

SCAN ME



tinyurl.com/8nsckr9k

# 1620 LOCUST

## 1620 LOCUST, KANSAS CITY, MO

### 962 SF & 327 SF | \$19.50 / SF / YR

## OFFERING SUMMARY

Lease Rate:	\$19.50 / SF / YR NNN
Total Space:	962 SF & 327 SF
Term:	3+ Years
Year Built:	1950/2020
Parking Spaces:	\$85.00/month
Market:	Kansas City
Submarket:	Crossroads
Traffic Count (CPD):	6,731 on 17th Street 2,754 on Locust Street

## INTERIOR



## PROPERTY HIGHLIGHTS

- Great storefront signage opportunity
- Huge windows provide flooding natural light
- Open floor plan
- Polished concrete floors
- Conveniently located in the heart of the Crossroads
- Parking available
- Walkable to restaurants, local happy hour favorites, coffee shops, retail, and just a few blocks south of T-Mobile Center and Power & Light District
- Easy access from I-70 and I-35

## PARKING MAP



# THE CROSSROADS

WELCOME TO THE NEIGHBORHOOD



## WHY THE CROSSROADS?

There's a reason we call it the Crossroads. It's more than just an intersection of two streets in downtown Kansas City. It's a vibrant and diverse community that welcomes all walks of life and all forms of artistic expression. Just take a walk on our sidewalks. You'll find everything from late-night diners to high-end sushi. And the boutique shops around every corner are full of unique items created by local designers. Be it for flowers, shoes, furniture or fashion, shopping in the Crossroads is never the same thing twice. But the shops are just the beginning. Home to more than 400 local artists and 100 independent studios, the Crossroads Arts District is one of the most concentrated gallery districts in the nation. Beyond the galleries, restaurants and storefronts, you'll find an equally impressive collection of professional design studios, architectural firms, advertising agencies, and other innovative businesses. And while you're here, look up. Do you see all those people grilling hamburgers on their balconies as throngs of people mill about in the streets below? They live here. It's a neighborhood. And you can buy a pair of shoes here without having to worry about finding a parking place. Any time is a good time to visit the Crossroads. Lose the tie and unbutton your top button while you find your way along our streets and sidewalks. From First Fridays, annual events, and music festivals, the Crossroads has a time and a place for just about anyone.

EXCERPT FROM: [HTTPS://KCCROSSROADS.ORG/ABOUT/](https://kccrossroads.org/about/)