

# FAULTLESS

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REAL ESTATE ADVISORS



## 1009 & 1005 W 8TH STREET • KANSAS CITY, MO

LOCATED IN THE HISTORIC WEST BOTTOMS DISTRICT, THE FAULTLESS BUILDING OFFERS 2,000 - 7,830 SF OF OFFICE SPACE AVAILABLE ON FLOORS 1 AND 5 AS WELL AS 5,442 SF OF INDUSTRIAL SPACE.

**BUILDING SIZE:** 42,000 SF

**AVAILABLE SPACE:** 2,000 - 7,830 SF

**LEASE RATE:**

**PARKING:** 56 STALLS

FOR MORE THAN 130 YEARS FAULTLESS BRANDS HAS OCCUPIED THIS HISTORIC OFFICE DESTINATION AND NOW FOR THE FIRST TIME CAN OFFER A ONE OF A KIND OFFICE ENVIRONMENT IN THE HEART OF THE WEST BOTTOMS.

CAREFULLY RENOVATED IN 2009, THE FAULTLESS BUILDING PROVIDES TIMELESS HISTORICAL CLASS A SPACE WITH AMPLE SURFACE PARKING OUT YOUR FRONT DOOR.

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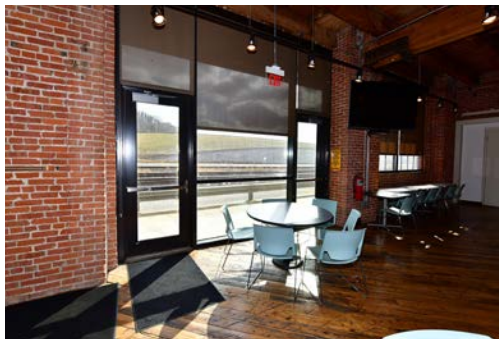
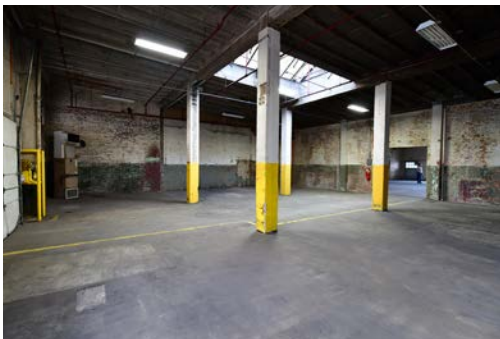
**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

**P** 816.895.4800 **W** [OPENAREA.COM](http://OPENAREA.COM)

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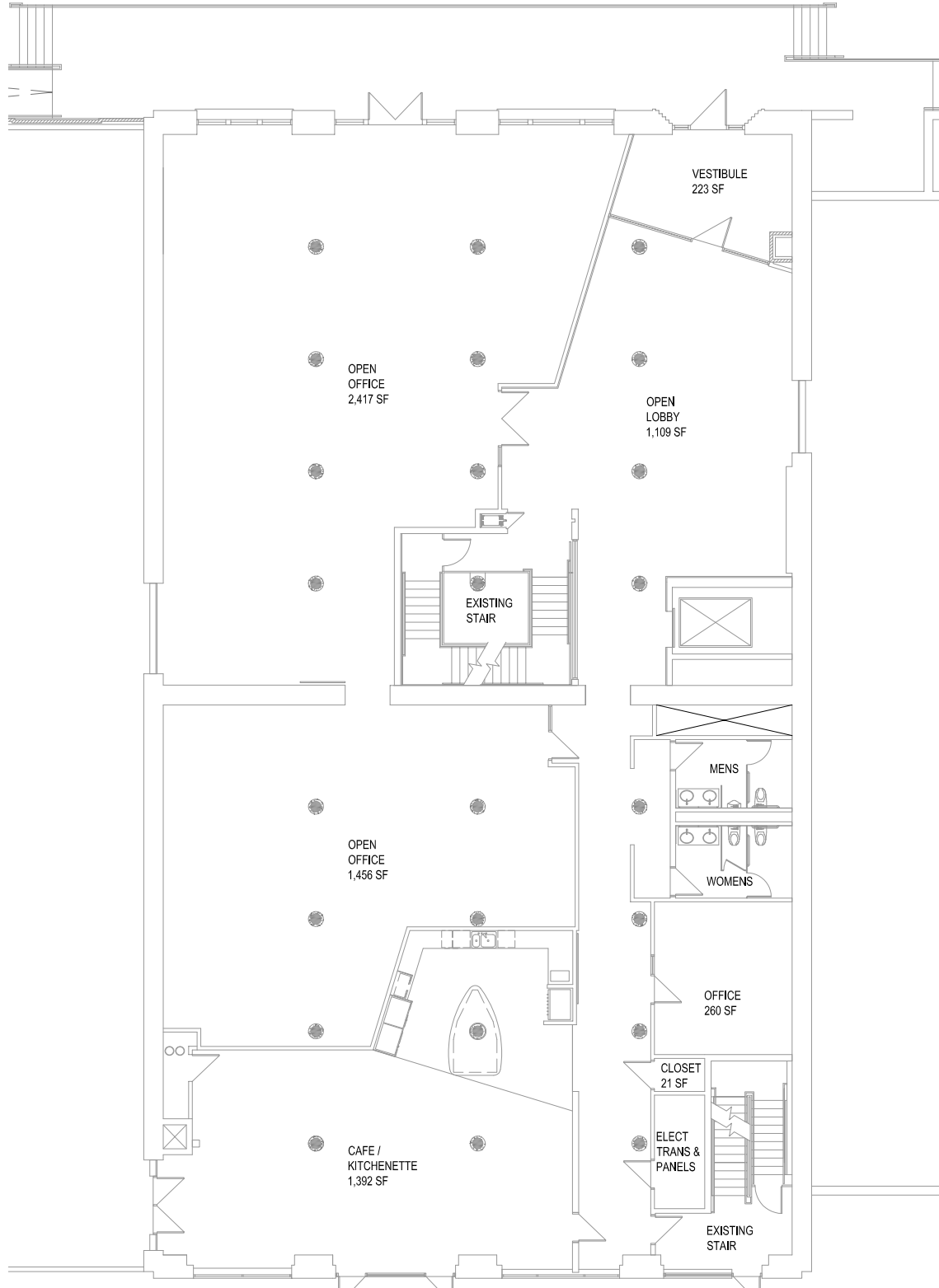
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# 1009 W 8TH ST- 1ST FLOOR

2,000 - 5,000 SF  
OFFICE SPACE AVAILABLE

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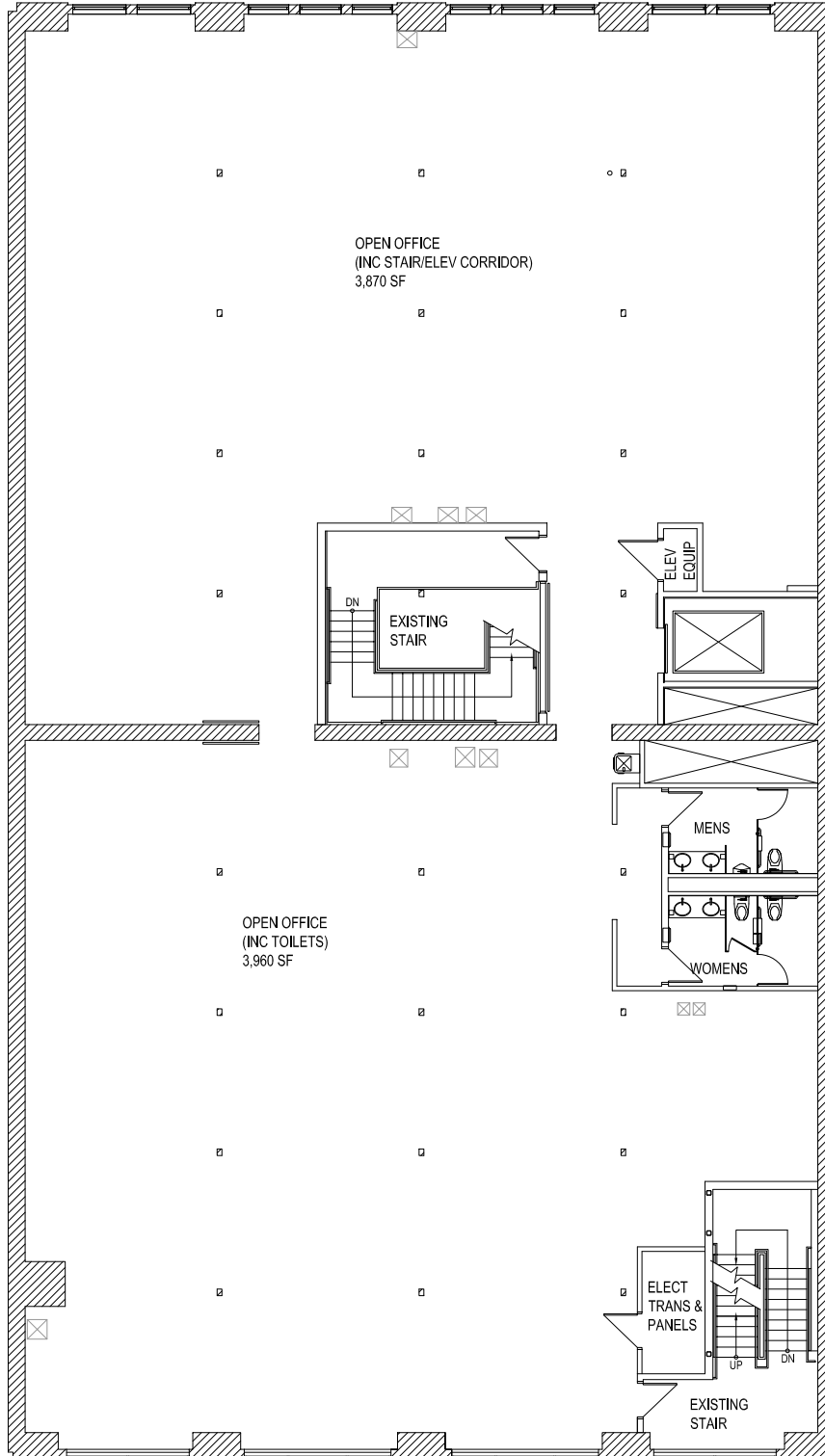
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# 1009 W 8TH ST- 5TH FLOOR

3,870 - 7,830 SF  
OFFICE SPACE AVAILABLE

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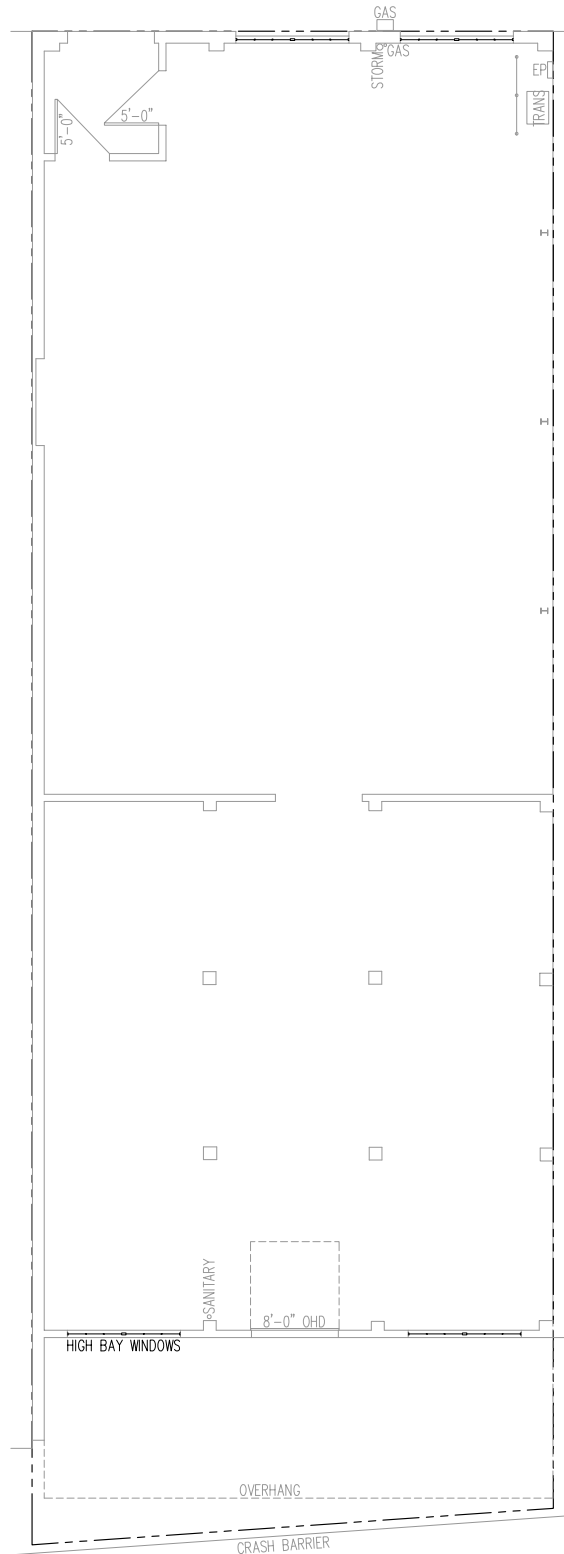
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# 1005 W 8TH ST

5,442 SF  
FLEX SPACE AVAILABLE



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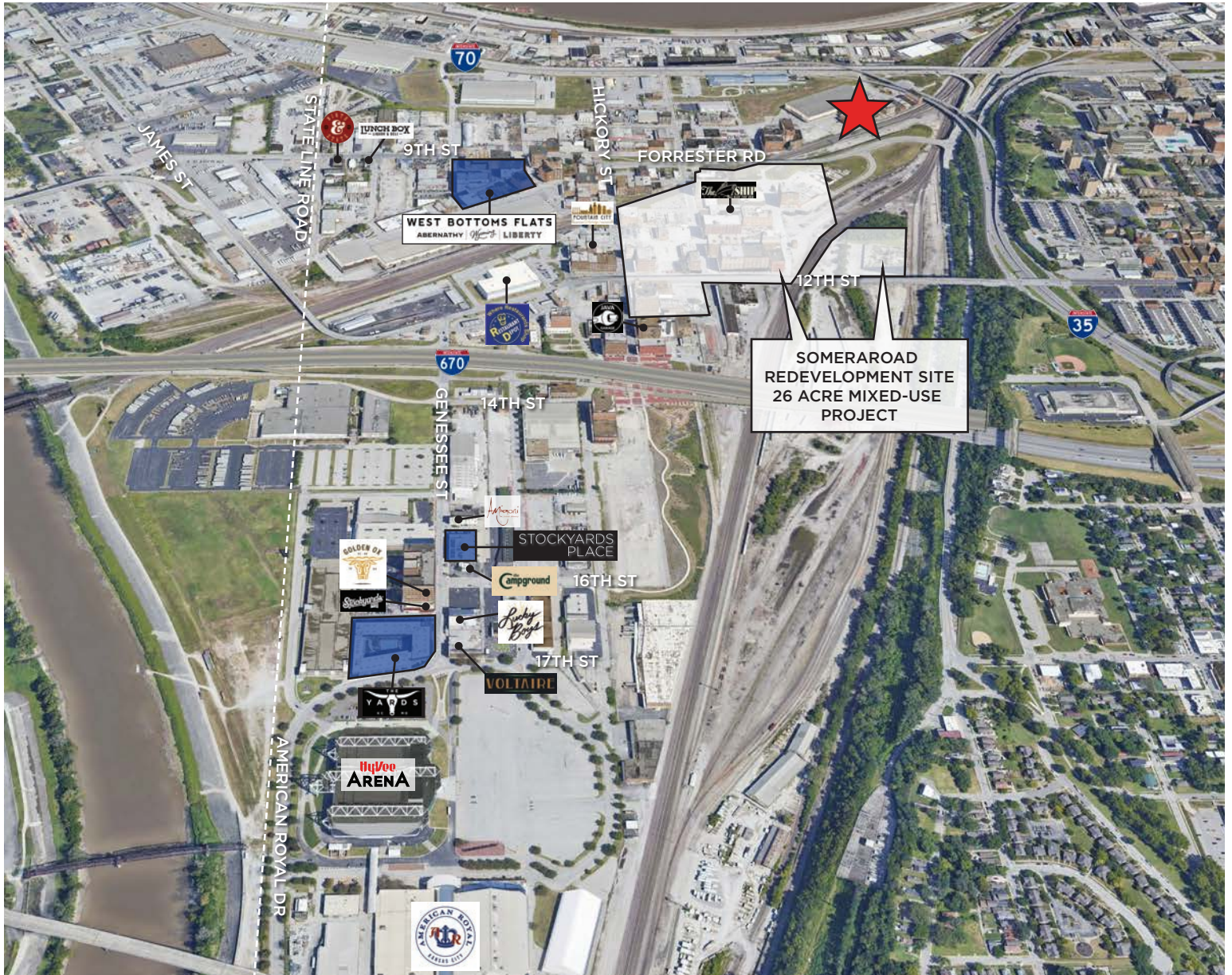
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