

# THE WEST BOTTOMS

## CLASS A OFFICE OPPORTUNITY

A MODERN WORKPLACE IN A  
HISTORIC NEIGHBORHOOD

SomeraRoad

AREA  
REAL ESTATE ADVISORS

# THE WEST BOTTOMS



## WHERE KANSAS CITY REALLY BEGAN

The West Bottoms Redevelopment is a transformative project revitalizing Kansas City's historic neighborhood into a vibrant, mixed-use environment featuring rich history, authentic architecture, dynamic public spaces, and a thoughtful pedestrian experience.

This ~20-acre master plan integrates seamlessly into the existing fabric of the West Bottoms with a mixture of historic building adaptive-reuse, new infill buildings, parking infrastructure, and a complete modernization and re-envisioning of the streets and utilities throughout. Through a public-private partnership with the City of Kansas City, the master plan elevates the neighborhood to bring more residents, businesses, jobs, and visitors year round to the district.

Much like other urban neighborhoods in the City, such as the Crossroads or River Market, the West Bottoms is primed to be the next destination that continues to make Kansas City one of the top Midwestern markets for culture, creativity, talent, and investment. Over the next several years, the area will shine as the destination to live, work, play, and stay.



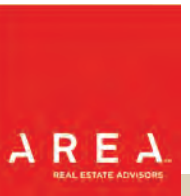
## A MODERN WORKPLACE IN A HISTORIC SETTING



The West Bottoms is the ideal setting in Kansas City to locate your business to attract talent, maximize the urban experience, and grow along side the neighborhood. The following are only some of the improvements coming soon:

- **Neighborhood Amenities:** A hand selected mix of exceptional local and national retailers, food and beverage, and neighborhood services create a mix of tenants that activate all times of the day in a walkable and engaging ground floor experience. New street beautification and a feature town square, called "The Depot", tie the community together.
- **Parking:** Easily accessible and secure surface parking is immediately across the street from the building itself, while a re-envisioned streetscape formalizes on-street parking, as well.
- **Safety:** Though the West Bottoms has a relatively low crime rate, considerable resources will be invested in a physical security presence and video surveillance with an emphasis on the morning and evening commute. A Community Improvement District (CID) has been established and will support in the security and physical appearance of the neighborhood.
- **Historic Character:** The area is one of the largest concentrations of historic buildings in the region. Each space offers a unique experience and character that the modern prospective employee values.

# CONNECTING KANSAS CITY'S HISTORIC PAST WITH ITS FUTURE



- 1** Perfection Stove  
*62,826 SF adaptive reuse office building with retail*
- 2** Crooks Terminal  
*116,580 SF adaptive reuse office building with retail*

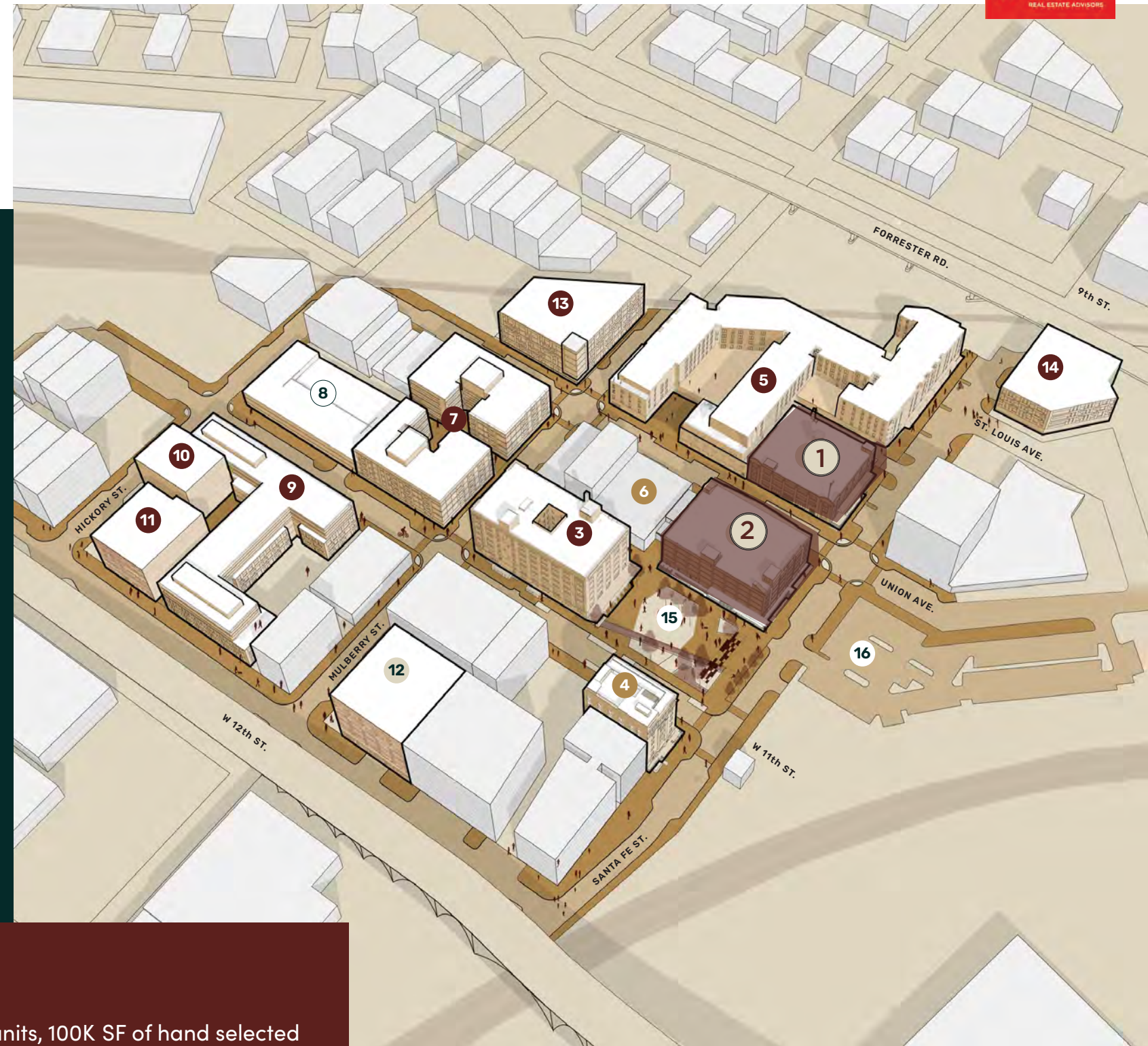
- 12** Advance-Rumely Building  
*82,782 SF adaptive reuse office building with retail*

- 4** Avery Hotel  
*50 key boutique hotel with signature restaurant*
- 6** Firehouse No. 1  
*Historic adaptive reuse restaurant*

## COMMUNITY

- 8** Parking Garage  
*New 400 stall district parking garage*
- 15** Public Park
- 16** Surface Parking Lot

- 3** Moline Apartments  
*121 unit adaptive reuse multifamily building*
- 5** The Henning Apartments  
*290 unit new multifamily building*
- 7** New Residential Bldg. 2  
*178 unit new multifamily building*
- 9** New Residential Bldg. 3  
*210 unit new multifamily building*
- 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*



## 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.

# A DYNAMIC RETAIL ENVIRONMENT, INSIDE AND OUT

## FOOD + DRINK

- 1 Restaurant Tenant**  
4,392 SF restaurant suite with access to Union Court
- 5 Pins Mechanical Co**  
Craft drinks and old school entertainment, 24,012 SF suite
- 8 The Ship**  
Hip food and drink establishment with live music and entertainment
- 9 Restaurant Tenant**  
3,942 SF restaurant space in the historic Firehouse No. 1
- 13 Coffee Shop**  
3,112 SF coffee shop with casual work lounge
- 17 Whiskey Tasting Room**  
1,795 SF tasting room
- 18 Brewery Taproom**  
1,137 SF local brewery taproom
- 19 Tenant**  
942 SF local shop
- 20 All-Day Cafe**  
5,370 SF fresh market and restaurant
- 26 Signature Restaurant**  
2,607 SF restaurant and bar
- 27 Avery Rooftop Lounge**  
1,499 SF rooftop lounge with cocktails and views over the city
- 28 F&B Kiosk**  
Small food and beverage stand located in The Depot

## ARTS + CULTURE

- 2 Union Court**  
Dining courtyard with historic truss structure
- 6 Monarca Art Studio**  
1,668 SF gallery fronting Union Ave.
- 10 The Terminal**  
Interior passageway connecting Union Ave. with The Depot
- 15 The Parlor**  
Shared office tenant lounge and event space
- 21 The Depot**  
Central plaza with dining and entertainment opportunities

## WELLNESS

- 3 Tenant**  
1,960 SF suite with access to Union Court
- 16 Fitness Concept**  
7,641 SF gym specializing in small classes and group workout

## SHOPPING

- 4 N. Union Ave. Retail Suite**  
Retail suites fronting Union Ave., 2,762 SF suite available
- 7 1225 Union Alley Shop**  
Retail suites fronting the Union Alley, 1,811 SF suite available
- 11 The Terminal Shops**  
Five retail shop off the Terminal, 400-675 SF suites available
- 12 Union Ave. Retail Suite**  
Retail suites with entry off Union, 2,555 SF suite available
- 14 The Depot Retail Suite**  
Retail suite with entry off the Union Depot, 1,450-2,900 SF suite available
- 22 West Bottoms Bicycles**  
Local bike shop and repair
- 23 Vintage Source**  
Vintage furniture gallery
- 24 Fetch**  
Local retailer specializing in artisan crafts and vintage clothing
- 25 Timewalker Tattoo**  
Local tattoo parlor

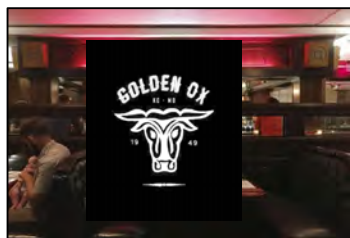


# PLACEMAKING



AN ALREADY VIBRANT DESTINATION, THE WEST BOTTOMS IS SET TO BECOME EVEN MORE EXCEPTIONAL WITH THOUGHTFUL ENHANCEMENTS.

## EXISTING RETAILERS



STEAK HOUSE



COCKTAIL BAR



BAR & GRILL



BAR & GRILL



AMERICAN BISTRO



WINERY



DISTILLERY/BAR



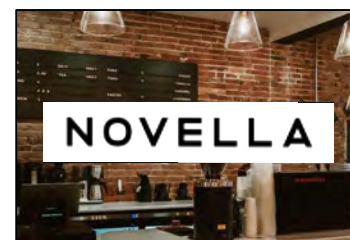
PRINT SHOP



BBQ



BREWERY



COFFEE SHOP



CERAMICS



COFFEE SHOP



GIFT SHOP

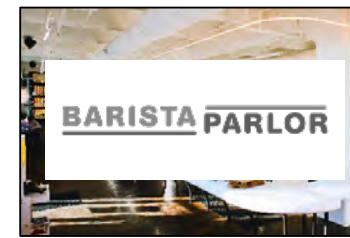


PLANT SHOP



FITNESS STUDIO

## COMING SOON



COFFEE SHOP



GROCER/WHOLE EATS



BREWERY



DUCKPIN BOWLING



PIZZA



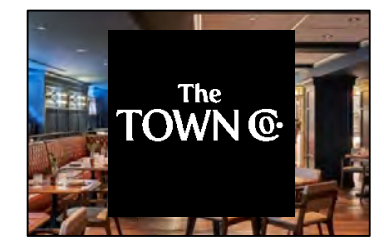
DISTILLERY/BAR



ICE CREAM



ALL DAY CAFE



UPSCALE CUISINE



RETAILER



CERAMICS



BURGERS

# THE NEIGHBORHOOD

The West Bottoms, once known for its industrial roots, has evolved into one of Kansas City's most dynamic neighborhoods. From chic vintage shops and quirky boutiques to locally-owned restaurants serving up everything from Southern comfort food to international flavors, there's always something to explore. Whether you're strolling along cobblestone streets, grabbing a bite at a trendy new eatery, or discovering one-of-a-kind finds in local shops, the West Bottoms offers a lively atmosphere that's as eclectic as it is charming. It's a place where old-world charm meets new-world creativity, making it one of KC's most exciting destinations.

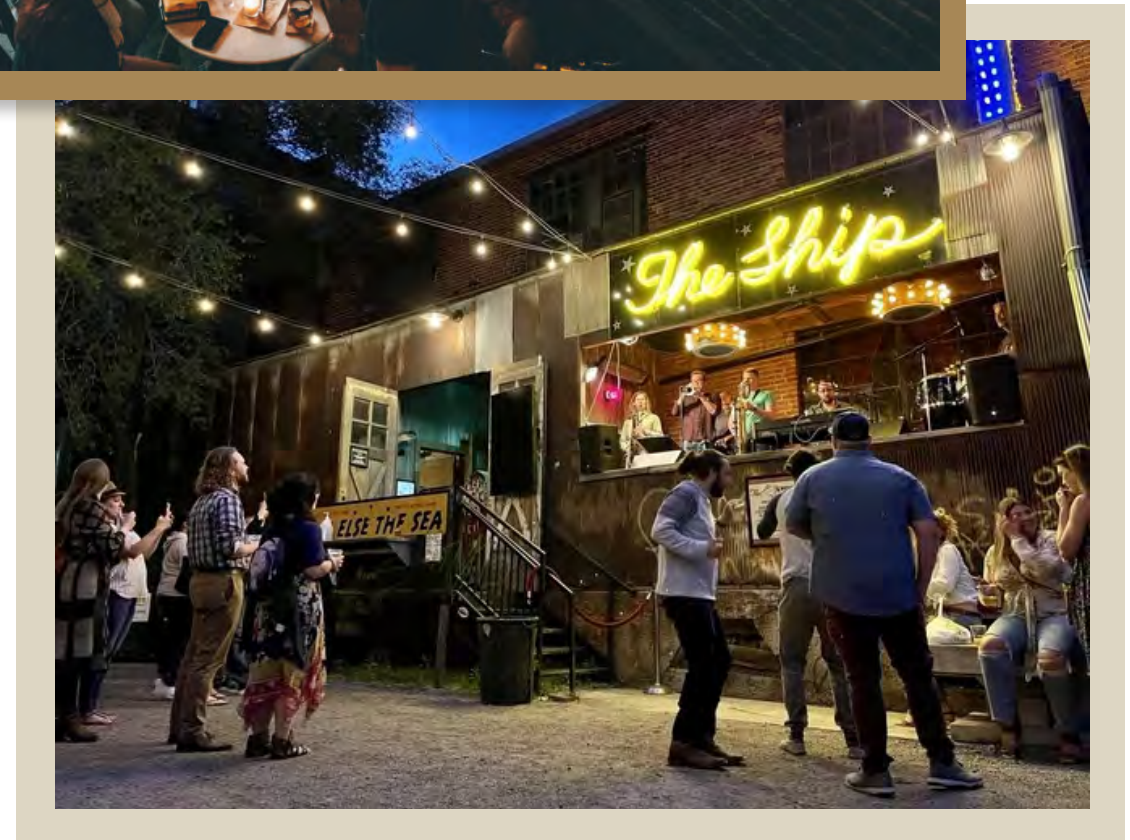
*West Bottoms Whiskey Co. distillery and cocktail parlor*



*First Weekend featuring antique shops, food and events*



*Pins Mechanical bar & entertainment arcade*



*The Ship- cocktail bar & live entertainment venue*

# PERFECTION STOVE

## 1200 UNION AVE

*The Perfection Stove Building was constructed in 1919 to exhibit and distribute Perfection Stove's variety of goods; including oil heaters, enameled steel products, and its signature line of Perfection Oil Cook Stoves. The Kansas City branch allowed Perfection Stove Co. to ensure faster, more cost-effective shipment of products to the growing western and southwest parts of the United States.*

**CONSTRUCTION DATE:** Q2 2025

**BASE BUILDING DELIVERY:** Q4 2025

**OCCUPANCY:** June 2026

**SQUARE FOOTAGE:** 58,411 Gross SF

LEVEL 2: 16,082 RSF

LEVEL 3: 16,082 RSF

**LEASE RATE:** \$31.50 Gross Full-Service Net of Electric

**OPERATING EXPENSE:** Base Year 2026

**ELEVATORS:** One passenger elevator

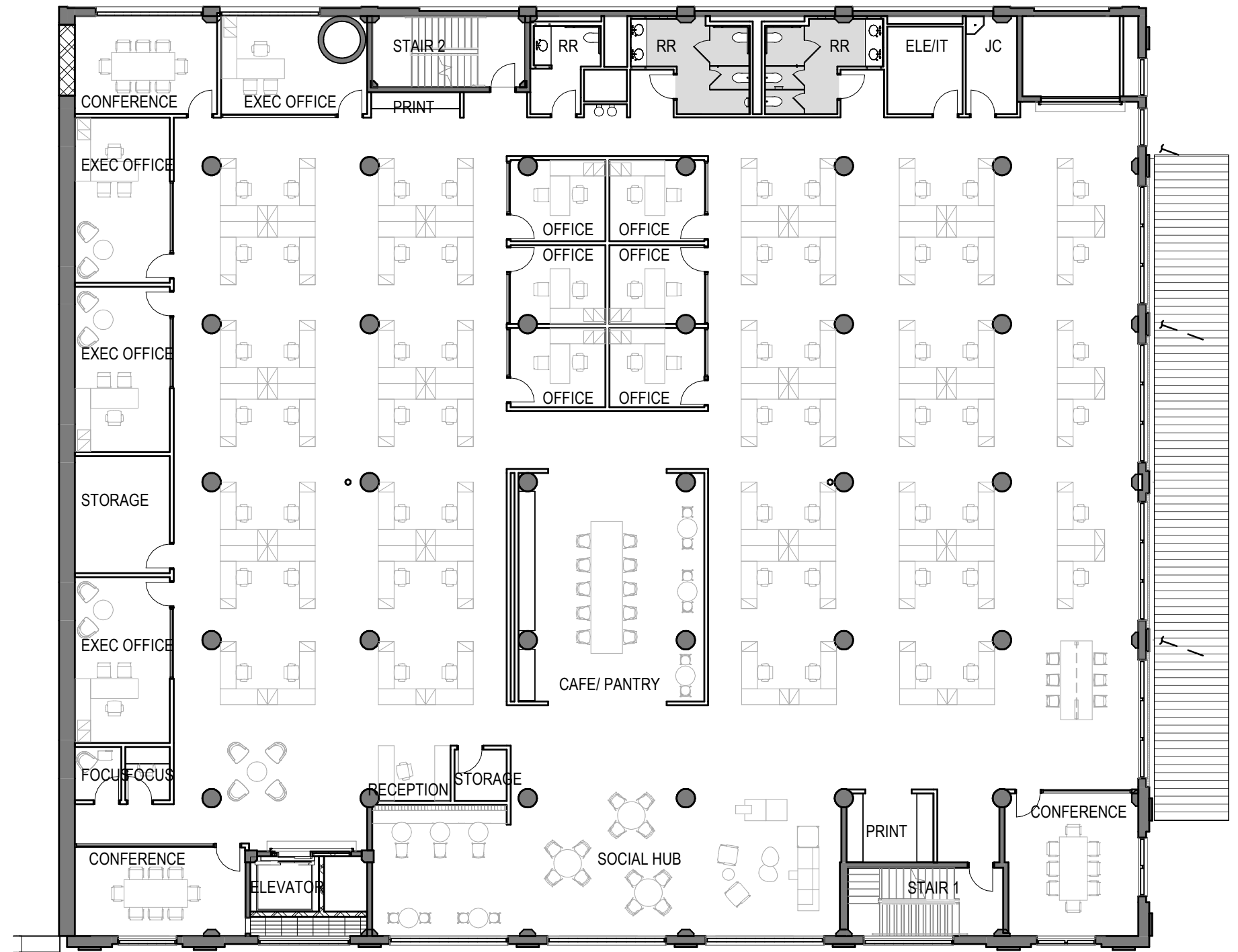
**PARKING:** 3:1,000 parking lot directly across the street available for \$50/month

**FIRST FLOOR TENANT:** Pins Mechanical Co.



# PERFECTION STOVE

## TYPICAL FLOOR & RENDERINGS



Typical office floor plate.

# THE WEST BOTTOMS

## CONTACT

SEAN CRAVEN  
SCRAVEN@OPENAREA.COM  
816.777.2838

TIM SCHAFFER  
TSCHAFFER@OPENAREA.COM  
816.876.2535

**AREA REAL ESTATE ADVISORS**  
A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112  
P 816.895.4800 W OPENAREA.COM

[THEWESTBOTTOMSKC.COM](http://THEWESTBOTTOMSKC.COM)