

FOR LEASE: OFFICE SPACE

1800 WYANDOTTE

KANSAS CITY, MO 64108



PEAK

Real Estate Partners

CONTACT US:

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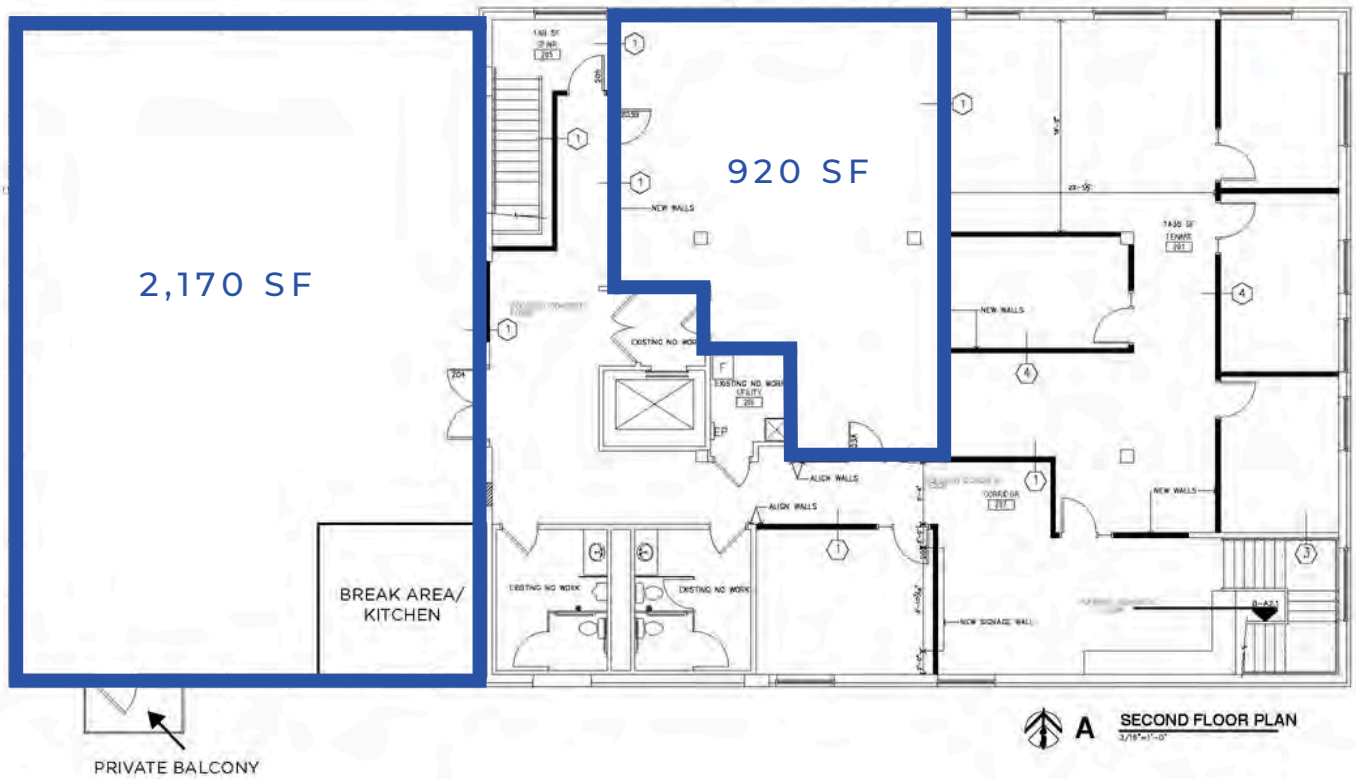
PROPERTY HIGHLIGHTS:

- Paramount Pictures Building on Film Row in the Crossroads Art District
- **Available Suites:**
 - **920 RSF - (Reception, large office/conference and break area/file room)**
 - **2,170 RSF (Open concept with break area, excellent views towards the Kauffman Performing Arts Center)**
- Class A Office Building
- Excellent common areas and proximity to amenities in the heart of the crossroads
- Spectacular views of Downtown, The Performing Arts Center, Union Station and Crown Center
- Private and reserved parking available
- Flexible lease terms
- Exterior signage available
- Long term, stable, and capitalized ownership
- \$23.50 per square foot + janitorial & separately metered electric costs
- TI allowances available

8700 State Line Road, Suite 300
Leawood, KS 66206

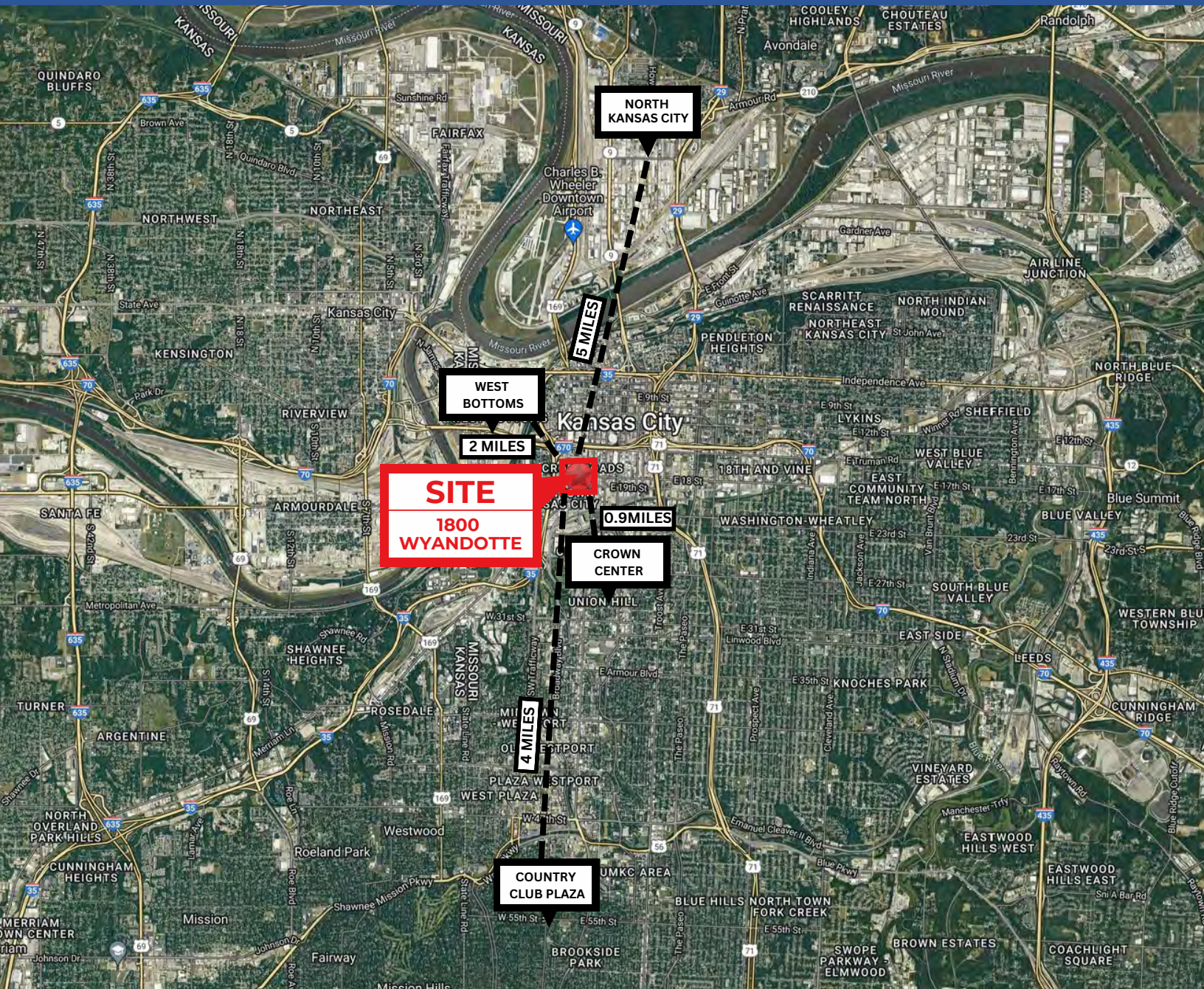
FLOOR PLANS

1800 WYANDOTTE | SECOND FLOOR



PROPERTY PROFILE

1800 WYANDOTTE | FOR LEASE



POPULATION	
1-MILE	15,065
3-MILE	103,762
5-MILE	246,248

DAYTIME POPULATION	
1-MILE	60,823
3-MILE	151,614
5-MILE	276,818

AVERAGE HOUSEHOLD INCOME	
1-MILE	\$86,447
3-MILE	\$70,145
5-MILE	\$79,483

PROPERTY AERIAL

1800 WYANDOTTE | FOR LEASE



AVERAGE HOUSEHOLD SIZE	
1-MILE	1.5
3-MILE	2.0
5-MILE	2.2

RENTER OCCUPIED	
1-MILE	7,691
3-MILE	35,848
5-MILE	66,589

PER CAPITA INCOME	
1-MILE	\$53,733
3-MILE	\$34,283
5-MILE	\$35,499

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