

FOR LEASE: OFFICE SPACE IN THE CROSSROADS ART DISTRICT

1525 LOCUST STREET

KANSAS CITY, MO 64108

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CONTACT US:

NICK AMBROSIO

SENIOR VICE PRESIDENT

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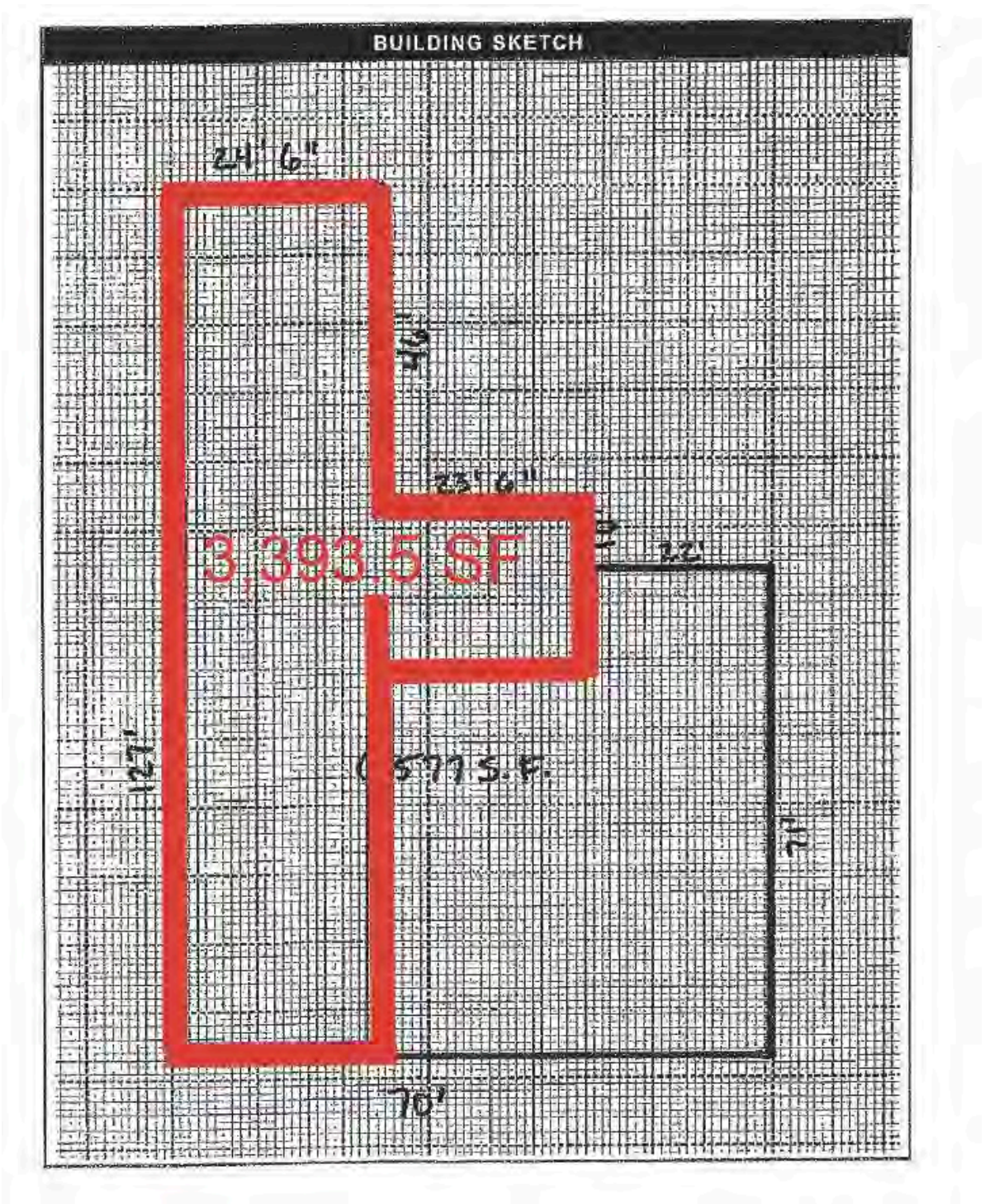
NICK@PEAKREP.COM

PROPERTY HIGHLIGHTS:

- **Availability : 3,393 SF**
- Beautiful, open office space in the Crossroads Art District
- Large conference room
- Located within walking distance to Streetcar as well as variety of restaurants and retail shops
- Easy access to I-670
- \$22.00 per square foot modified gross
- Gated secured parking available for \$100/mo
- Tenant responsible for utilities
- \$150/mo fee for water & trash

FLOOR PLAN

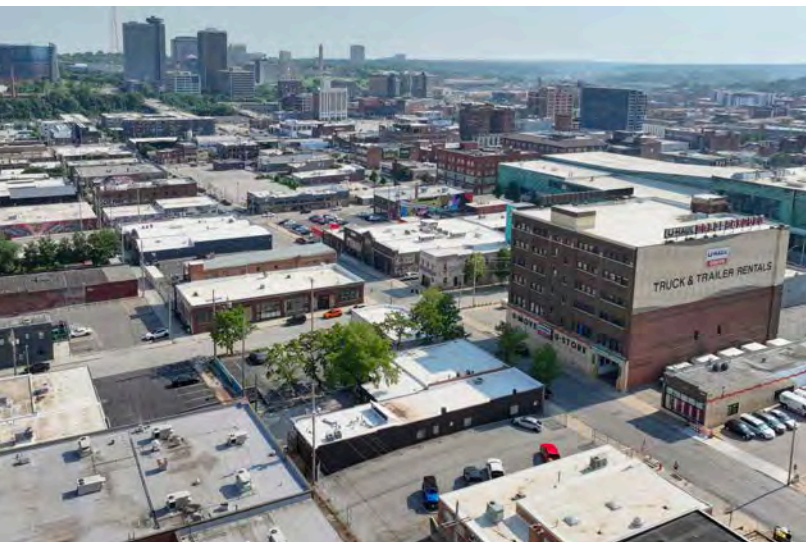
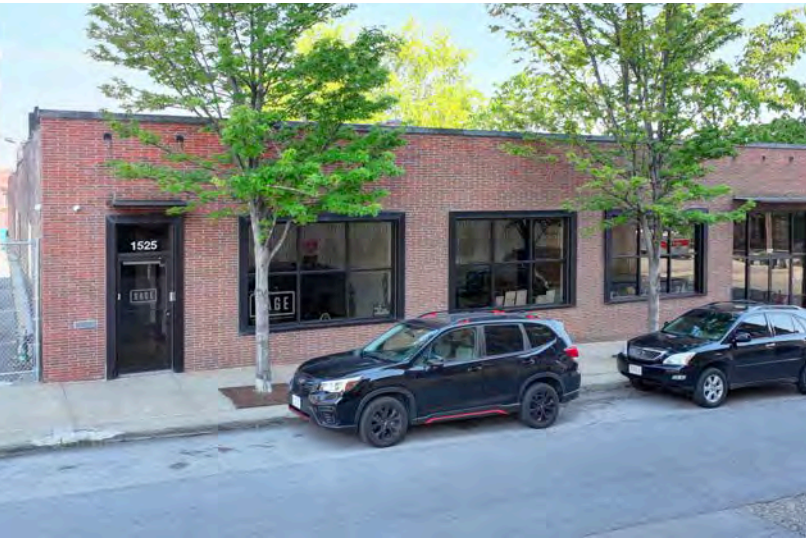
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PROPERTY PHOTOS

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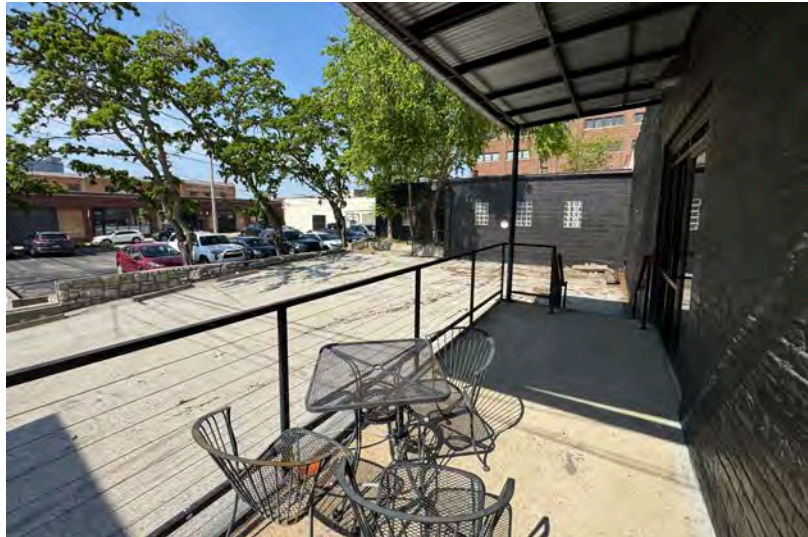
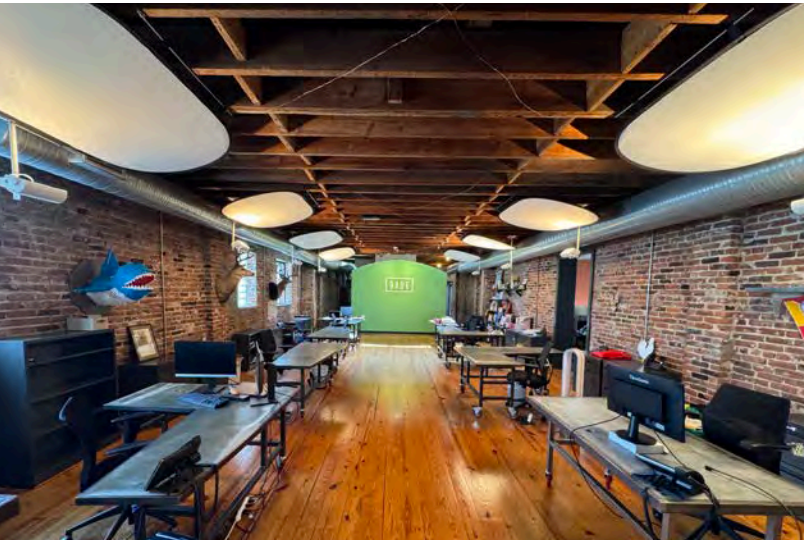
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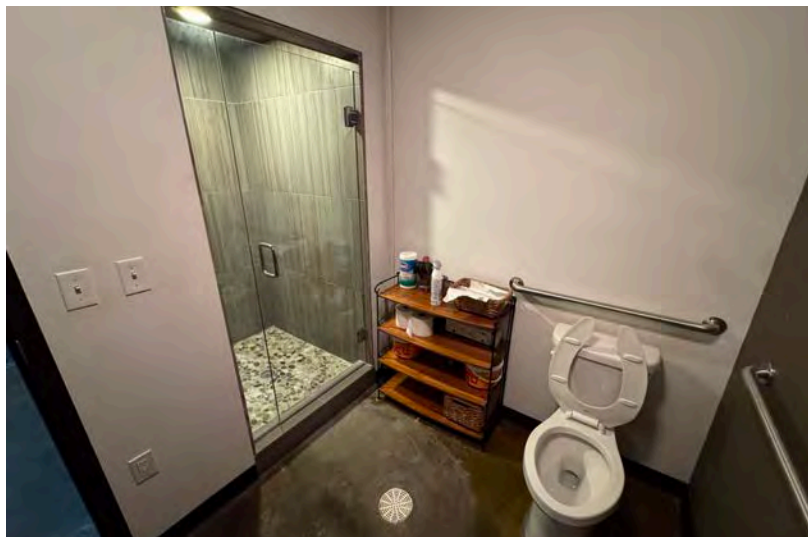
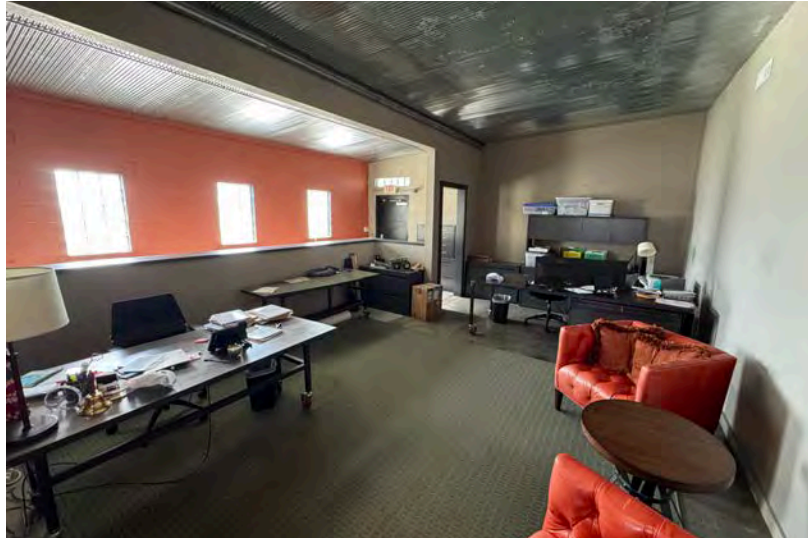
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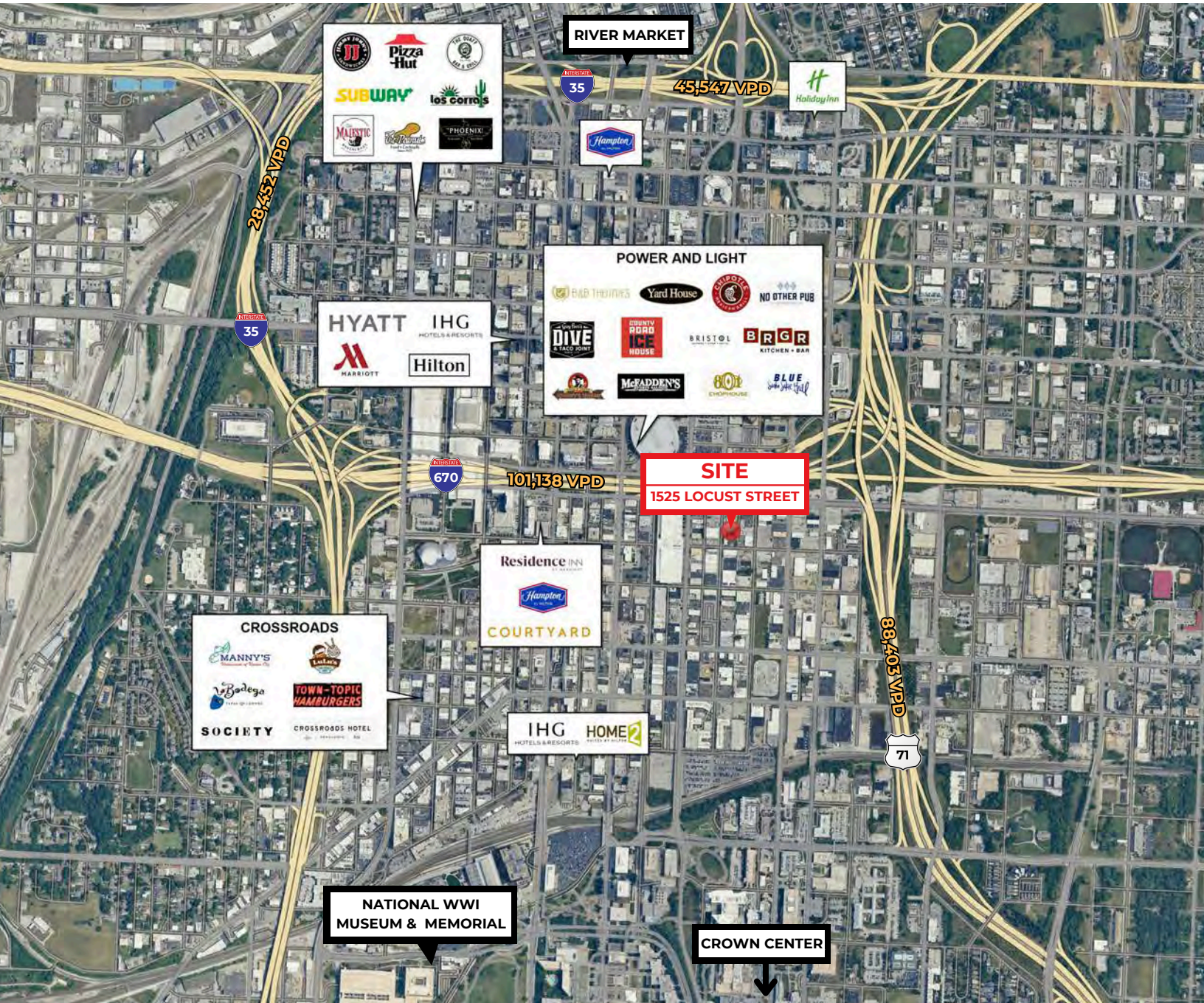


AMENITY MAP

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POPULATION	
1-MILE	15,026
3-MILE	108,137
5-MILE	243,846



DAYTIME POPULATION	
1-MILE	59,261
3-MILE	152,206
5-MILE	270,454



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$114,466
3-MILE	\$79,984
5-MILE	\$83,820

PROPERTY AERIAL

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