

HISTORIC WEST BOTTOMS
HOLSUM STUDIOS BUILDING FOR SALE
1200 W 12TH STREET • KANSAS CITY, MO



PROPERTY HIGHLIGHTS



The Holsum Studios building at 1200 W. 12th Street stands as a striking example of Kansas City's industrial legacy and creative resurgence. Originally constructed in 1903 during a period of rapid growth in the West Bottoms, the building once served as home to Holsum Food Products, with historic elements of its past still visible throughout. Today, the property has been reimagined as a vibrant hub for the arts, with nearly 30 creative tenants utilizing its spacious, light-filled interiors as studios and workshops.

Situated in the heart of the West Bottoms rebirth, the property benefits from its proximity to the \$500 million mixed-use redevelopment underway just steps away, positioning it squarely within one of Kansas City's most dynamic growth corridors. With its blend of historic character, current creative energy, and prime location, the Holsum Studios building represents a rare opportunity to own a cornerstone property in one of the city's most transformative districts.



For investors, the property offers both stable, diversified income from its established tenant base and compelling long-term upside as redevelopment continues to drive demand and value in the West Bottoms.

The building is well suited for adaptive reuse as hospitality, multi-family or office.

Total Building SF: ~60,000 SF, including 10,000 SF basement

Stories: 5

Typical Floor Plate: 10,000 SF

Built: 1903

Loading: 2 docks and 1 drive in bay

Roof: White TPO membrane

Sprinkler: Dry System

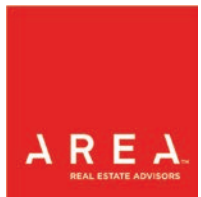
Power: Single and 3-phase with new panels

Elevator: 6,000 lb freight lift

Construction: Brick and timber

Sale Price: \$2,750,000

ART STUDIOS AT THE HOLSUM



1200 W 12th has been transformed from an industrial landmark into a creative haven for around 45 diverse artists. Spanning five floors, the studios offer a raw, authentic atmosphere with exposed brick, industrial architecture, and views of the train tracks—elements that both inspire and ground the artists who work there. Known for its affordability compared to pricier art spaces in other cities, the building allows emerging and mid-career creatives to secure spacious studios, with some even subleasing portions to further offset costs.



The community thrives on collaboration and support. Tenants describe the environment as open and inspiring, with peers across disciplines offering both encouragement and camaraderie. Much of this atmosphere is credited to building owner Joey Grimm, an artist himself, who prioritizes accessibility over profit and fosters a landlord-tenant relationship built on trust and shared values. Embedded in the vibrant West Bottoms arts scene, the studios benefit from nearby galleries, restaurants, and the city's popular First Fridays. While gentrification and development pressures threaten affordability in the area, the building remains committed to preserving its role as a nurturing, accessible space for artists. It also engages the public through events like its annual Open Studios, inviting visitors to experience its creative energy firsthand.

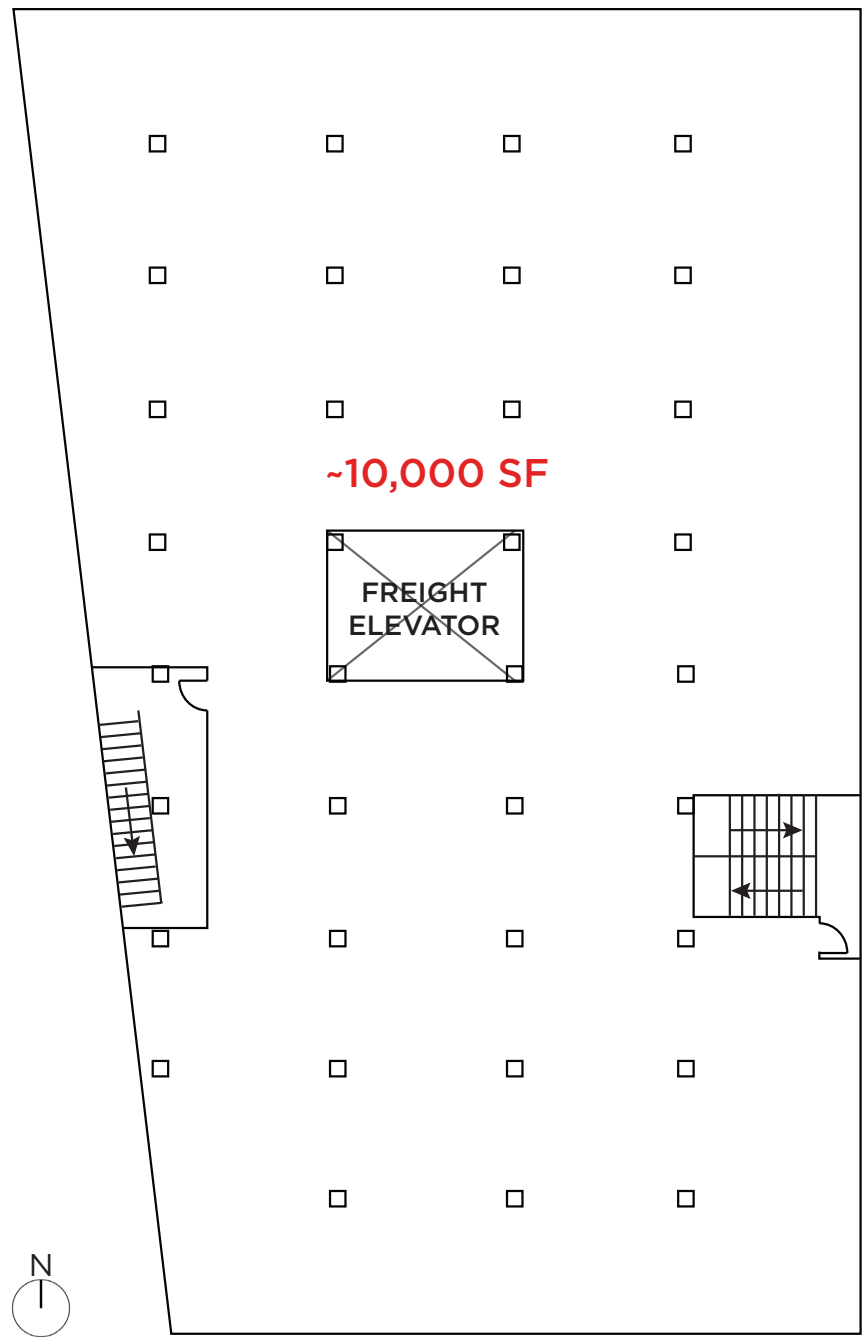


INTERIOR PHOTOS

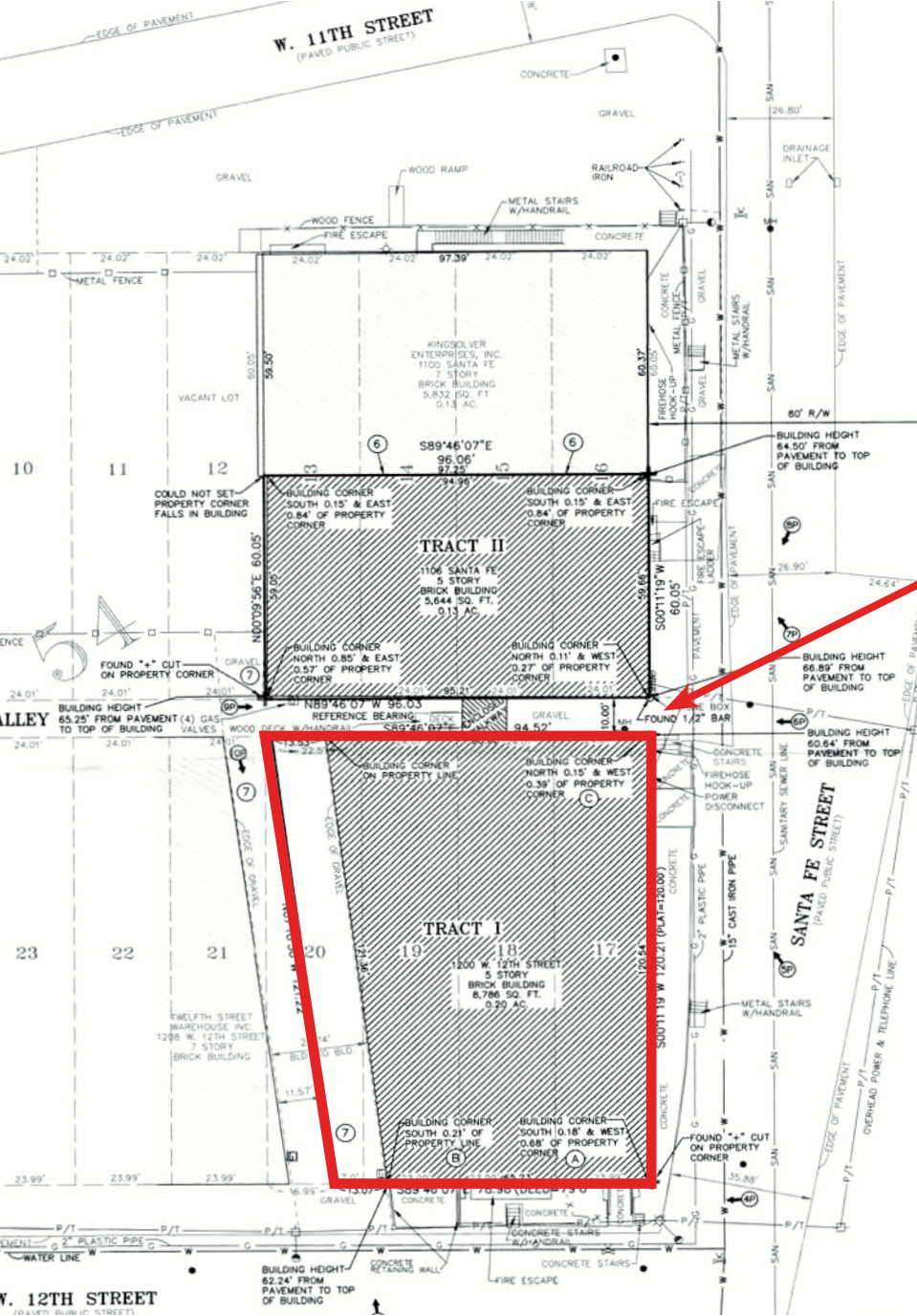


AREA
REAL ESTATE ADVISORS

TYPICAL FLOOR



SITE SURVEY



NEIGHBORHOOD DEVELOPMENT



SomeraRoad has officially broken ground on its transformative **\$500+ million West Bottoms master plan**, signaling the next wave of redevelopment in the district. Construction is underway on the historic **Moline Plow Building**, which will deliver **121 modern apartments** and **23,000 square feet of retail** around a new central public park, The Depot. Additional projects, including the **Perfection Stove Building** with office, retail, and entertainment uses, will follow later this year. In total, the multi-phase plan is set to bring **1,200+ apartments, a boutique hotel, curated retail, restaurants, office space, and vibrant public areas**, establishing the West Bottoms as one of Kansas City's most dynamic live-work-play districts.

- | | | |
|---|---|--|
| 1 Perfection Stove
62,826 SF adaptive reuse office building with retail | 4 Avery Hotel
50 key boutique hotel with signature restaurant | 3 Moline Apartments
121 unit adaptive reuse multifamily building |
| 2 Crooks Terminal
116,580 SF adaptive reuse office building with retail | 6 Firehouse No. 1
Historic adaptive reuse restaurant | 5 The Henning Apartments
290 unit new multifamily building |
| 12 Advance-Rumely Building
82,782 SF adaptive reuse office building with retail | 8 Parking Garage
New 400 stall district parking garage | 7 New Residential Bldg. 2
178 unit new multifamily building |
| | 15 Public Park | 9 New Residential Bldg. 3
210 unit new multifamily building |
| | 16 Surface Parking Lot | 10 Crane Building
31 unit adaptive reuse multifamily building |
| | | 11 Bolt-Nut & Screw Building
45 unit new multifamily building |
| | | 13 New Residential Bldg. 4
72 unit new multifamily building |
| | | 14 New Residential Bldg. 5
76 unit new multifamily building |

COMMUNITY

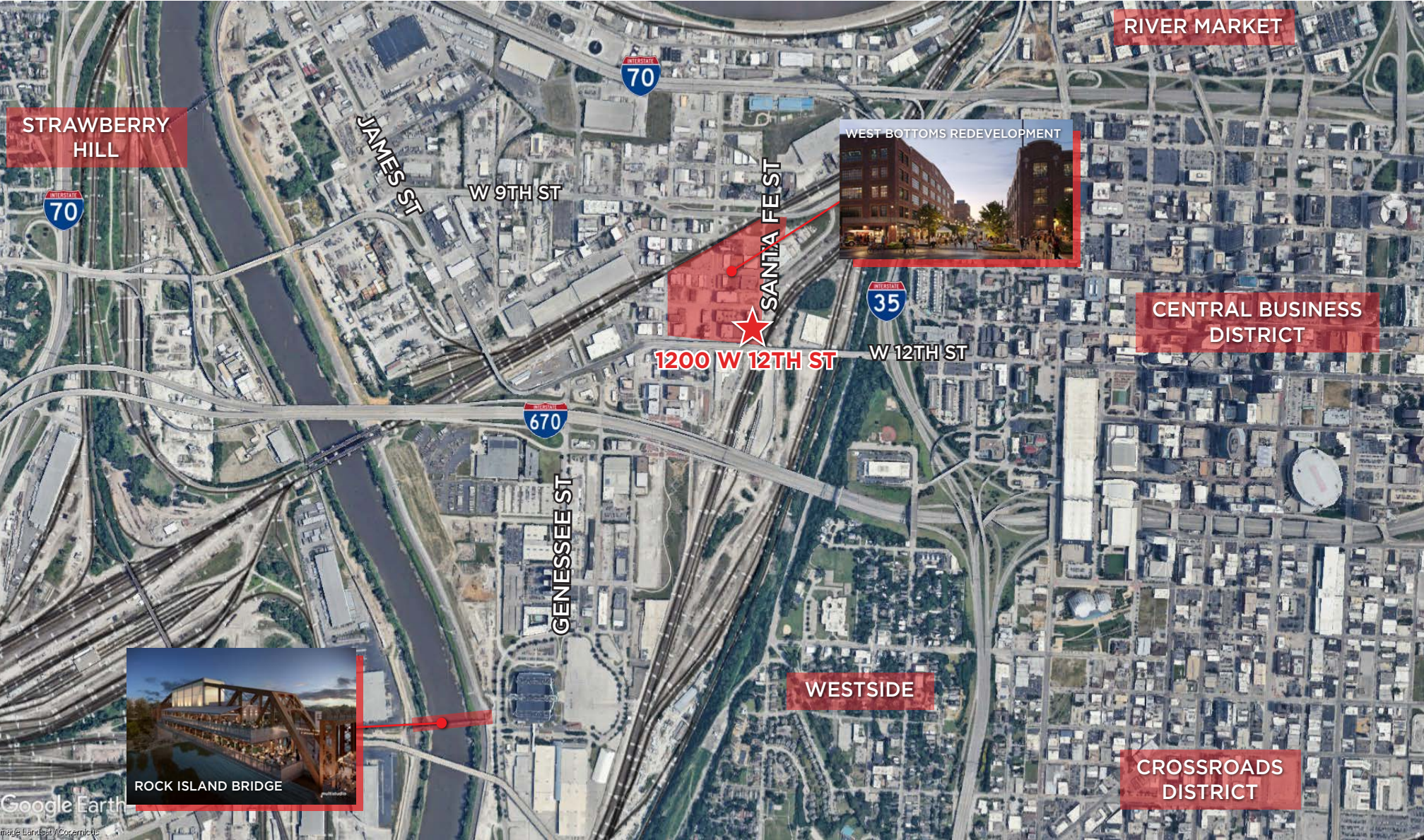
WHAT'S TO COME

The phased project will ultimately bring 168K SF of Class-A office space, +1,200 residential units, 100K SF of hand selected local and nationally acclaimed retail tenants, 50 boutique hotel rooms, and a public green space built for community gathering, events and connectivity.



West Bottoms Infrastructure Improvements: As part of the newly implemented West Bottoms CID, the city is underway with infrastructure improvements along Santa Fe Street on the north side of the building. Improvements include new underground power connections, sanitary sewer, street surfacing and neighborhood security patrol.

DOWNTOWN KANSAS CITY



CONTACT

TIM SCHAFFER

TSCHAFFER@OPENAREA.COM
816.876.2535

SEAN CRAVEN

SCRAVEN@OPENAREA.COM
816.777.2838

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

AREA
REAL ESTATE ADVISORS

