

# 210 W 19<sup>TH</sup> TERR STUDIO BUILDING



FOR SALE OR LEASE

ARON  
REAL  
ESTATE

# PROPERTY DETAILS

Addresses:	210 W 19th Terr. Kansas City, MO 64108 1914 Wyandotte St. Kansas City, MO 64108 (Parking Building)
Zoning:	M1-5
Building Size:	210 W 19th Terr: 27,620 sf 1914-1916 Wyandotte St: 5,600 sf
Parking:	16 indoor spots with remote-activated garage door with 3 additional exterior parking spots
Leaseable Space Size:	12,535 sf
Lease Rate:	\$24.50/sf
Sale Price:	Please Inquire



Conveniently located in the heart of the Crossroads Arts District.



Well maintained, character-filled historic building with modern updates; perfectly-suited for a creative user.



Two and half blocks from the 19th & Main Street streetcar stop.



Signage opportunities on the front and rear of the building.



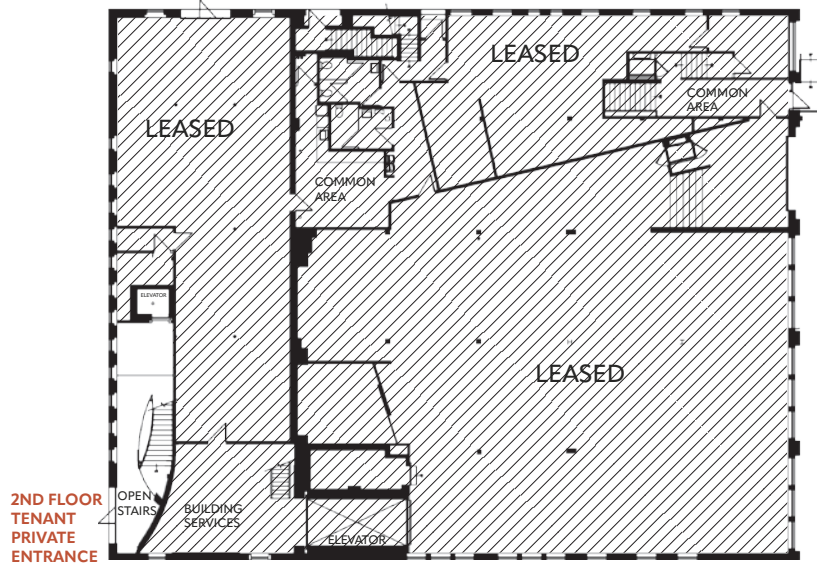
Walkable to the city's best restaurants, breweries / distilleries, art galleries, and other creative office users.

# CREATIVE SPACE FOR LEASE

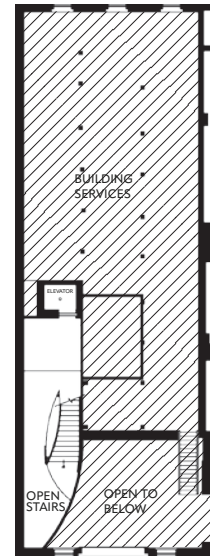
- 12,535 sf available
- Private access, entire-floor open-plan office with breakout areas
- 7 Offices
- 3 Conference Rooms
- Entire Second Floor
- Private Entrance
- 16 Indoor Parking Spots Available



# FLOOR PLANS



FIRST FLOOR

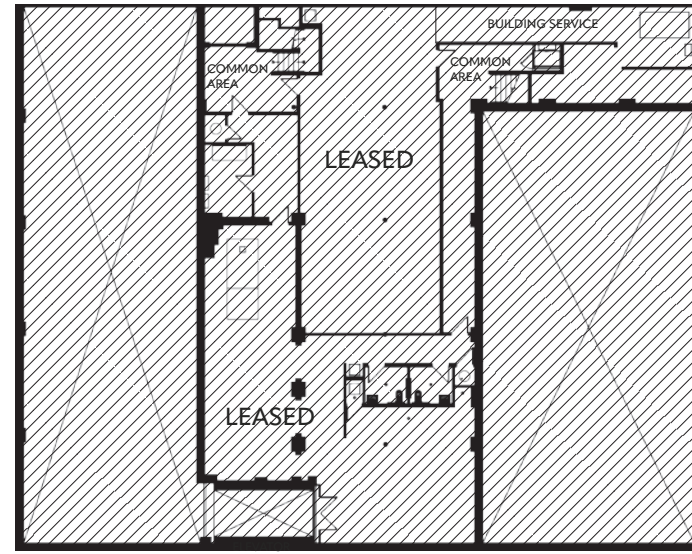


MEZZANINE

2ND FLOOR  
TENANT  
PRIVATE  
ENTRANCE



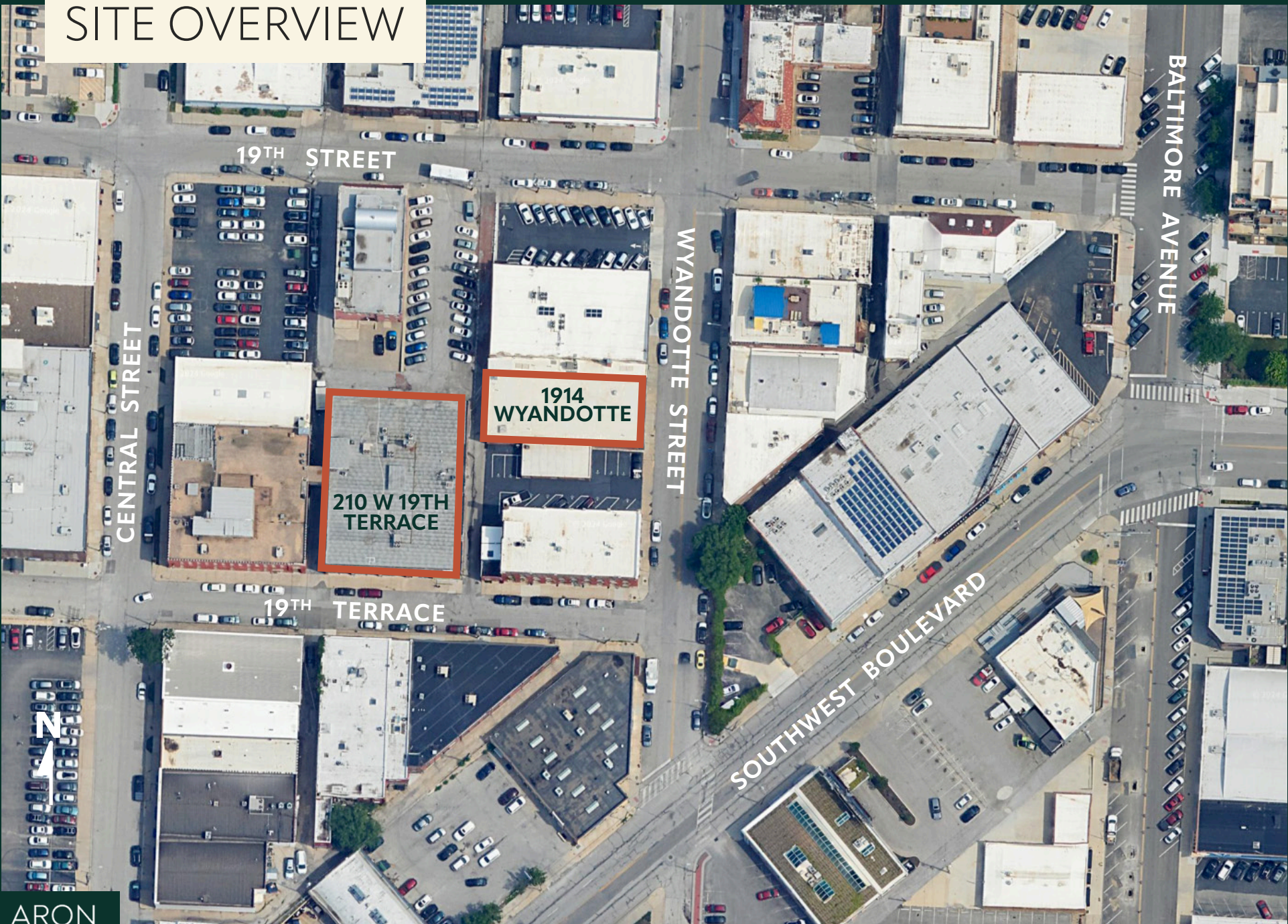
SECOND FLOOR



BASEMENT



# SITE OVERVIEW



ARON  
REAL  
ESTATE

Property boundary lines are indicative only and should be verified by a professional surveyor.

# AREA OVERVIEW

DOWNTOWN

210 W 19TH TERR  
& 1914 WYANDOTTE

US-71

STREETCAR STOP

I-35

CROSSROADS  
DISTRICT

LIKELY  
SITE OF NEW  
ROYALS  
STADIUM

UNION STATION

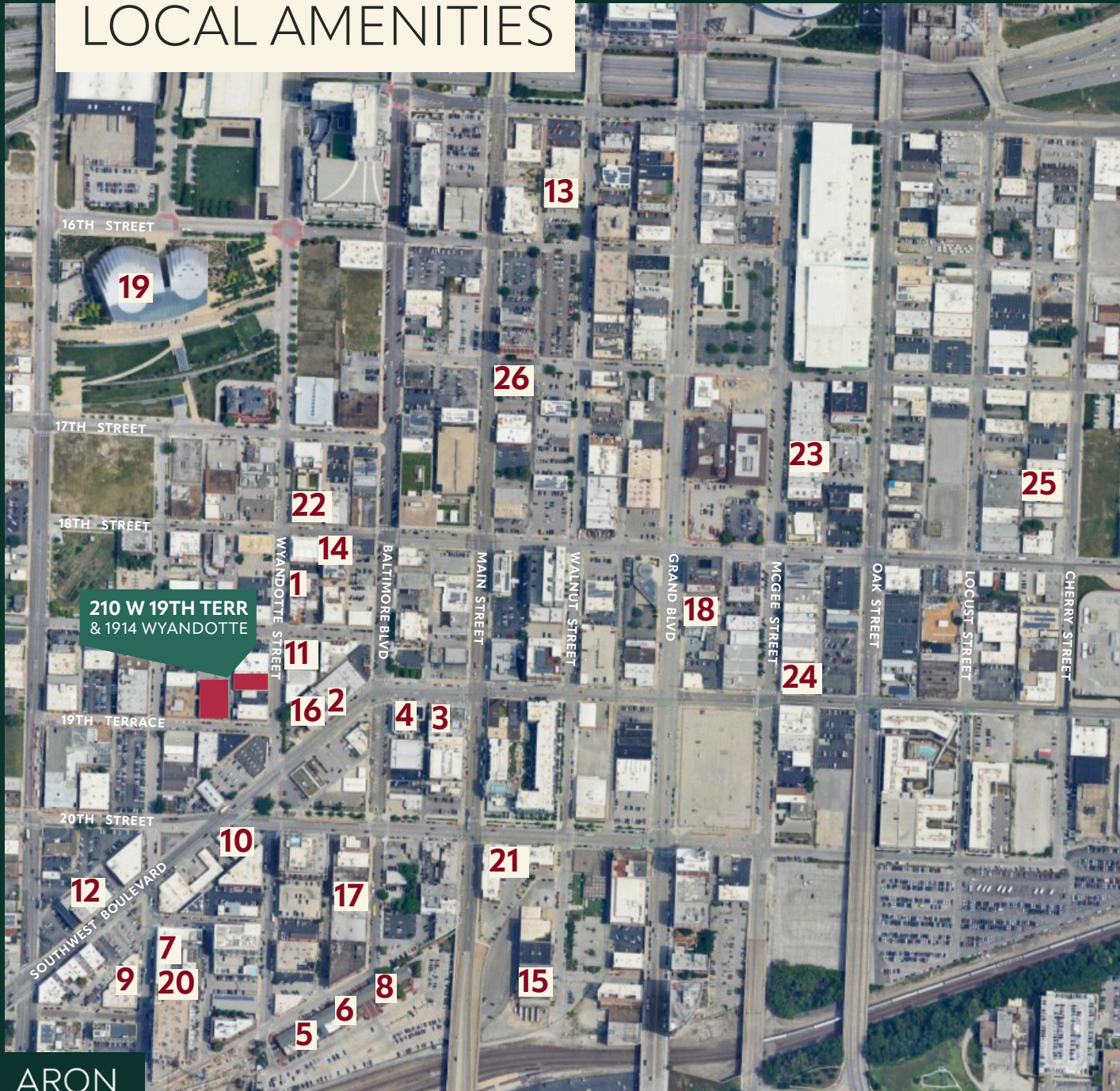
HOSPITAL HILL

CROWN CENTER

STREETCAR LINE

ARON  
REAL  
ESTATE

# LOCAL AMENITIES



## FOOD & DRINK

1. Buffalo State Pizza Co.
2. Café Corazón
3. Extra Virgin
4. Farina
5. Fiorella's Jack Stack Barbecue
6. Grünauer
7. Lazia
8. Lidia's Kansas City
9. Lulu's Thai Noodle Shop
10. Manny's
11. Mildred's Coffeehouse
12. PT's Coffee Roasting Co.
13. Tannin Wine Bar

## ART GALLERIES

14. The Bauer
15. Belger Arts Center
16. Blue Gallery
17. Leedy-Voukos Art Center

## ENTERTAINMENT

18. Green Lady lounge
19. Kauffman Center for the Performing Arts

## HOSPITALITY

20. Crossroads Hotel
21. Home2 Suites by Hilton
22. No Vacancy

## LOCAL CRAFT BEVERAGES

23. Casual Animal Brewing Company
24. KC Wineworks
25. Lifted Spirits Distillery
26. Tom's Town Distilling Co.

# WHY KANSAS CITY?

*"But in all the world, there's no place we'd rather be anchored than here - in Kansas City."*

**-Jon Cook, Global CEO, VML**  
*(kc.org, KC Area Development Council)*

## ECONOMY

**As a top 15 U.S. market, Kansas City's economy is one of the most diverse in the nation, with no more than 15% of overall employment in any one sector.**

## CREATIVE CLASS

**But KC does shine in the creative and construction realms. With more than 1,000 architecture, engineering, and construction firms, and 3 KC companies in the Top 50 Global Design Firms (the most of all U.S. metros), KC companies help build the world.**

## DIGITAL AGE

**Kansas City was the first city in the world to receive Google Fiber, becoming the first Gigabit Region in the nation.**

## TRANSPORTATION

**Not only does KC have more interstate miles per capita in the world, it also is one of the few cities to actively be building additional streetcar miles, as well as a brand new \$1.5 billion airport terminal.**

OVER  
**122,000**  
DOWNTOWN EMPLOYEES  
*(Downtown Council of Kansas City, 2024)*

**TOP 10**  
BEST BUSINESS CLIMATE  
*(Business Facilities, 2022)*

MORE THAN  
**\$10 BILLION**  
DOWNTOWN INVESTMENT  
*(Downtown Council of Kansas City, 2024)*

**TOP 15**  
LABOR MARKET FOR  
ADDED JOBS  
*(Costar, 2024)*



# KC STREETCAR

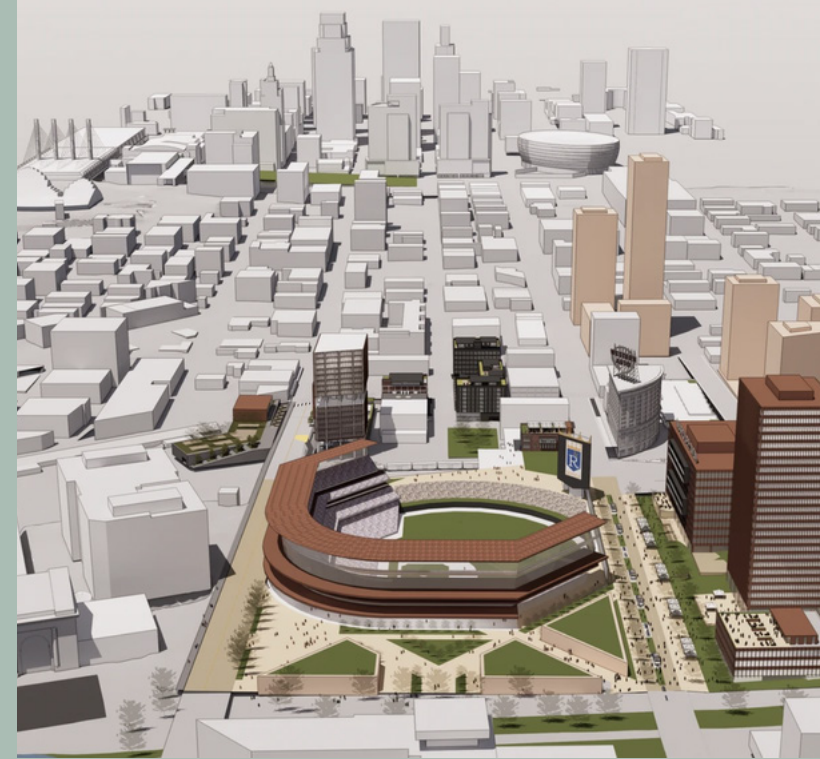
- 43% of streetcar rides are taking the streetcar to get to work
- Easy and convenient connection to the River Market, Downtown, and in 2025 Midtown, the Plaza and UMKC!
- \$4 billion has been invested in properties along the streetcar corridor since 2012



## ROYALS STUDYING CROWN CENTER LOCATION FOR STADIUM

The Kansas City Royals (Major league baseball team) announced their intention to relocate their stadium in the next 3-5 years, with an original desire to move to a Downtown location.

Washington Square Park, near Crown Center and Union Station, combined with land to the north of the park, is in contention for a potential relocation site of the KC Royals' stadium.



## SOUTH LOOP LINK A MAJOR INFRASTRUCTURE PROJECT IN DOWNTOWN KC

The City of Kansas City is working with Federal agencies and private funding to build a \$217 million urban park that would cap I-670 that currently separates Downtown from the Crossroads.



# 210 W 19<sup>TH</sup> TERR

## STUDIO BUILDING

### CONTACTS

#### SUZIE ARON

Broker  
913 530 6279  
suzie@aronrealestate.com

#### CAROLYN CAMPBELL SCHWARTZ

Salesperson  
913-634-6110  
carolyn@aronrealestate.com

#### DEBBIE ARON-WILLIAMSON

Salesperson  
816-668-5191  
debbie@aronrealestate.com

[www.aronrealestate.com](http://www.aronrealestate.com)

ARON  
REAL  
ESTATE

DISCLAIMER: Information in this document regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

210 W 19TH TERR 11