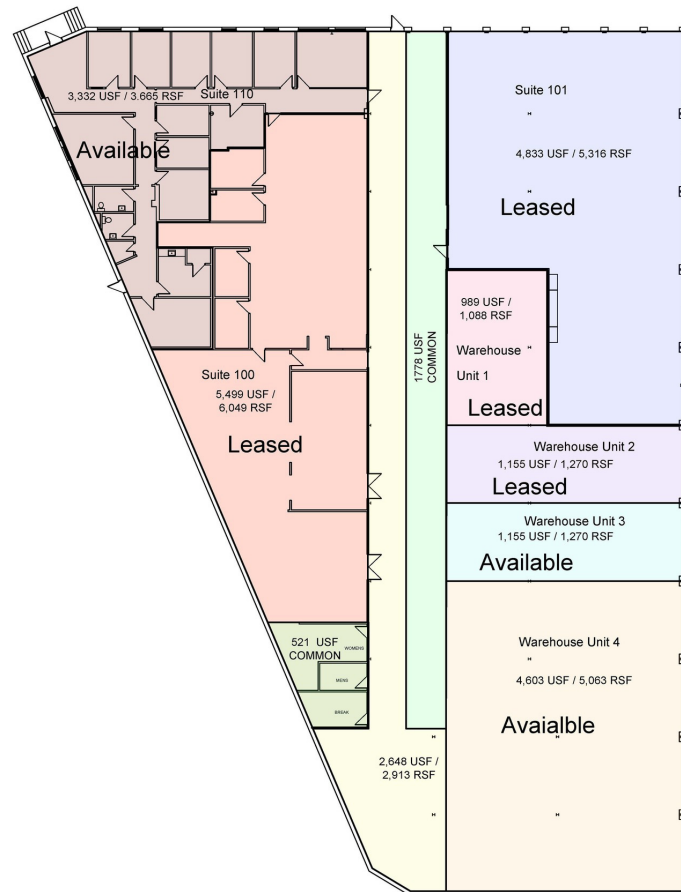
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