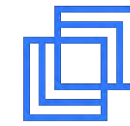


# THE HISTORICAL OFFICES OF BROOKSIDE

Brookside Blvd. & 63rd St., KCMO



**FWR**  
First Washington Realty



BROOKSIDE has a strong sense of community with local businesses, restaurants, and shops, creating a unique and inviting environment for employees and clients alike.



# SUITE AVAILABILITY



Small office suites ranging from 200-1,000 SF above the iconic Brookside Shops

Full-service base year structure

Flexible term length

Perfect for small office users, mental health professionals, solo practitioners, attorneys, CPAs and more



## AVAILABILITY:

SUITE 204: 739 SF

SUITE 233: 203 SF

SUITE 235: 452 SF

SUITE 244: 430 SF



EXAMPLE SUITE 244: 430 SF

## AREA REAL ESTATE ADVISORS

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

**P** 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

# BROOKSIDE - NOW & THEN

## EST. 1919



Brookside is Kansas City's first suburban shopping area, even predating the Country Club Plaza. On September 1, 1919, the headline of the Country Club District Bulletin read "Construction Begun on First Group of Neighborhood Shops at Sixty-Third and Brookside Boulevard." Ground had been broken for the Brookside Shops. Conceived before the first World War and started in 1919, the shops were completed over the next decade.

Designed to serve the automobile set, it boasted specialty, grocery and drug stores, medical offices, even a special community center, as well as the first south-side police and fire stations. 100 years later, Brookside is an enduring model of a neighborhood center. Unlike many other historic centers, Brookside still serves its community with basic needs like a grocery store, drugstore, restaurants, a dime store, realtors, accountants, and so many other services.

Today Brookside is home to over 90 shops, restaurants, and offices, all unique and in keeping with the original neighborhood charm and architecture. Once you have visited, you are sure to become an "Honorary Neighbor."

NEHT & MON



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# BROOKSIDE - THE NEIGHBORHOOD



**FWR**  
First Washington Realty



Brookside boasts a variety of specialty shops, boutiques, and galleries, offering everything from fashion and home decor to antiques and artisan goods. The shopping district along Brookside Boulevard is particularly popular for its quaint storefronts and locally-owned businesses.

The neighborhood is home to numerous restaurants, cafes, and eateries serving a diverse range of cuisines. Whether you're in the mood for upscale dining, casual fare, or international flavors, Brookside has something to satisfy every palate.

Residents of Brookside enjoy access to several parks and recreational areas, including the scenic Trolley Track Trail. This linear park follows the path of a historic streetcar line and provides opportunities for walking, jogging, and biking amidst lush greenery.

Throughout the year, Brookside hosts a variety of community events and festivals, including art fairs, farmers markets, and holiday celebrations. These events help foster a strong sense of community and provide opportunities for residents to connect with one another.

## SHOPPING



## NIGHT LIFE



## DINING



## LOCAL



## COMMUNITY



## RECREATION



### POPULATION



1-MILE: 15,062  
3-MILE: 119,631  
5-MILE: 251,291

### HOUSEHOLDS



1-MILE: 6,321  
3-MILE: 55,314  
5-MILE: 117,463

### AVG HH INCOME



1-MILE: \$197,206  
3-MILE: \$116,356  
5-MILE: \$102,249

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# ABOUT FIRST WASHINGTON



**BROOKSIDE SHOPS**



**CORINTH SQUARE**



**SHOPS AT FAIRWAY**



**SHOPS OF PRAIRIE VILLAGE**



**CORINTH QUARTER**

**First Washington Realty (FWR)** is a fully integrated, national real estate investment and management firm. They specialize in the ownership of convenience, necessity and experience-oriented retail real estate.

**FWR** currently owns 107 shopping centers with a value of over \$5.8 billion located in 22 states and the District of Columbia. Their centers contain approximately 14.1 million square feet with approximately 2,600 tenants.



### BROOKSIDE SHOPS

#### Dining



#### Shopping / Lifestyle



### 75TH & WORNALL - WALDO



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