

# SALON / STUDIO SPACE FOR LEASE

1718 Wyandotte

Kansas City, Missouri



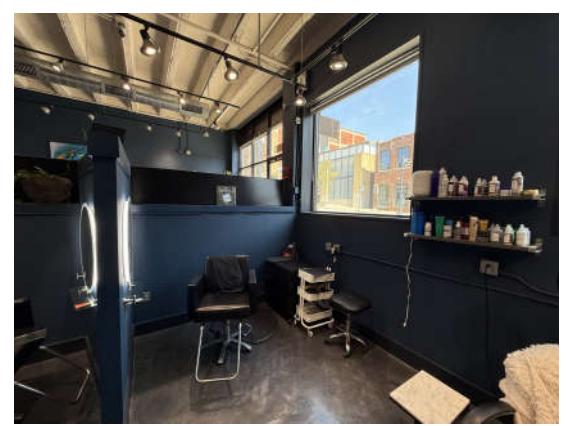
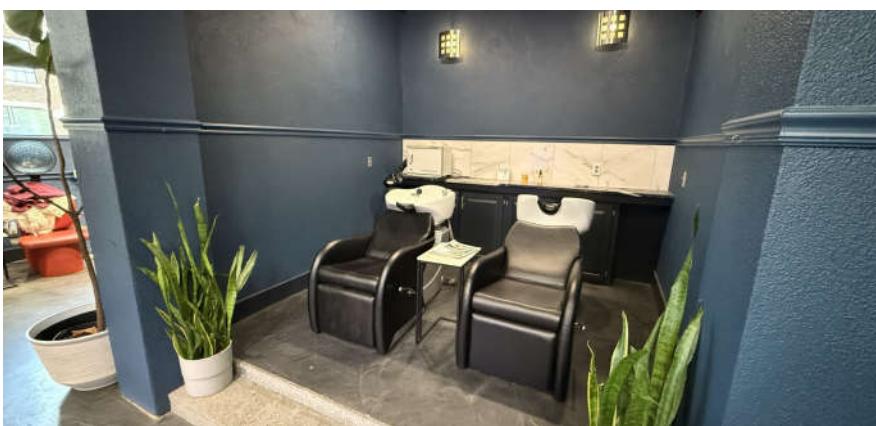
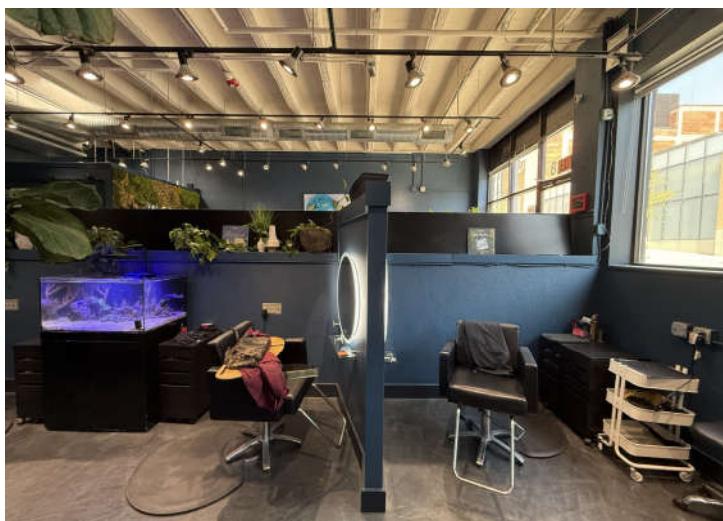
1,000 Rentable Square Feet

- Premier Crossroads location near Performing Arts Center
- Nicely Finished Move-in Ready Hair Salon Space
- Room for 5 Chairs + 2 Separate Wash Stations with Sinks
- Retail Shop / Art Studio / Small Office Use
- Exterior Building Signage Opportunity
- Monthly Base Rent \$1,958 (\$23.50 / SF)
- Tenant pays own utilities, interior maintenance, trash removal



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Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.



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## LOCATION

Located in the heart of the Crossroads Arts District of Kansas City, Missouri, 1718 Wyandotte is just one block from Kauffman Center for the Performing Arts, Bartle Hall, and the new Loews Convention Center Hotel. It is two blocks from the Kansas City Streetcar line that runs between the River Market, Downtown, and Union Station. This location has great access to all parts of the metropolitan area via nearby I-35 and I-70.