

3,678 SF Retail

**FOR LEASE**

# Grande Boulevard Lofts

1006 Grand Boulevard  
Kansas City , MO 64106



**Ben Kepple**, Director of Commercial Leasing

P: (612) 843-4628

E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

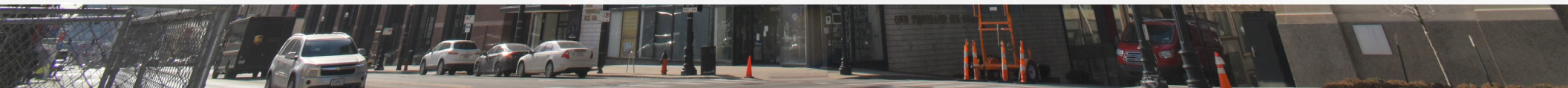
[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

**Jake Gundershaug**, Commercial Associate

P: (612) 604-0863

E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)

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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



# Grand Boulevard Lofts

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- Two available retail suites: 1,621 sf on Grand Blvd and 2,057 sf of LL space along E 10th St
- Rent: \$15 psf gross for the upper unit and \$13 psf gross for the LL unit
- Mixed-use multi-family building recently renovated and located in the center of Kansas City
- In the Power and Light district kitty corner from the old Federal Reserve building
- Easily accessible from all major highways
- Space amenities include: Tall ceilings, Fully build out space, Private Offices and conference room
- Lower unit is a shell shape ready for a new concept!
- Street parking, plenty of spaces on surrounding streets
- Downtown Core (DC-15)

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Demographics			
	1 MILE	3 MILES	5 MILES
Population	9,730	67,391	182,340
Households	4,489	26,598	76,138
Daytime Pop.	12,453	67,863	178,031
Avg. HH Inc.	\$69,369	\$92,197	\$94,960

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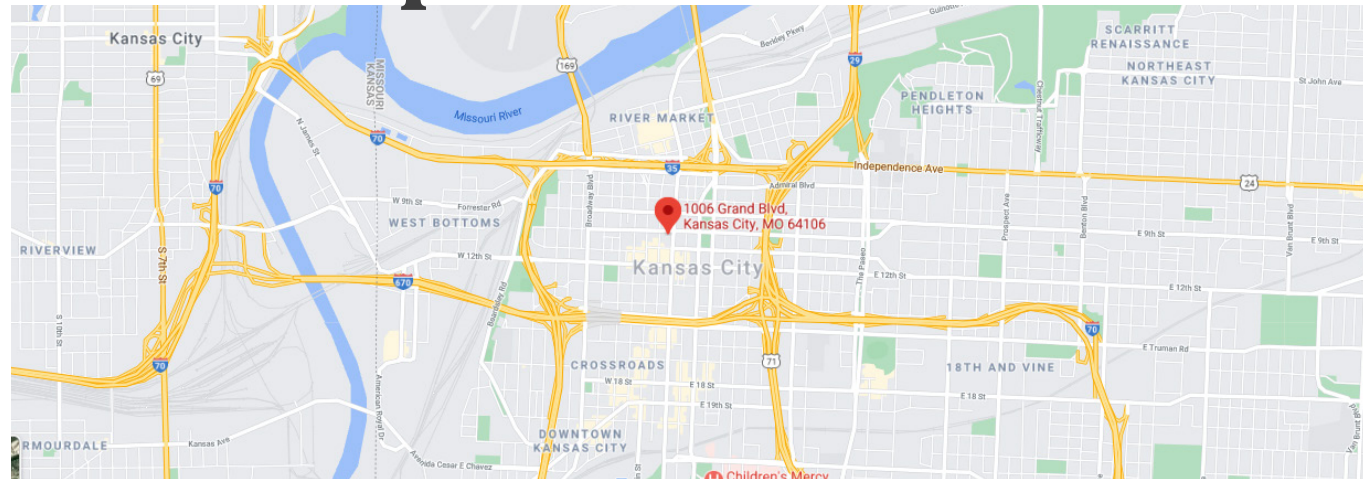
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## Area Map



## Dimensional Map



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# About Kansas City!

Kansas City is the largest city in Missouri by population and area. According to the U.S. Census Bureau, the city had an estimated population of 495,327 in 2019. It is the most populated municipality and historic core city of the Kansas City metropolitan area, which straddles the Kansas–Missouri state line and has a combined statistical area population of 2,487,053. Most of the city lies within Jackson County, but portions spill into Clay, Cass, and Platte counties. Kansas City was founded in the 1830s as a Missouri River port at its confluence with the Kansas River coming in from the west. On June 1, 1850, the town of Kansas was incorporated; shortly after came the establishment of the Kansas Territory. Confusion between the two ensued, and the name Kansas City was assigned to distinguish them soon after.

The city is composed of several neighborhoods, including the River Market District in the north, the 18th and Vine District in the east, and the Country Club Plaza in the south. Celebrated cultural traditions include Kansas City jazz, theater which was the center of the Vaudevillian Orpheum circuit in the 1920s, the Chiefs and Royals sports franchises, and famous cuisine based on Kansas City-style barbecue, Kansas City strip steak, and craft breweries. The city was ranked as a gamma- global city in 2020 by GaWC.

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## Mobility Scores\*



94

Walker's Paradise



66

Good Transit

\*Scores are measured on a 1-100 scale.

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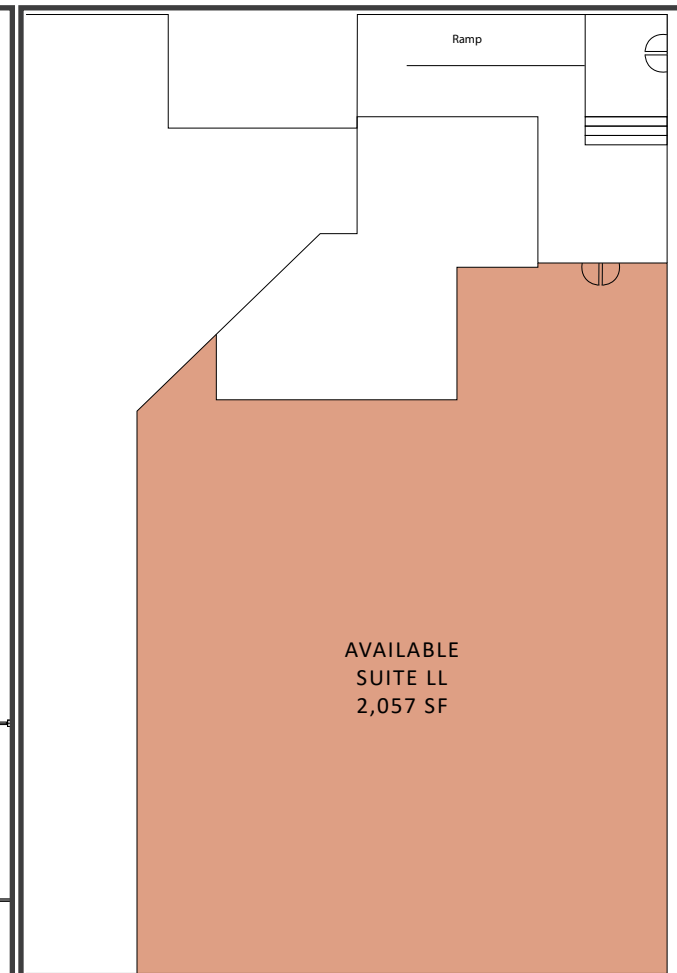
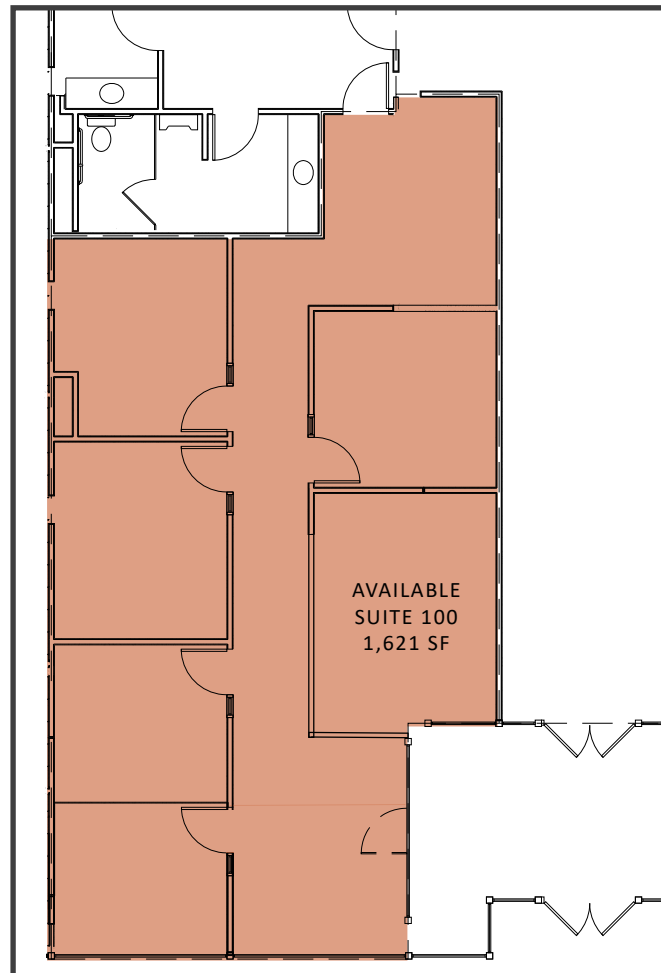
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# Available Spaces



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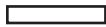
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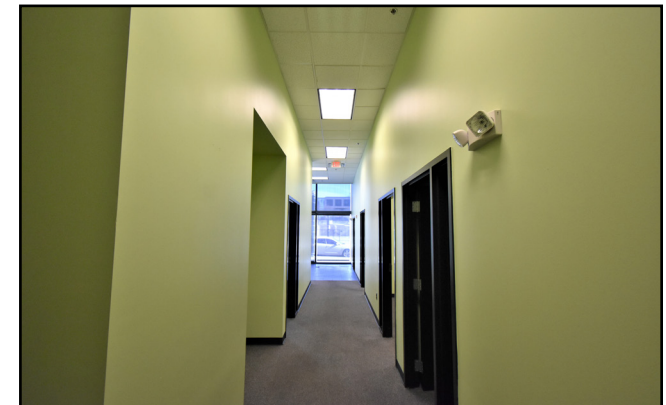
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## Suite 100



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