

FOR LEASE



1717 OAK ST

1717 OAK ST, KANSAS CITY, MO 64108

LEANNE EDMONDSON

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AUDREY NAVARRO

MANAGING PARTNER

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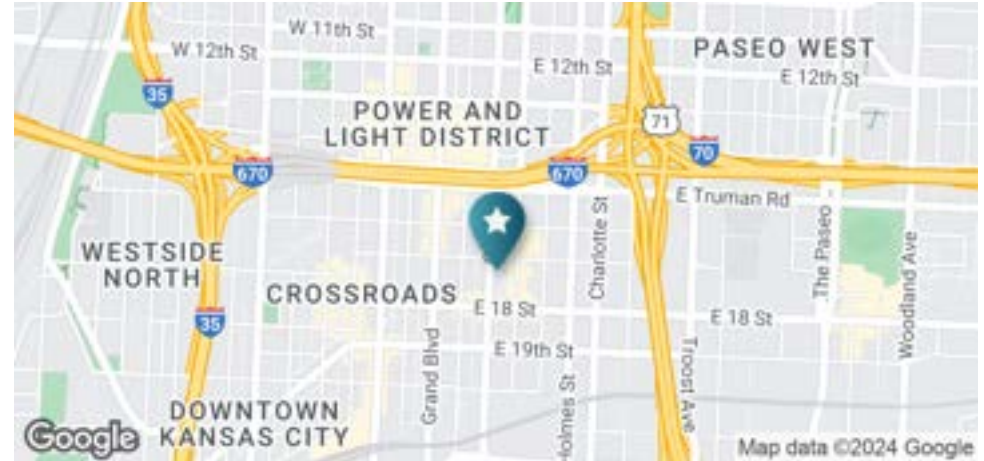
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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSLIFE.COM

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OFFERING SUMMARY

Available SF:	713 -1,838 SF
Lease Rate:	\$21 - \$23 SF/yr (MG)
Lot Size:	0.3 Acres
Year Built:	1915
Building Size:	6,323
Zoning:	M1-5
Market:	Kansas City
Submarket:	Freight House District

PROPERTY OVERVIEW

Retail Storefront, Showroom, or Creative office space located in the walkable Crossroads Arts District near retail, restaurants and breweries.

Approximately: Lower Level West Side = 1,908 RSF / Lower Level East Side = 3,331 RSF

PROPERTY HIGHLIGHTS

- Fantastic location within walking distance to local and national retailers and entertainment districts
- Historic building with modern finishes, high ceilings and large central skylight
- Open floorplan for creative office or retail space with garage door
- Dedicated surface parking available with (19) spaces
- Ideally situated next to Interstate 70, 670, 35 and Highway 71

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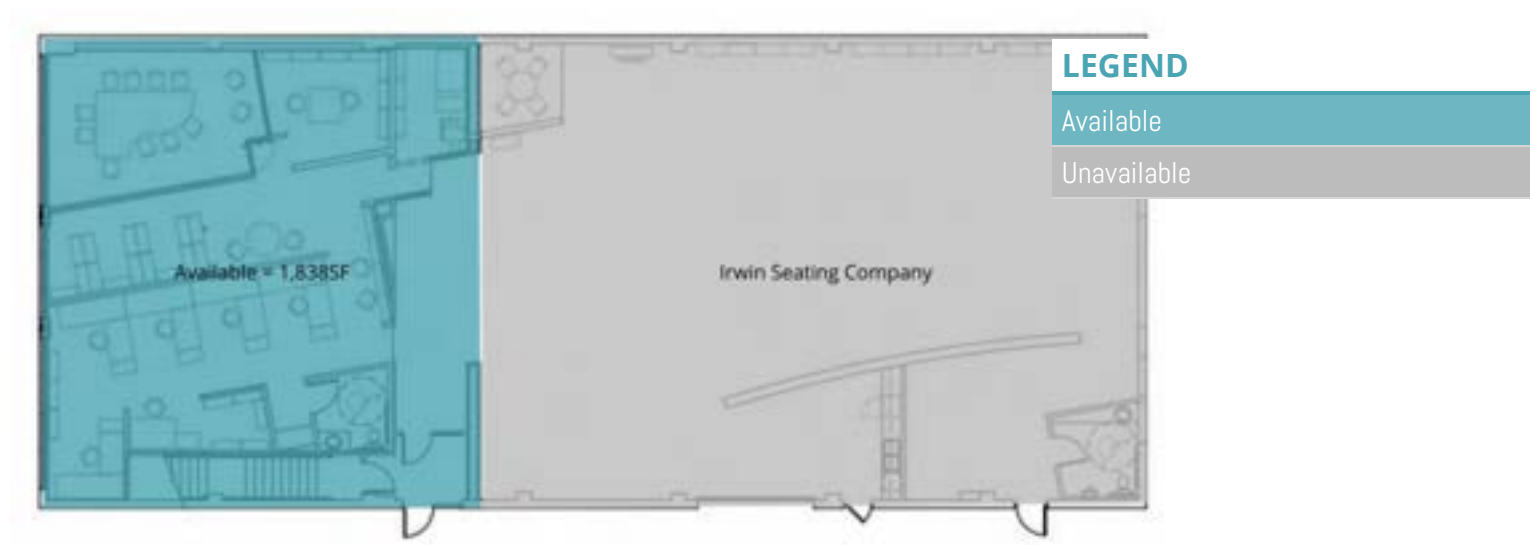
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	713 - 1,838 SF	Lease Rate:	\$20.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Ste 300	-	3,231 SF	Modified Gross	-	-
200	Available	1,838 SF	Modified Gross	\$20.00 - 23.00 SF/yr	-

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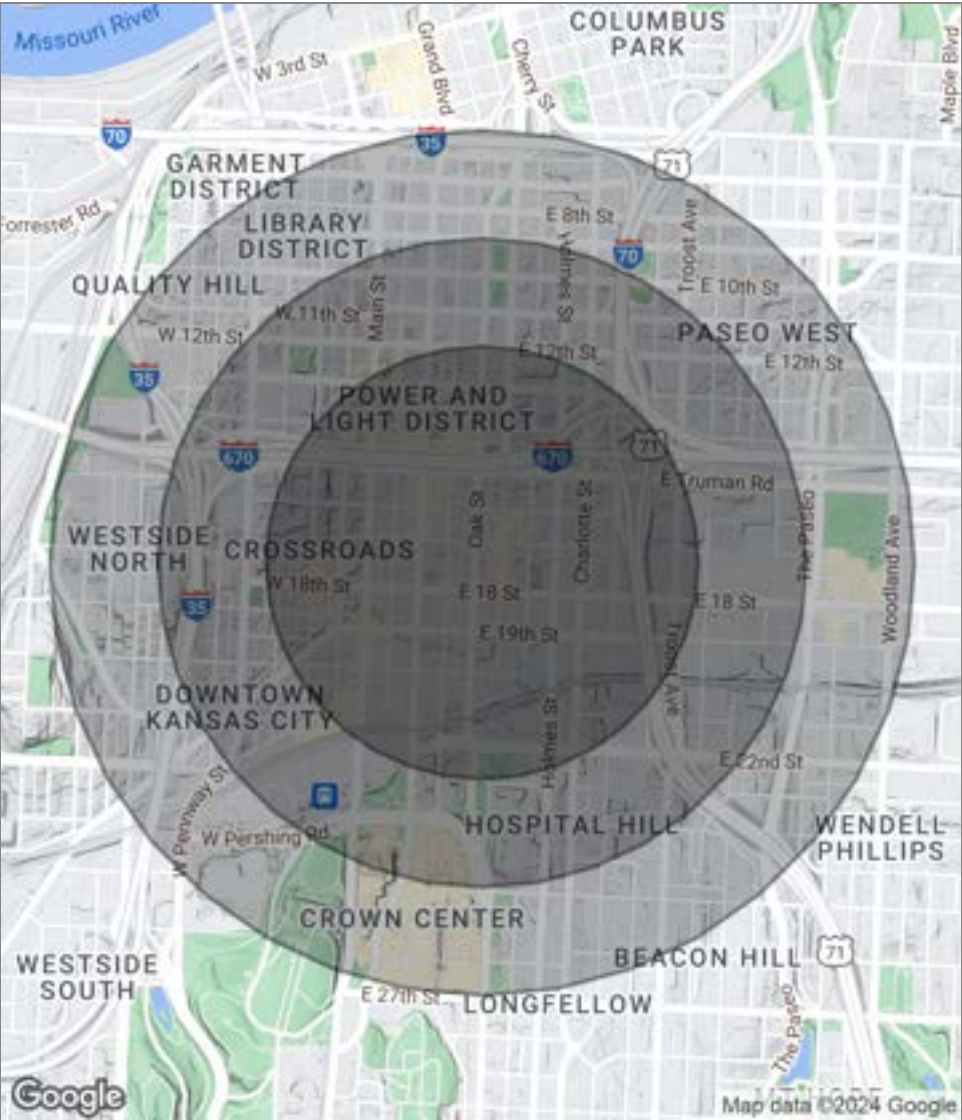
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POPULATION	0.5 MILES	0.75 MILES	1 MILE
Total population	2,763	6,904	13,855
Median age	31.6	33.7	33.3
Median age (Male)	33.0	34.0	32.7
Median age (Female)	31.0	33.9	34.0
HOUSEHOLDS & INCOME	0.5 MILES	0.75 MILES	1 MILE
Total households	1,612	4,055	8,708
# of persons per HH	1.7	1.7	1.6
Average HH income	\$96,956	\$85,445	\$69,599
Average house value	\$226,432	\$184,148	\$166,896

* Demographic data derived from 2020 ACS - US Census

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