

FOR SALE OR LEASE

1 EAST ARMOUR BLVD

1 EAST ARMOUR BLVD, KANSAS CITY, MO 64111

AUDREY NAVARRO

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



PROPERTY DESCRIPTION

Office Space available fronting new streetcar stop at Main St & Armour Blvd. Newly renovated property, furnished / move-in ready options available. Great opportunity for owner/occupant to secure signage fronting the new Streetcar Stop on Main St. Entire 2nd Floor available Spring 2025.

PROPERTY HIGHLIGHTS

- Located on the Streetcar Extension line w/ future stop right out front
- Ample parking with entrances on Main and Walnut (no streetcar construction disruption for parking)
- Common area renovations recently completed
- Ready for Tenant buildout and customization

OFFERING SUMMARY

Lease Rate: 2nd Floor	\$19-25/sq ft. (Full Service)
Lease Rate: Lower Level	\$14-16/sq ft. (Full Service)
Sale Price:	\$5,950,000
Available SF:	2,500 - 17,500
Parking:	78+ Spaces (Free)
Building Size:	38,200 SF
Renovated:	2022
Lot Size:	1 Acre

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SUITE 100

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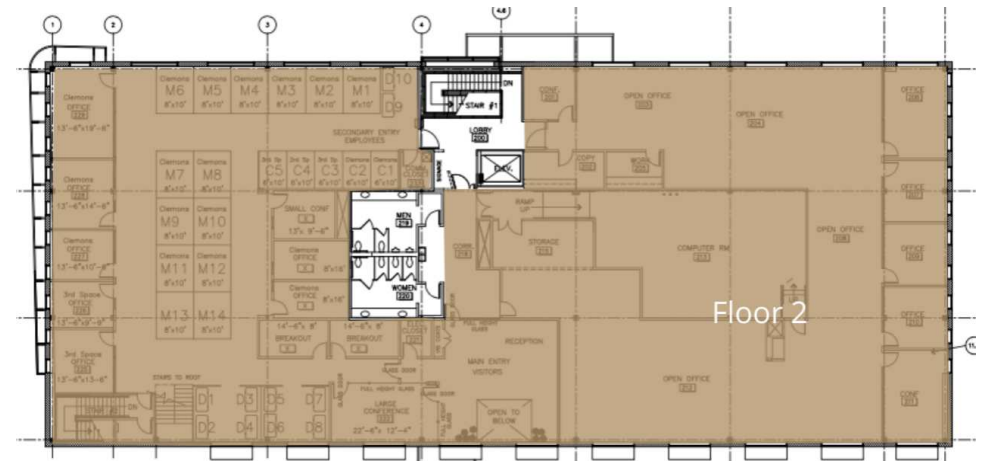
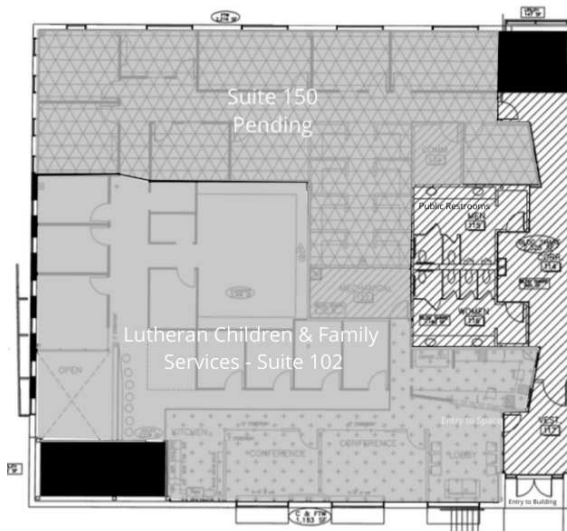
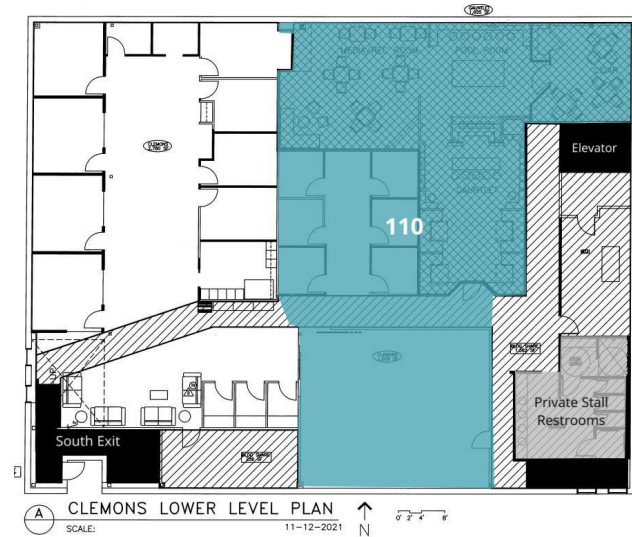
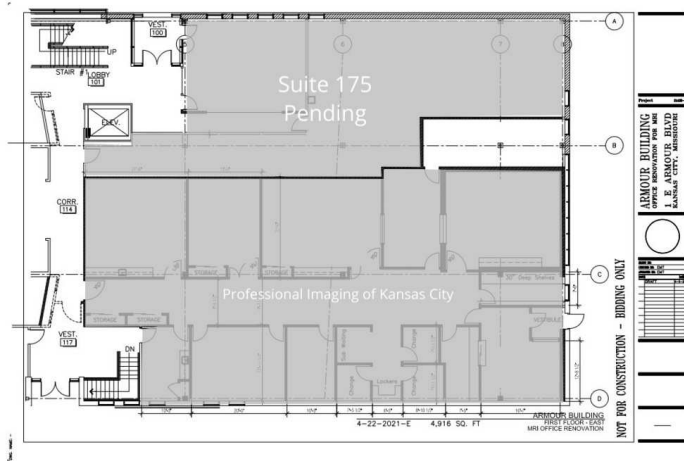
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FLOORPLANS

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SPACE AVAILABILITY

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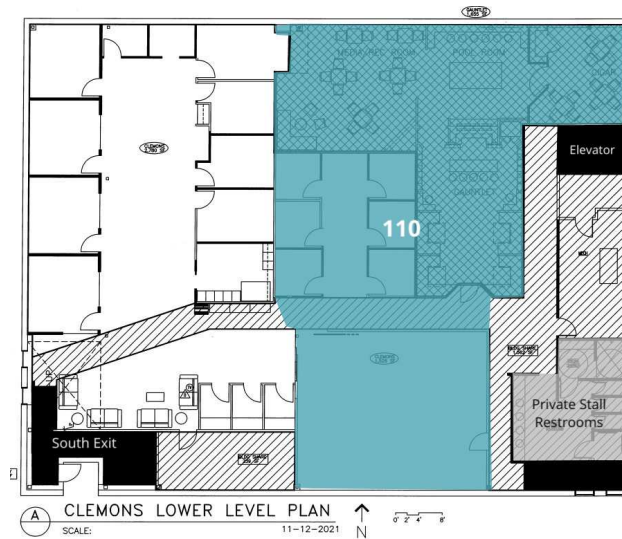


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LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
110	-	2,500 - 5,500 SF	Full Service	\$14.00 - 16.00 SF/yr	Lower level office space available. Option to take additional space if needed. Newly remodeled common area restrooms and lobby and lots of amenities.

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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Floor 2	-	3,000 - 15,000 SF	Modified Gross	\$19.00 - 25.00 SF/yr	Great second floor space with option to lease with the existing furniture in place.

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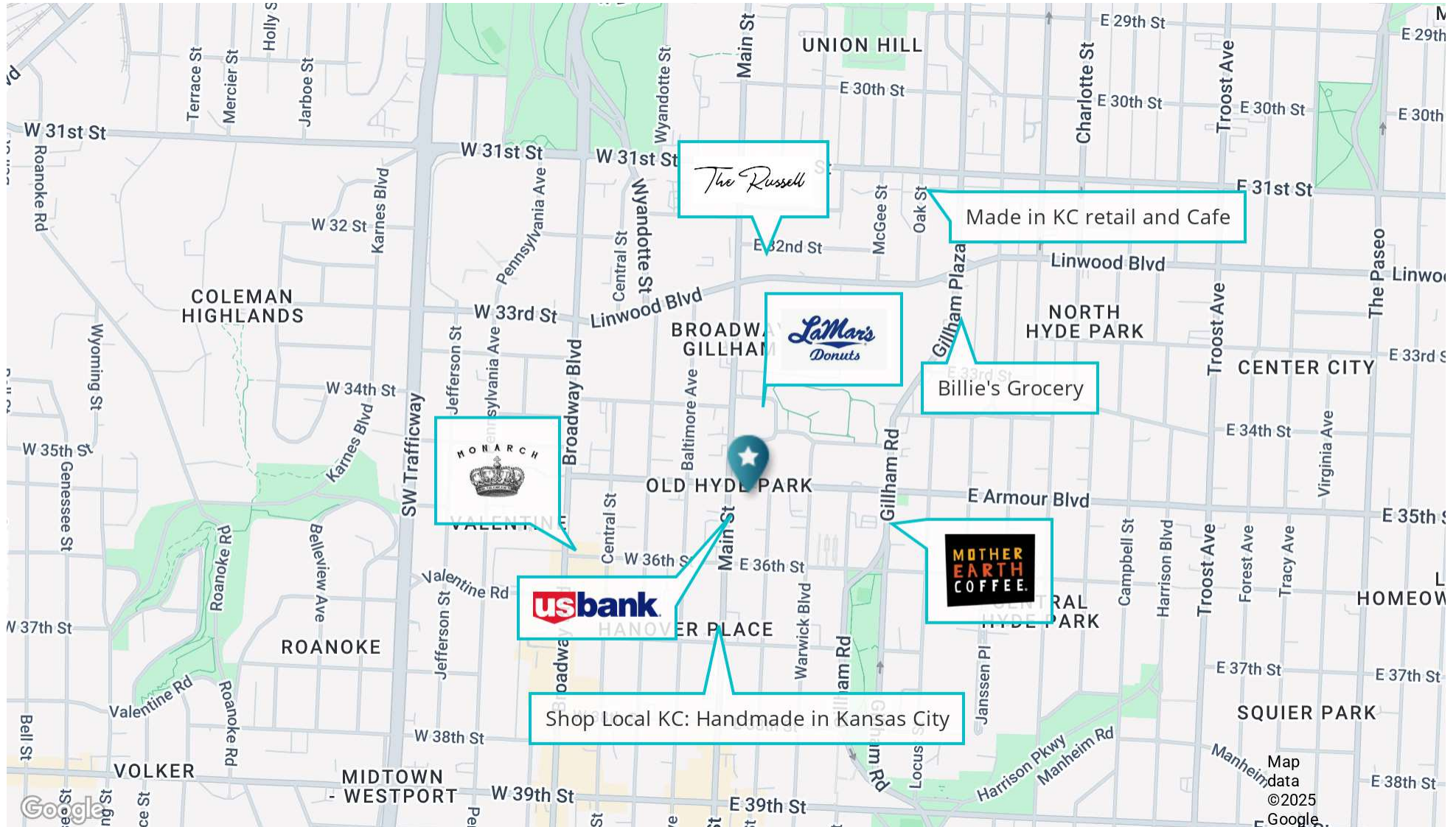
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RETAIL MAP

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MAIN STREET DEVELOPMENT

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 **FUTURE STREETCAR STOP**

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STREETCAR EXPANSION

CONNECTING DOWNTOWN KC TO THE COUNTRY CLUB PLAZA/UMKC

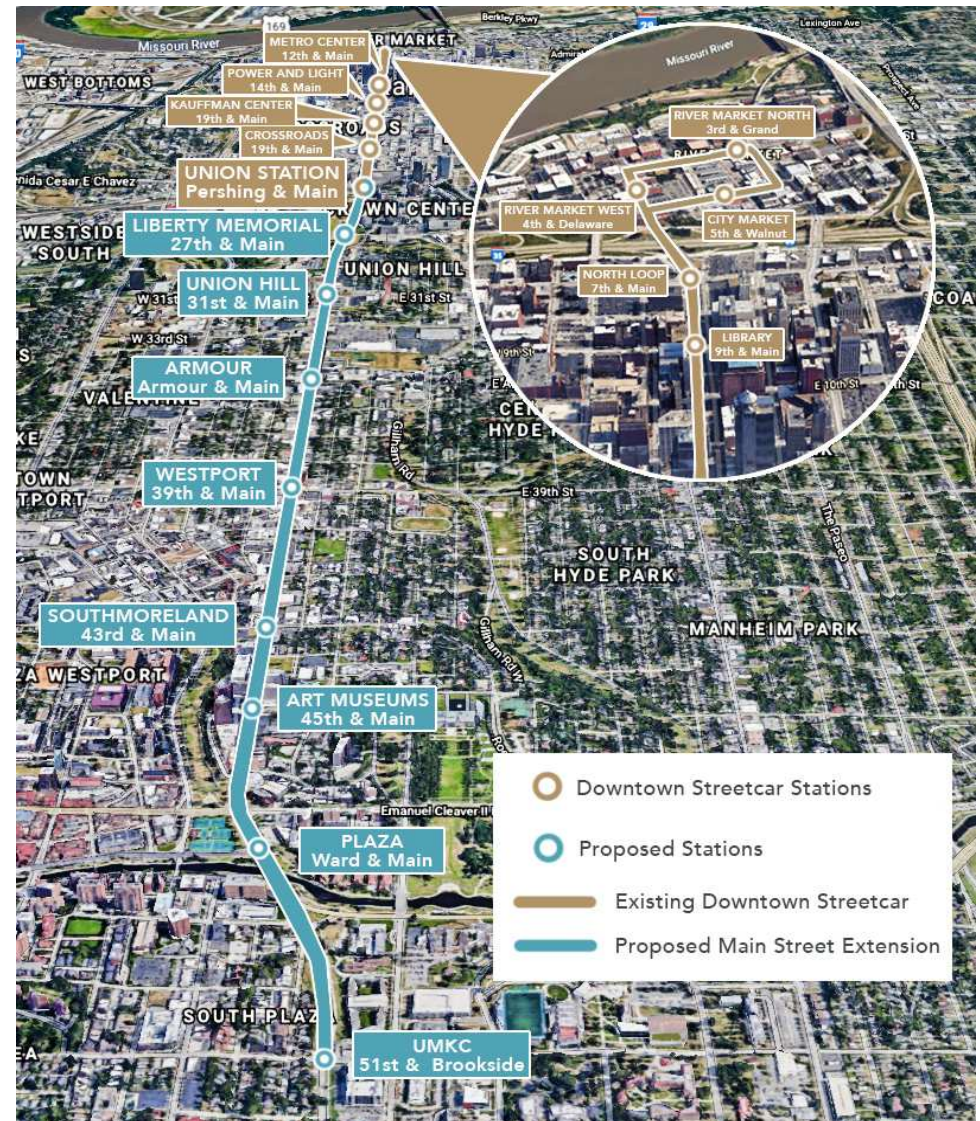


FUTURE STREETCAR EXTENSION

The Main Street extension for the Kansas City Streetcar is a valuable investment that will have a great impact on properties and businesses down the Main Street corridor. After the Downtown line was approved in 2012, more than \$4 billion of investment was brought into that market. Since approval of the extension in 2018, a total of \$25.6 million in transactions along Main have taken place to date.

OPENING EARLY 2025!

The 3.6-mile extension on Main Street, adding 8 stops, will connect Downtown to Midtown, Westport, the Art Museum District, the Country Club Plaza, and UMKC.



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MIDTOWN

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.



Midtown Key Demographics



61,924

Population



109,559

Daytime Population



30%

*Bachelor Degree
or Higher*



\$188,359

*Median Home
Value*

Kansas City Key Demographics



2.2 Million

Population



474,110

Daytime Population



37.5%

*Bachelor Degree
or Higher*



\$240,254

*Median Home
Value*

MIDTOWN

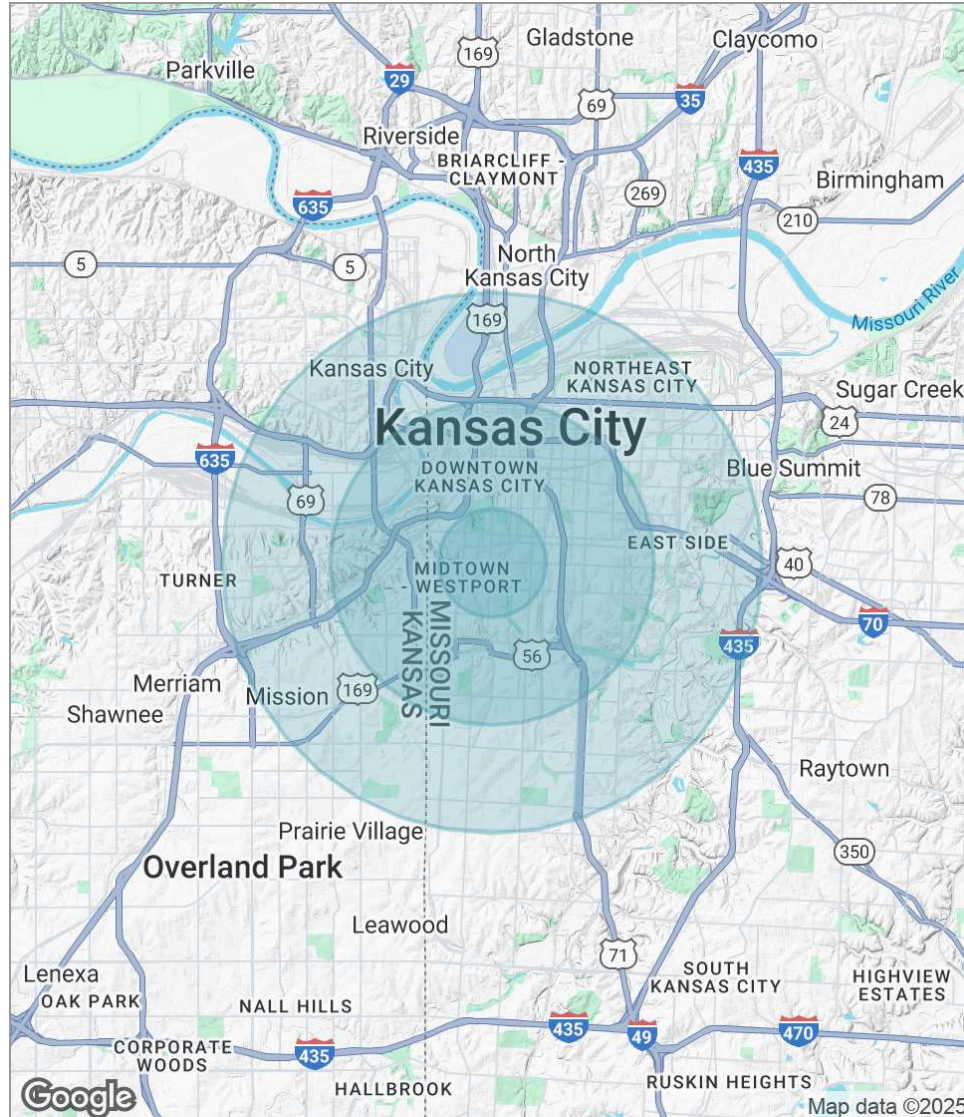


MAJOR CORPORATIONS IN THE AREA



DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,039	92,047	229,131
Median age	33.4	35.6	35.0
Median age (Male)	32.5	35.3	34.5
Median age (Female)	34.5	36.4	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,560	54,356	121,094
# of persons per HH	1.5	1.7	1.9
Average HH income	\$54,095	\$64,037	\$63,585
Average house value	\$261,265	\$239,617	\$202,657

* Demographic data derived from 2020 ACS - US Census

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