

FOR LEASE



# 1712 HOLMES - ROSIN RESTORATION

1712 HOLMES ST, KANSAS CITY, MO 64108

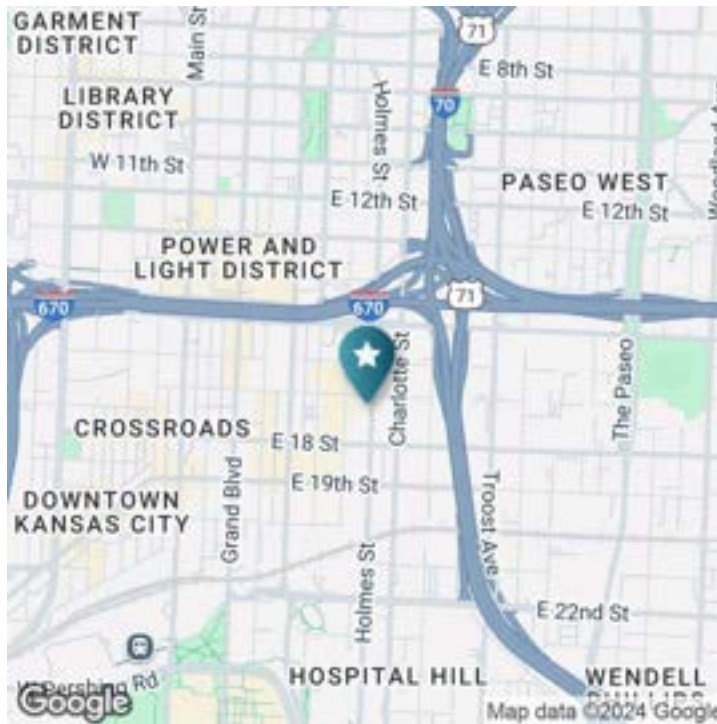
**AUDREY NAVARRO**  
MANAGING BROKER  
816.621.2130  
audrey@clemonsrealestate.com

**LEANNE EDMONDSON**  
ASSOCIATE  
816.621.2130  
leanne@clemonsrealestate.com



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## OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$23.00 SF/yr (MG)
Lot Size:	0.15 Acres
Year Built:	1926
Building Size:	6,000
Zoning:	M1
Market:	Crossroads
Submarket:	East Crossroads

## PROPERTY OVERVIEW

Award winning Rosin Preservation (now Heritage Consulting Group) has renovated and redesigned a unique office space in the East Crossroads. This Office/Retail space is stunning and turnkey. The Front Office with 4,419 SF has Radiant Heat concrete floors, Restored Barrel Ceiling, and Open Air Concept, this is a stunning space in the heart of KC Arts and Business District. There is a Storage Room, 458 SF. And the Back Room, can be used for Additional offices, Gym or more Storage is 1,125 SF. The Roof has Solar Panels which reduces electric bill 0-20% of average monthly bills for buildings this size. Some furniture is available for the next tenant.

## PROPERTY HIGHLIGHTS

- Modern, sleek design
- High ceilings for a spacious feel
- Versatile layout, ideal for retail or office use
- Easy Street Parking
- Convenient access to major thoroughfares

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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSLIFE.COM



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	\$23.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1712 Holmes Street	Available	6,000 SF	Modified Gross	\$23.00 SF/yr	-

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## INTERIOR DESCRIPTION

- Open and Inviting Creative Workspace in the East Crossroads
- Renovated in 2015, It was originally part of a brass foundry on the block facing Cherry
- The building features:
  - Conference Room
  - Library or Reading Space
  - Open Office currently with 8 workstations and cubes
  - Large Executive Office with Bookshelves
  - Two private restrooms
  - Additional Storage Room or Future Private Offices
  - Large Open Kitchen with Dining Area
  - Copier/Workroom
- 1,000 SF Back Space that could be used as a Gym, Additional Workspaces or Parking
- Solar Panels and Radiant Flooring to keep utility cost low



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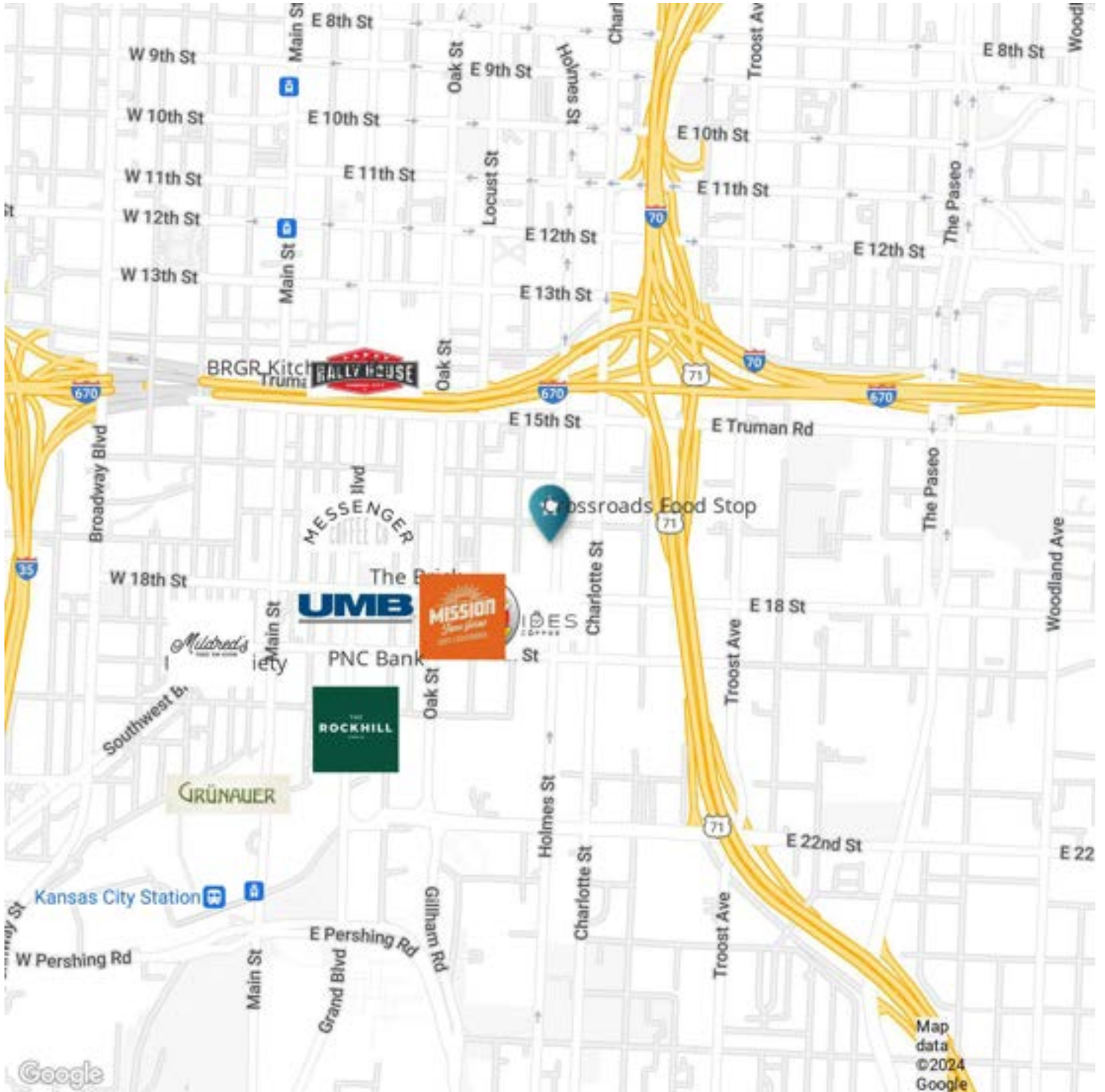
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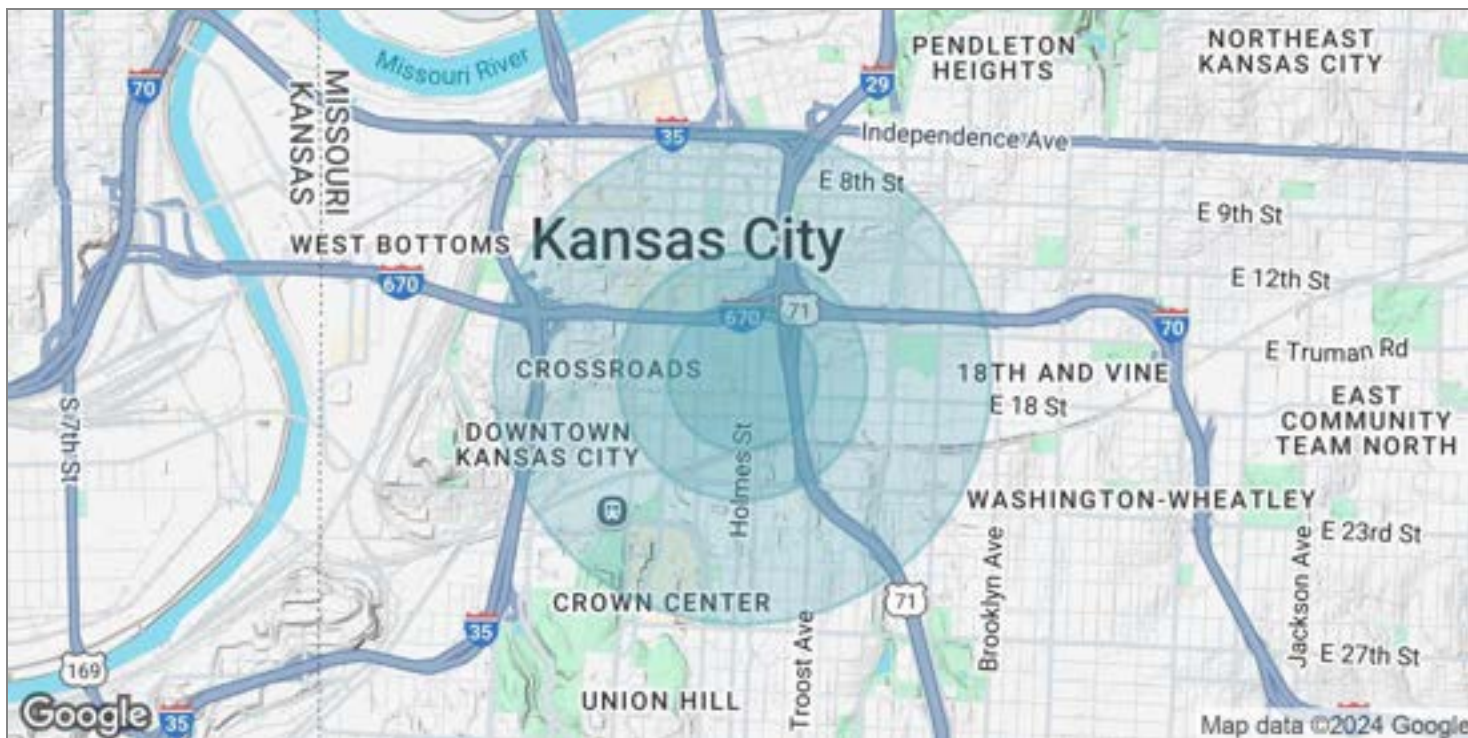
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	342	2,608	16,346
Median age	37	36	37
Median age (Male)	39	37	37
Median age (Female)	32	36	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	184	961	8,955
# of persons per HH	1.9	2.7	1.8
Average HH income	\$102,635	\$81,062	\$85,683
Average house value	\$379,747	\$300,836	\$311,934

\* Demographic data derived from 2020 ACS - US Census

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