

FOR SALE - CROSSROADS INVESTMENT PROPERTY

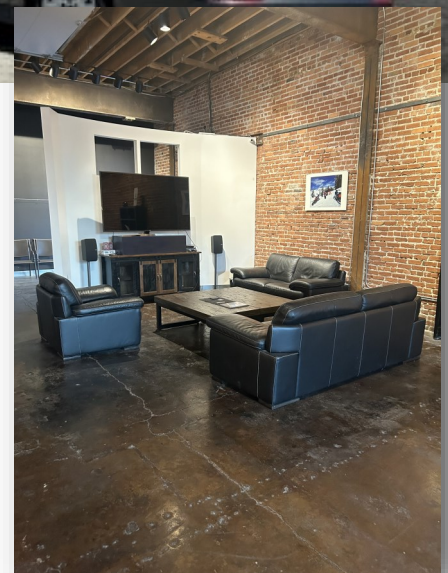
2131 WASHINGTON STREET

KANSAS CITY, MO 64108



- 6,050 square foot building
- Includes 34 parking spaces
- Next door to Rochester Brewing and Roasting Company
- Walking distance to Jack Stack, Lulu's Grünauer's, Lidia's, and Manny's
- Leased to a Publicly Traded Company with a Global Presence
- 6.9% cap rate

2131 WASHINGTON STREET
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Chuck Connealy, SIOR, CCIM

Direct: (913) 789-9020

Cell: (913) 515-6616

Chuck.Connealy@waterfordproperty.net

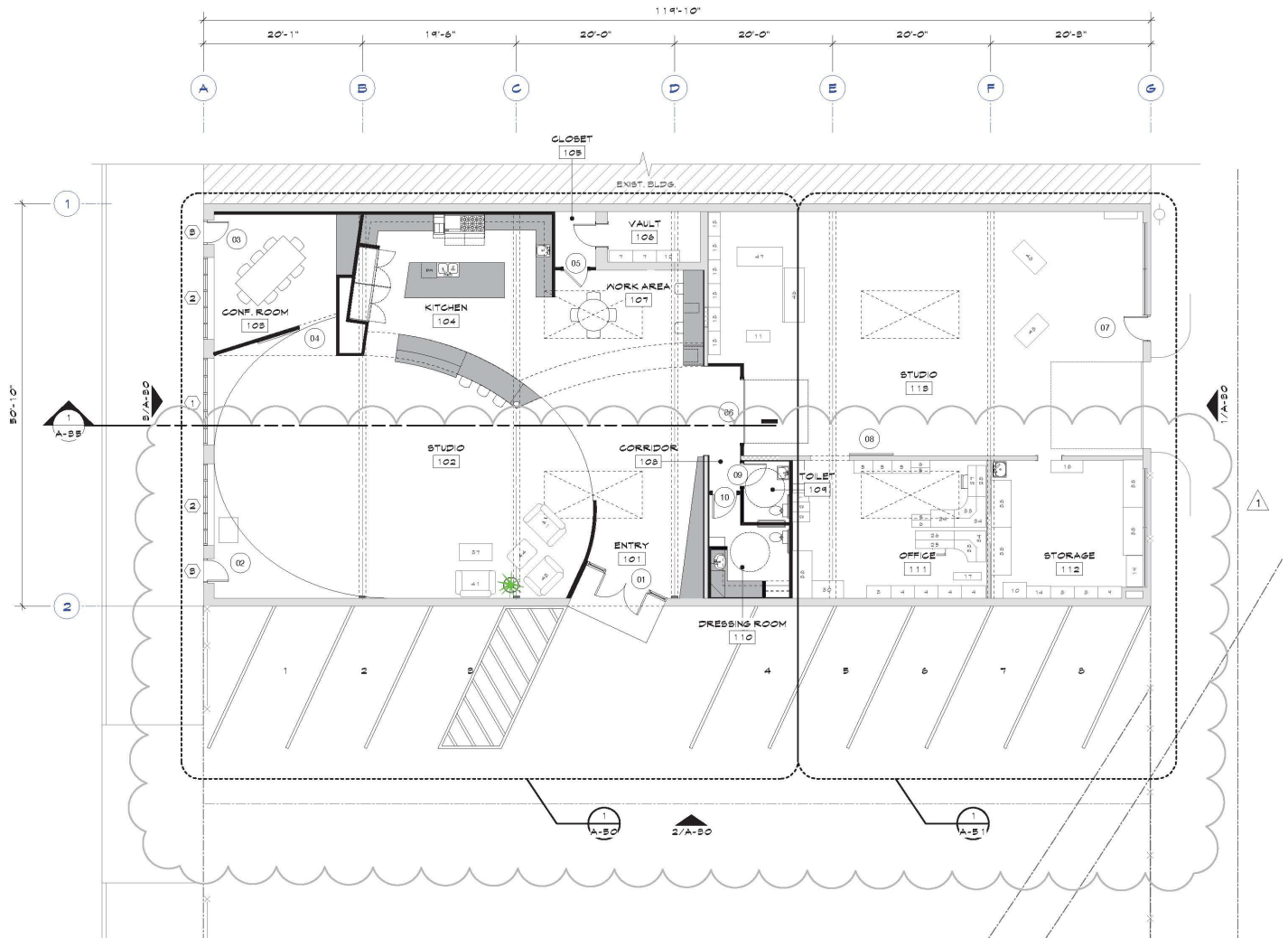
Joe O'Connor

Cell: (816) 308-0350

Joe.Oconnor@waterfordproperty.net

BUILDING PLAN

6,050 Square feet



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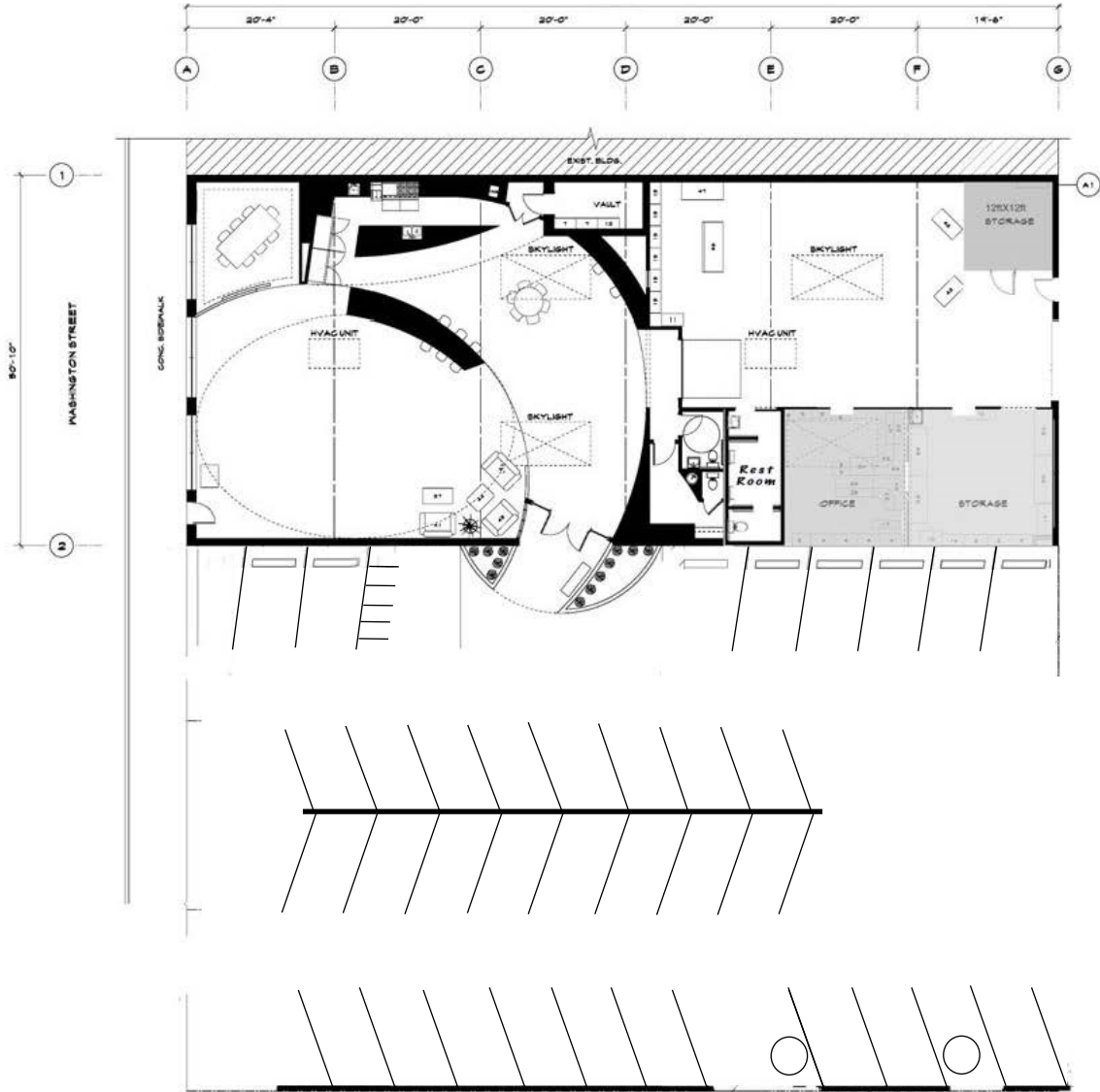
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SITE PLAN



Includes 34 parking spaces

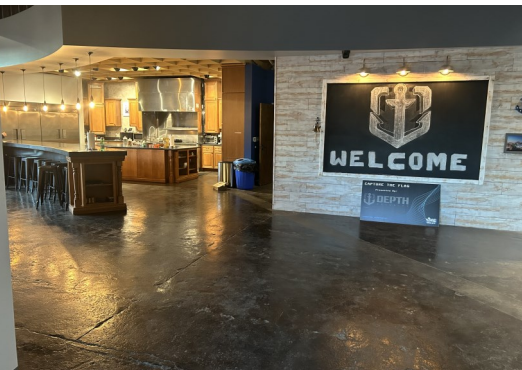
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AERIAL MAP & AMENITIES



- 1 National World War I Museum and Memorial
- 2 Kansas City Ballet
- 3 U.S. Postal Service
- 4 Museum of Illusions
- 5 Pierpont's at Union Station
- 6 Science City
- 7 Union Station
- 8 Lidia's
- 9 Jack Stack Barbecue
- 10 Society
- 11 Café Gratitude Kansas City
- 12 Rhythm & Booze Downtown
- 13 Café Ollama Coffee House
- 14 La Bodega

- 15 Tacos el Gallo
- 16 Studio Dan Meiners
- 17 Penn Valley Skate Park and Tennis Courts
- 18 Union Hill
- 19 Filling Station Coffee
- 20 You Say Tomato
- 21 Sheila Kemper Dietrich Park
- 22 Sucotash
- 23 The Antler Room
- 24 Kaleidoscope
- 25 LEGOLAND Discovery Center
- 26 Fritz's
- 27 Crown Center Ice Terrace