

# OWN AN ICONIC BUILDING IN THE CROSSROADS

**FOR SALE**

1800 BALTIMORE AVENUE  
KANSAS CITY, MO

# 1800 BALTIMORE AVENUE

Newmark Zimmer is pleased to present the opportunity to acquire a one-of-a-kind mixed-use property in the heart of the Crossroads. Located along the historic Film Row, this ±27,000 SF building was used since the 1940's by major film studios to store millions of movie posters stacked floor to ceiling. The property now features five floors of Class A office and retail spaces, a spectacular penthouse loft on the top floor, and a rooftop terrace that boasts some of the most amazing views of Downtown Kansas City and beyond. With a mix of both leased and vacant spaces, residential and commercial, 1800 Baltimore offers endless opportunities for owner-user's and investors alike.



# BUILDING FEATURES

±27,000 SF BUILDING, ±4,500 SF FLOOR PLATES

BEAUTIFUL ROOFTOP TERRACE WITH GREEN ROOF

ATTRACTIVE & FUNCTIONAL OFFICE FINISHES  
THROUGHOUT

TOP TWO FLOORS FEATURE PRIVATE PATIOS

PENTHOUSE LOFT FEATURES EXCEPTIONAL FINISHES

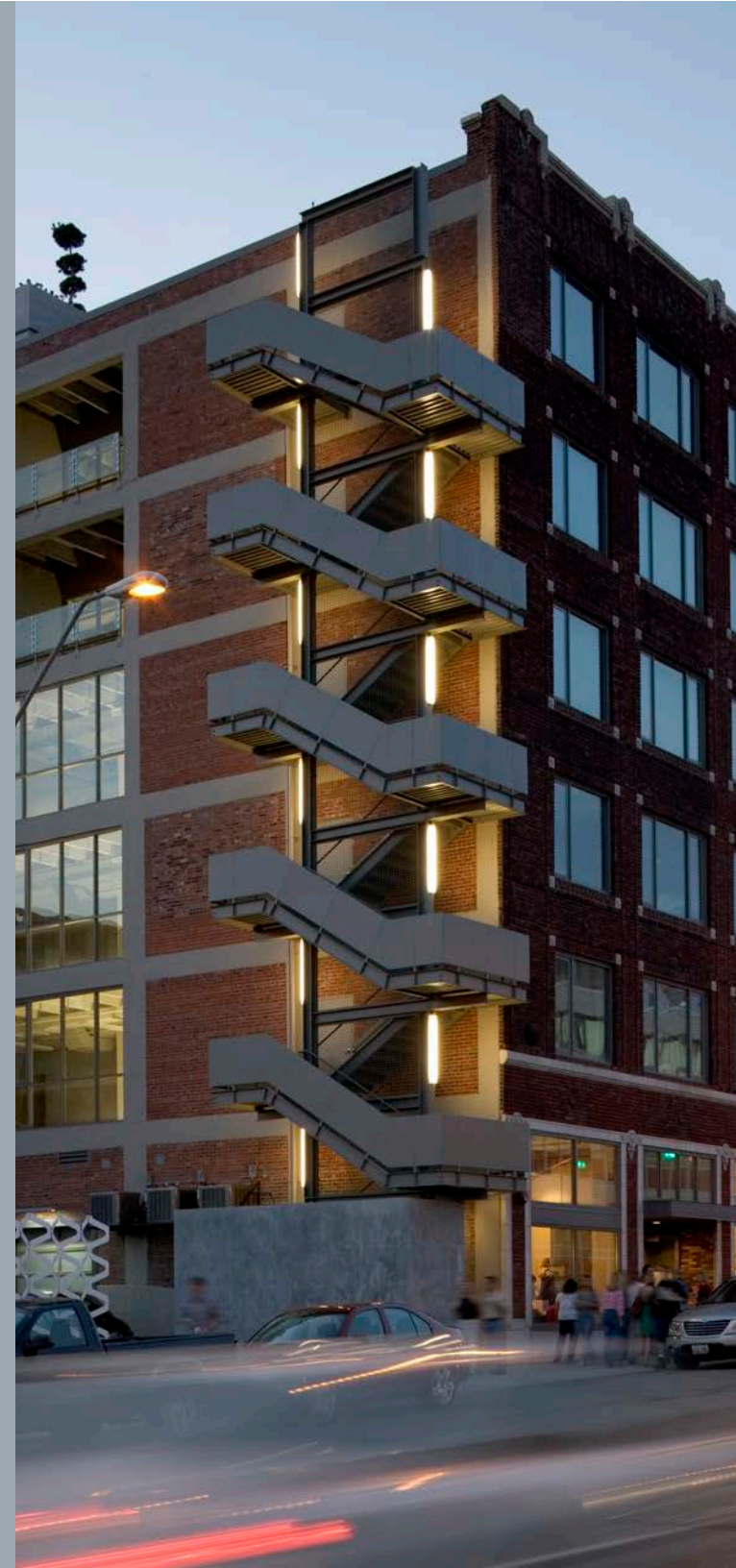
TWO CAR GARAGE ON 1st FLOOR ADJACENT TO LOBBY

YEAR BUILT / RENOVATED: 1920 / 2006

ZONED DX-15, or DOWNTOWN MIXED-USE

SALE PRICE: \$6,750,000

POTENTIAL PURCHASE OPTIONS FOR INDIVIDUAL  
FLOORS STARTING AT \$1,350,000



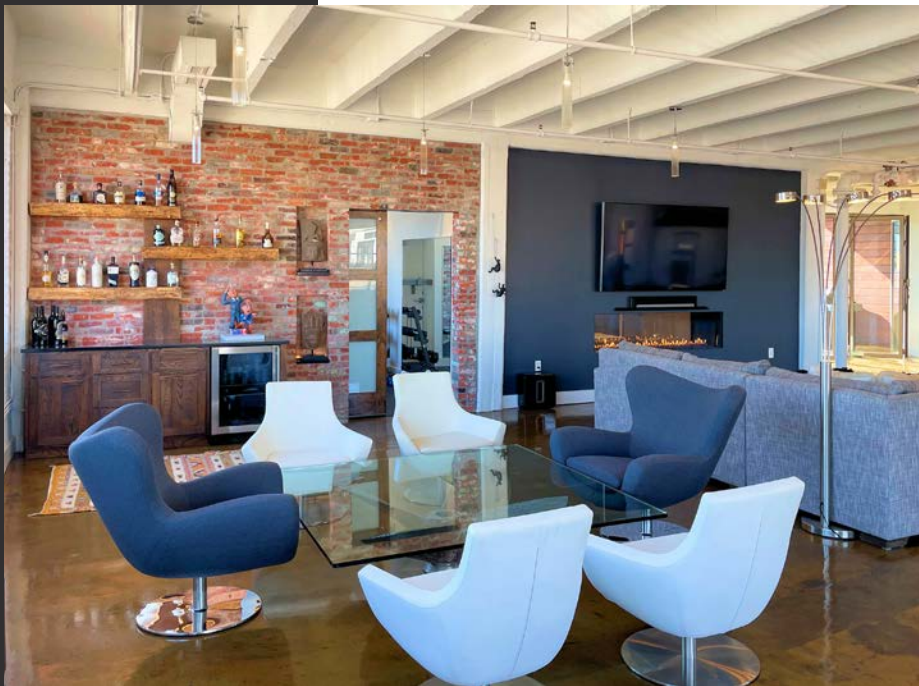
# INTERIOR PHOTOS











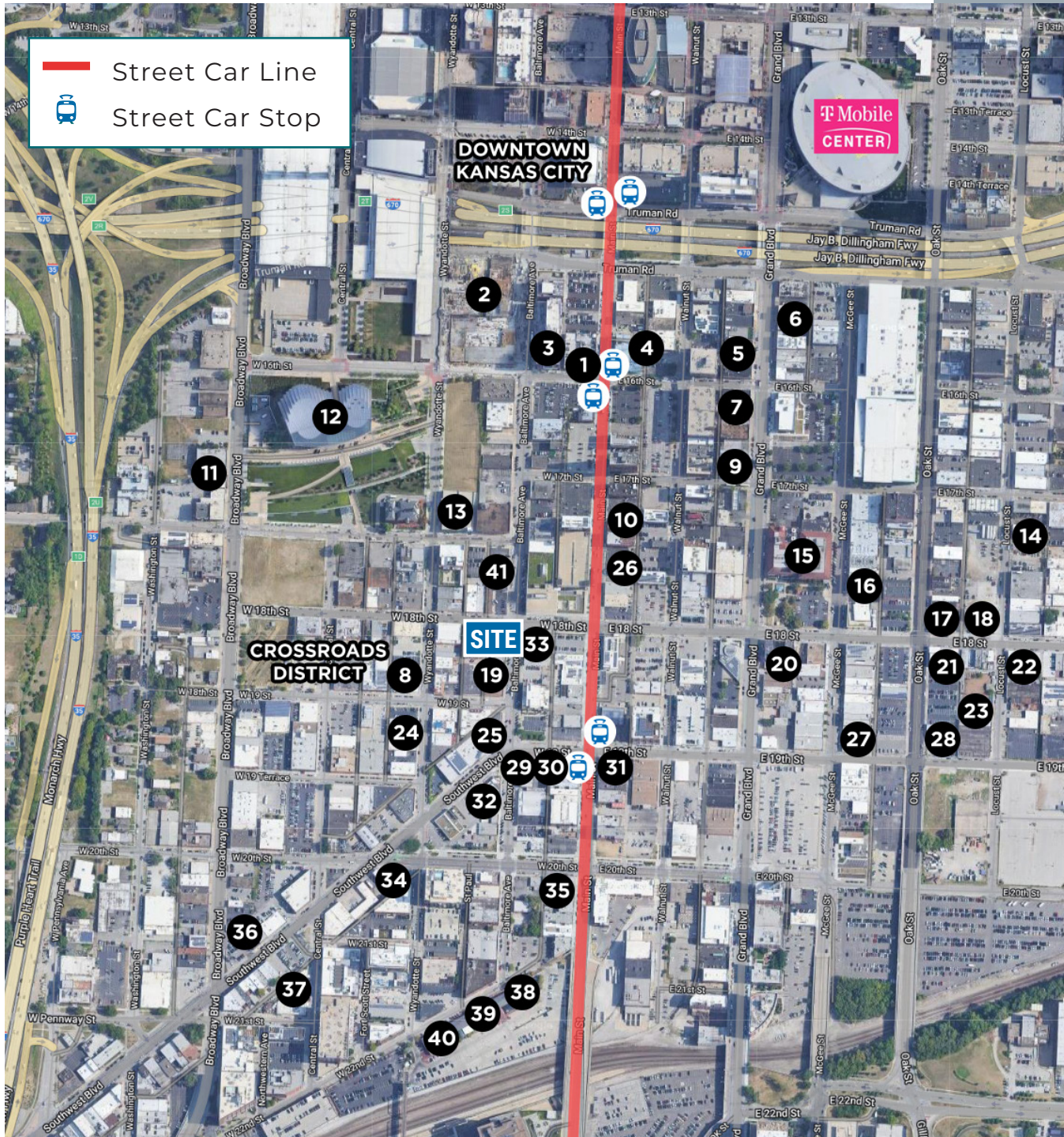




# SITE LOCATION

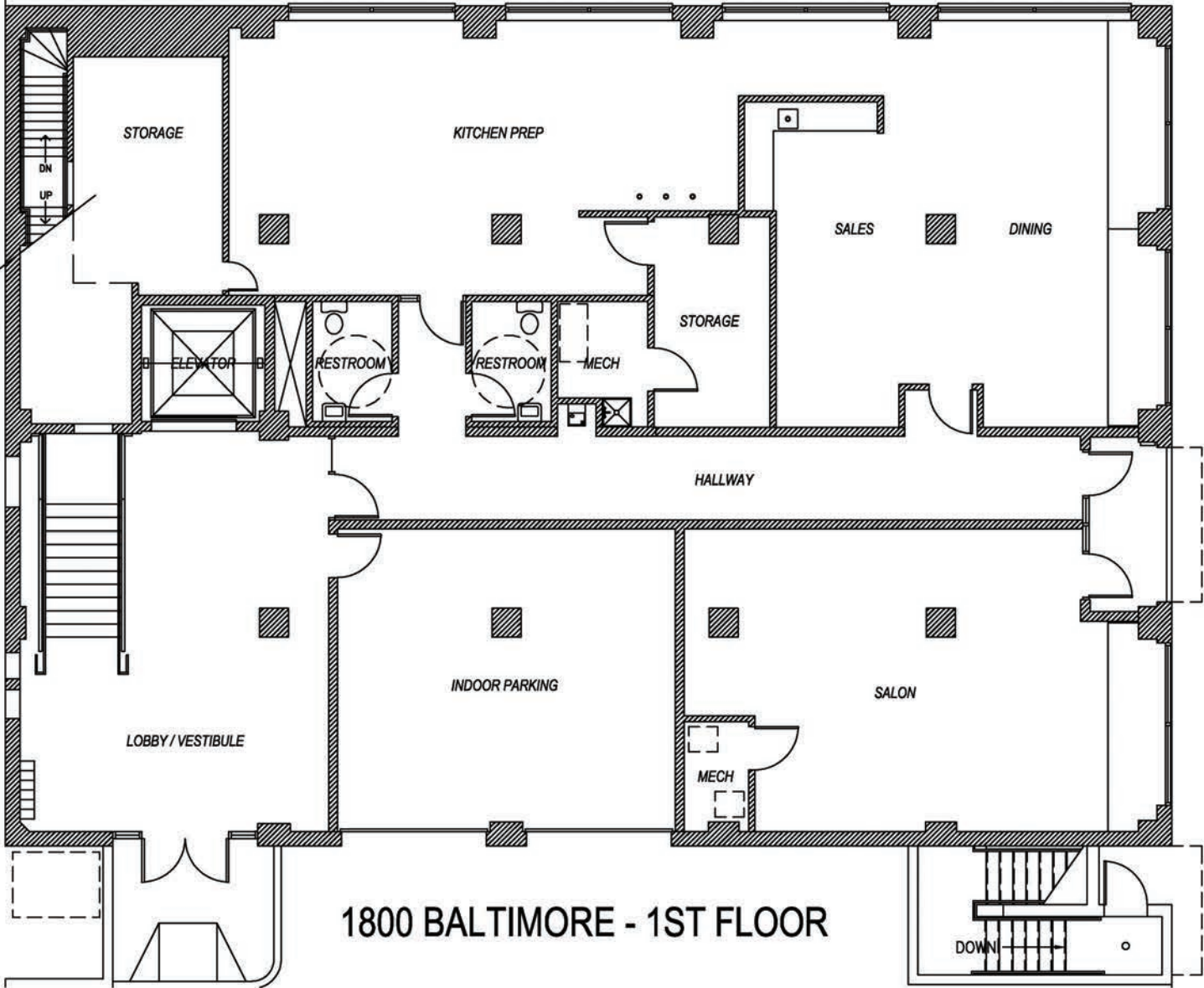


# MAP KEY



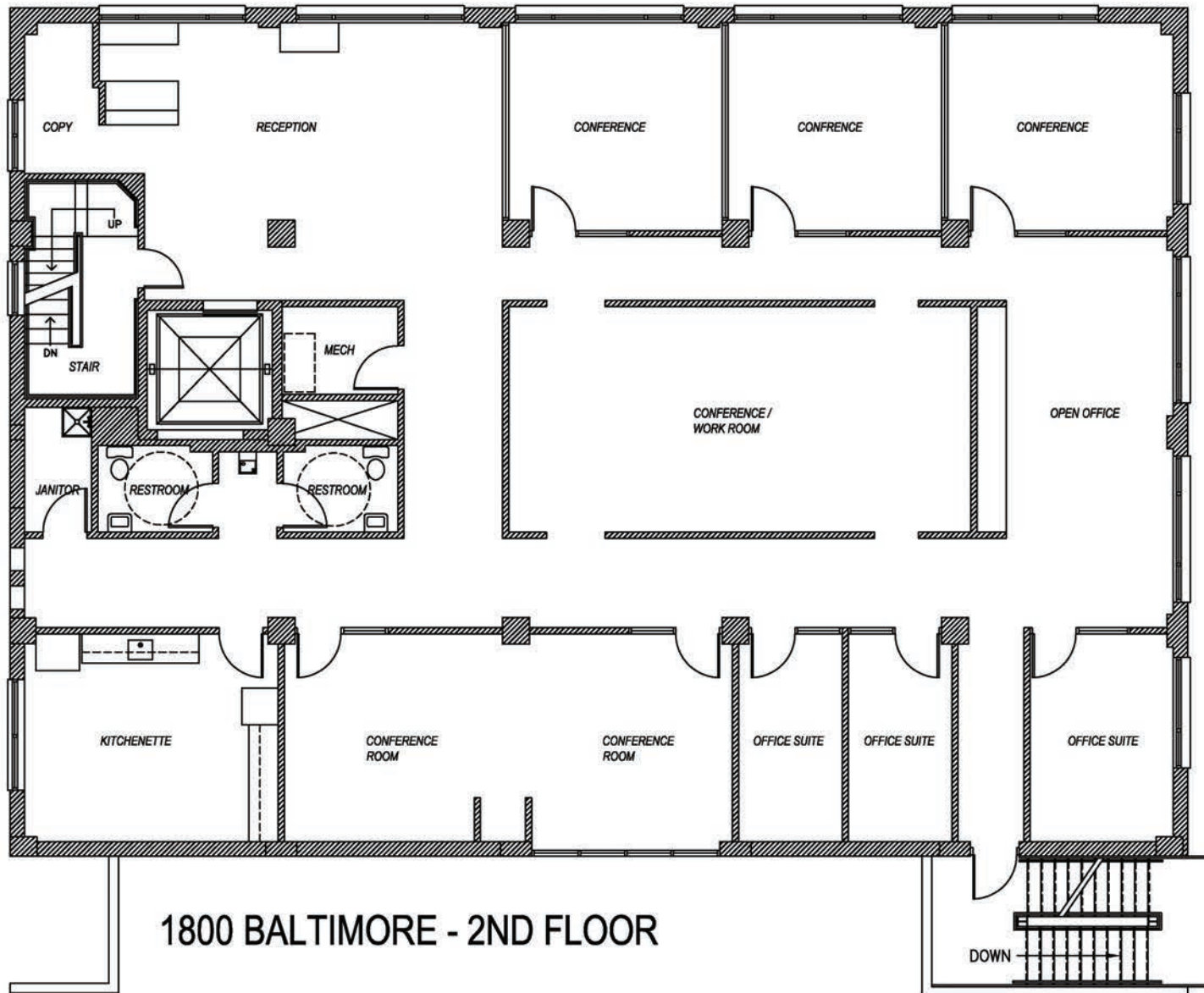
- 1 Streetcar Grille & Tavern
- 2 Loews Hotel Kansas City
- 3 Marriott Hotel
- 4 Tannin Wine Bar & Kitchen
- 5 Record Bar
- 6 Cigar Bar
- 7 Belfry
- 8 Buffalo State Pizza
- 9 Messenger Coffee
- 10 Tom's Town Distillery
- 11 Los Tules
- 12 Kauffman Center for the Performing Arts
- 13 Oak & Steel
- 14 Parlor Food Hall
- 15 Grand Place
- 16 The Brick
- 17 Border Brewing
- 18 Double Shift Brewing
- 19 Baramee Thai Bistro
- 20 Green Lady Lounge
- 21 I-Tap & Mission Taco
- 22 Made in KC
- 23 Grinders/Crossroads
- 24 Mildred's Coffeeshouse
- 25 Town Topic
- 26 Taphouse
- 27 KC Wineworks
- 28 Brewery Imperial
- 29 Farina
- 30 Extra Virgin
- 31 Affare
- 32 Up-Down KC
- 33 Pizza Shuttle
- 34 Manny's Mexican
- 35 Pirates Bone Burgers
- 36 Town Topic
- 37 Lulu's
- 38 Jack Stack BBQ
- 39 Grunauer
- 40 Lidia's
- 41 Orange Theory Fitness

# FLOOR PLAN 1ST FLOOR



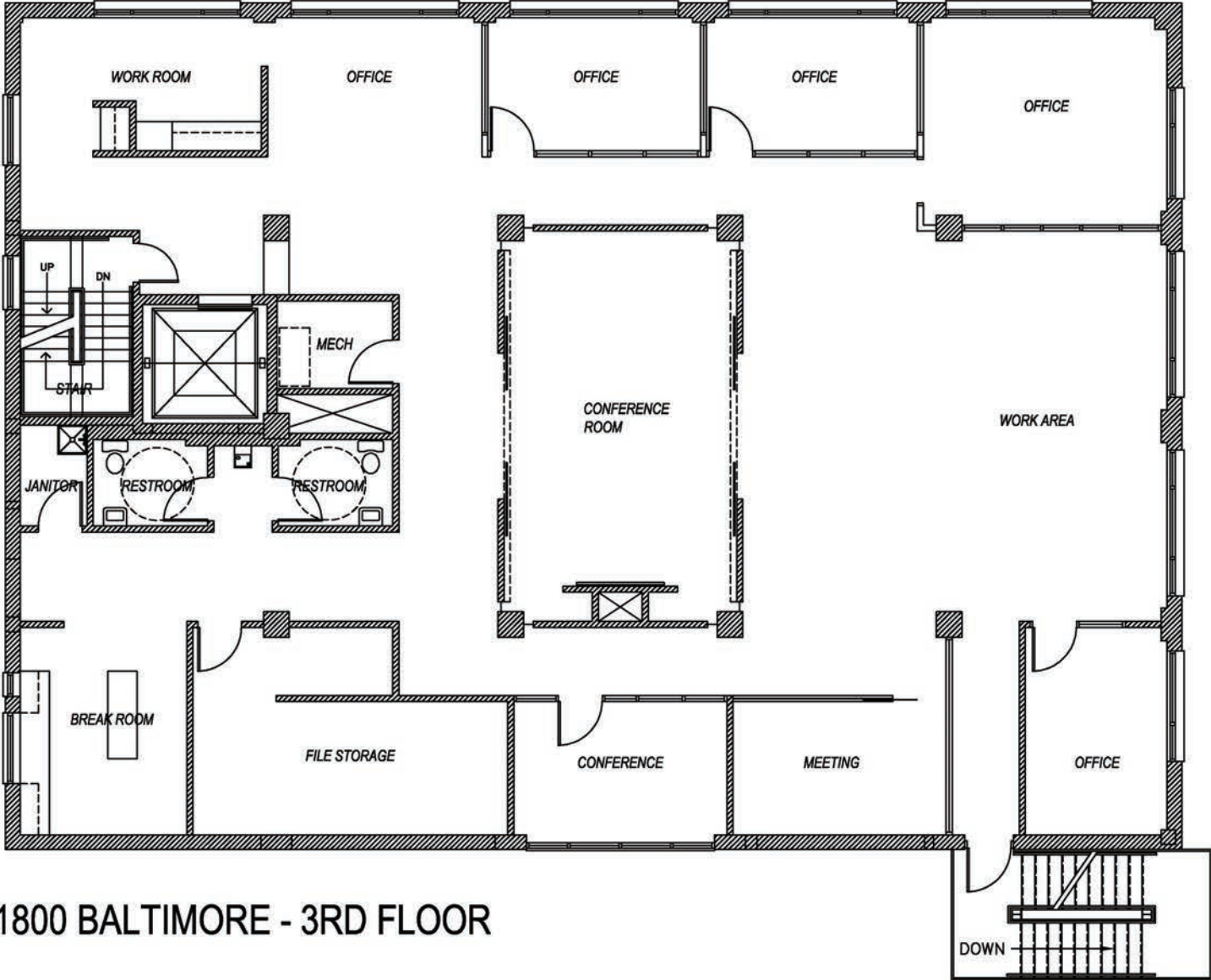
1800 BALTIMORE - 1ST FLOOR

# FLOOR PLAN 2ND FLOOR



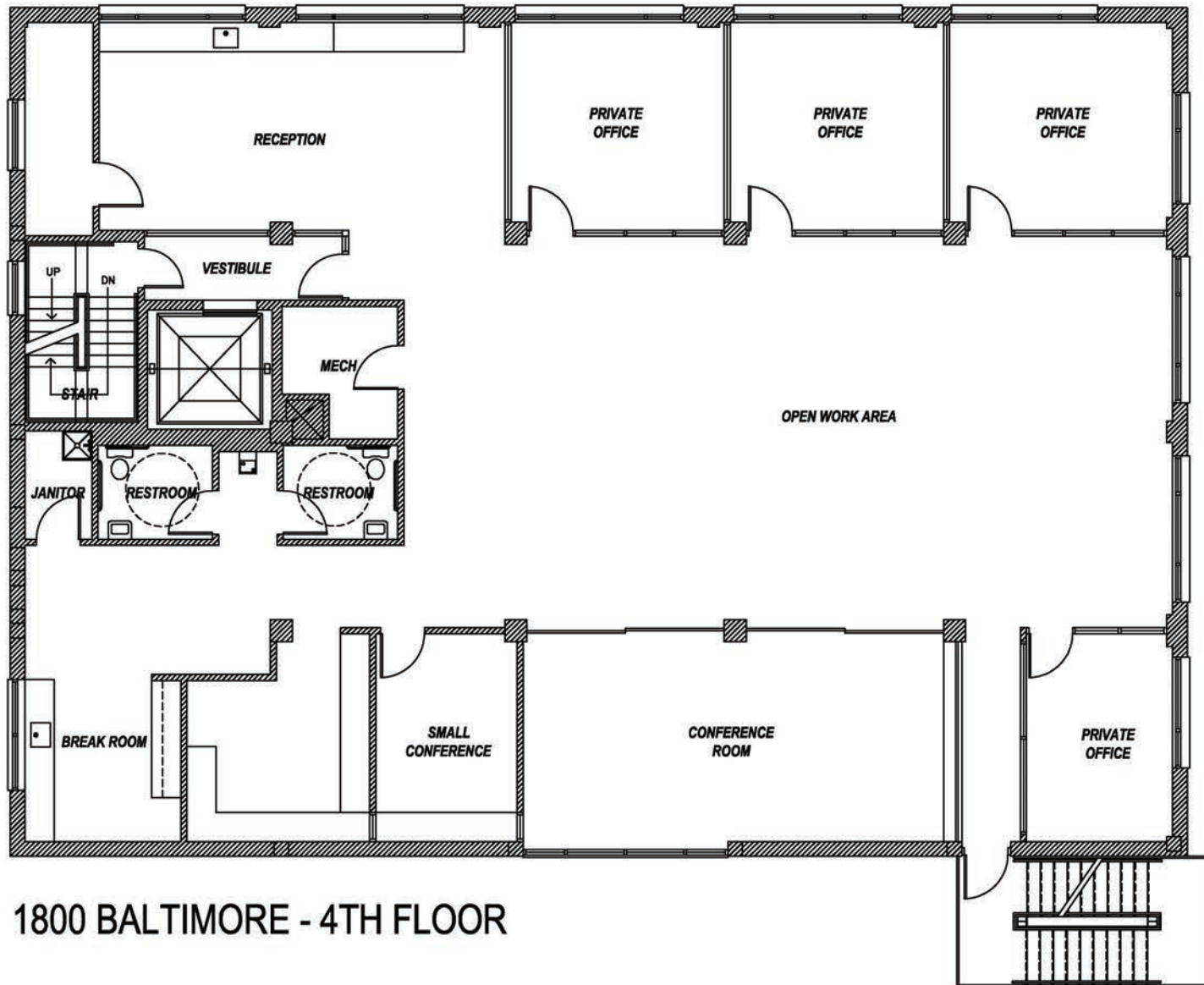
1800 BALTIMORE - 2ND FLOOR

# FLOOR PLAN 3RD FLOOR



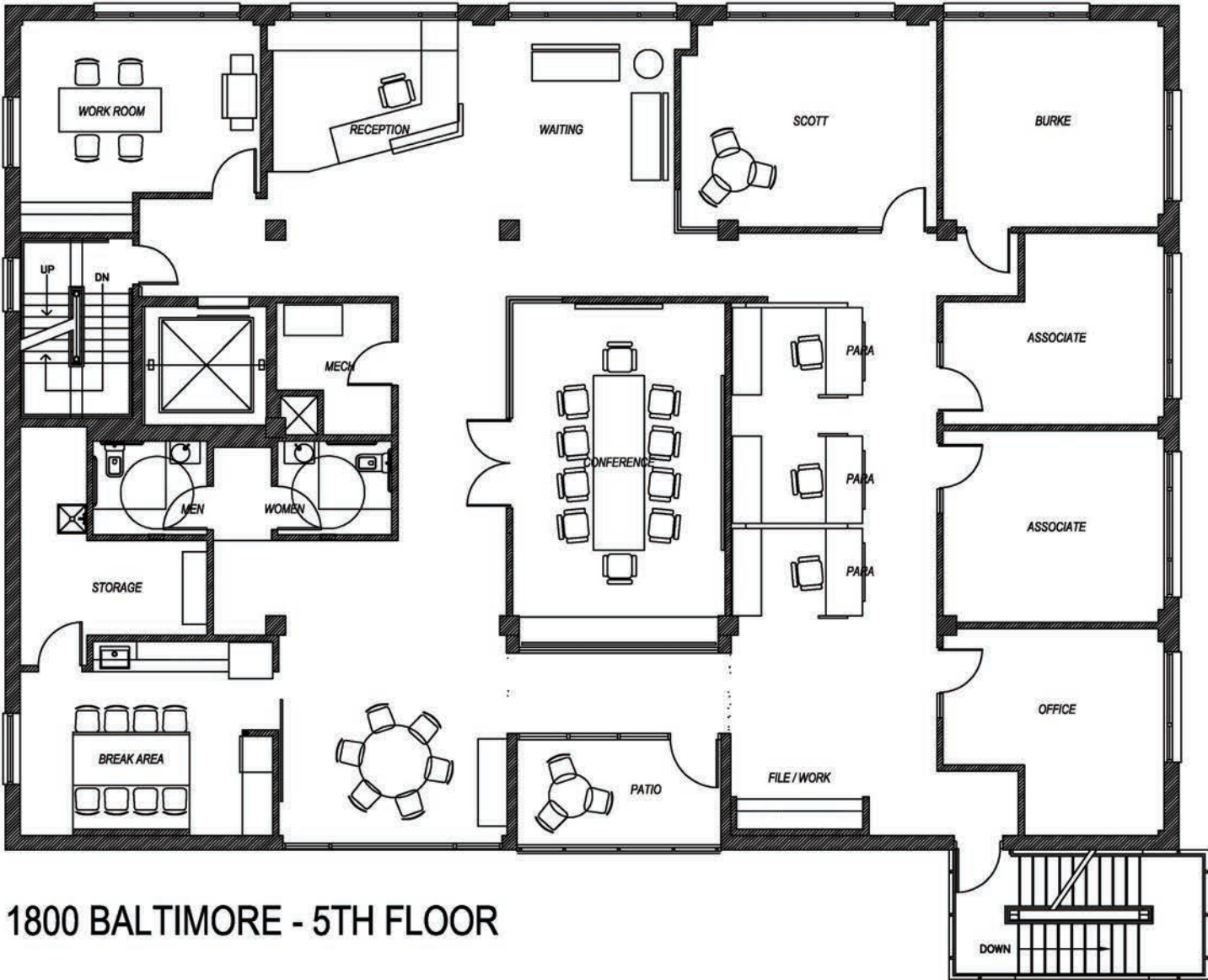
1800 BALTIMORE - 3RD FLOOR

# FLOOR PLAN 4TH FLOOR



1800 BALTIMORE - 4TH FLOOR

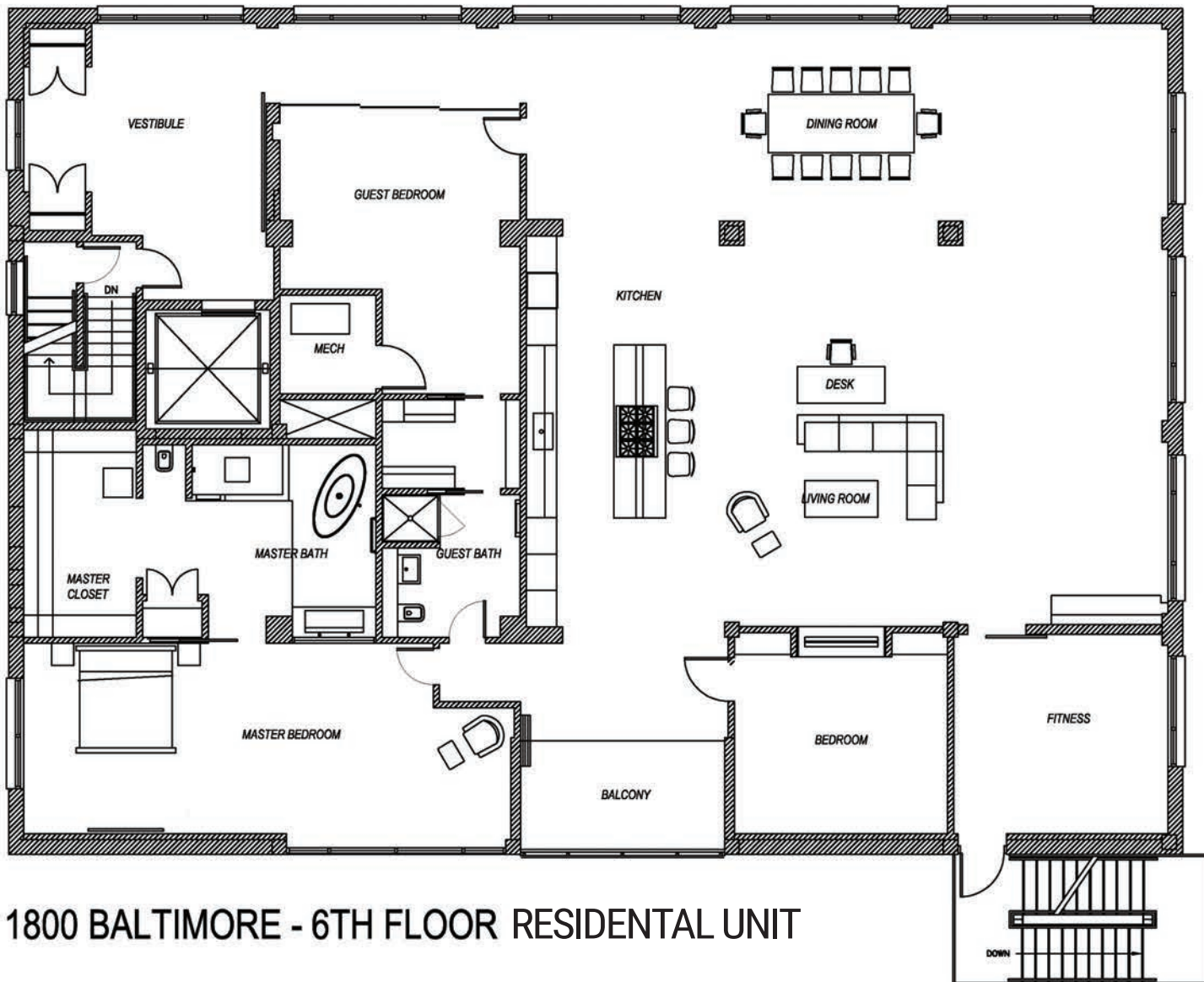
# FLOOR PLAN 5TH FLOOR



1800 BALTIMORE - 5TH FLOOR



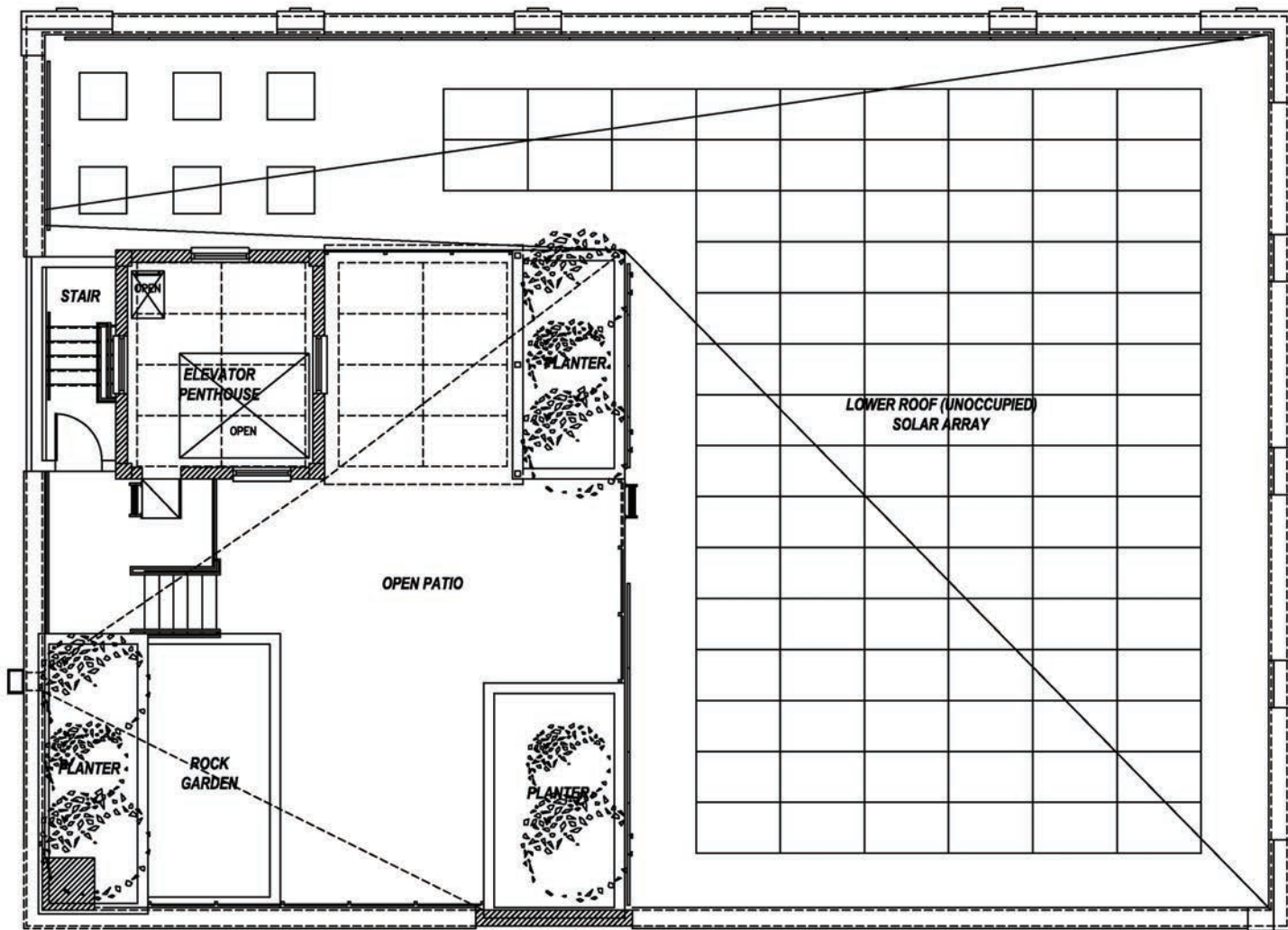
# FLOOR PLAN 6TH FLOOR



1800 BALTIMORE - 6TH FLOOR RESIDENTIAL UNIT

# ROOF TOP TERRACE





1800 BALTIMORE - ROOFTOP

# CROSSROADS ARTS DISTRICT

The Crossroads District, located in downtown Kansas City is a vibrant and diverse community. It is home to over 400 local artists and 100 independent studios.

You'll find great late-night spots, amazing restaurants from BBQ to fine dining, and boutique shops with unique local finds.

The Crossroads is also home to Kansas City's First Fridays. The first Friday of every month art galleries, studios, organizations, and other Crossroads businesses feature local, regional, national and international artists. You can also spot several murals and visit the Art Alleys between Baltimore and Wyandotte. There are restaurants, breweries, and bars throughout to drop in and grab a bite or try out one of the many local eats at Food Truck Plaza on First Fridays.





Next door, a new development is underway which will feature a public park, restaurant(s) and retail spaces.



**FOR MORE INFORMATION:**

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