

# FOR LEASE

3303 Gillham Rd.  
Kansas City, MO 64109

6,523 +/- SF Freestanding Office Building



**Freestanding Office w/Signage & Private Parking**  
Control your brand and your space!



MIDWEST CAPITAL  
REALTY ADVISORS  
Commercial Real Estate Services

**Richard Lanning, SIOR, CPM, CCIM**  
**Midwest Capital Realty Advisors**  
(816) 769-5507  
rmlanning@midwestcapitalra.com

## HIGHLIGHTS

- ▶ Located in the Path of Midtown's Explosive Growth
- ▶ Blocks from KC Streetcar Expansion & Future Royals Stadium
- ▶ Adjacent to Hospital Hill – One of KC's Largest Employment Centers
- ▶ High-Visibility Site with Immediate Regional Access
- ▶ Rare Opportunity to Secure a Standalone Urban Office

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# PROPERTY DATA SHEET

3303 Gillham Rd, Kansas City, MO 64109

Midwest Capital Realty Advisors is pleased to present a rare opportunity to lease a **freestanding ±6,523 SF office building** in the heart of Midtown Kansas City, strategically positioned between the region's most established employment hub and its most transformative growth corridor.

Located just **minutes from Hospital Hill**, the property offers immediate proximity to one of Kansas City's largest concentrations of healthcare, research, and institutional employers, including Truman Medical Center, Children's Mercy Hospital, and UMKC's medical campus. In addition, the property sits within close proximity to the planned **Downtown Kansas City Royals Ballpark** district, a generational, billion-dollar development expected to redefine the urban core and drive significant economic growth. This momentum is further amplified by the continued expansion of the **KC Streetcar line through Midtown toward the Country Club Plaza**, positioning the property directly in the path of long-term investment and connectivity.

This highly visible, **freestanding building offers a true standalone identity**, allowing users to establish a branded presence with building signage and dedicated on-site parking, an increasingly rare and valuable combination in an urban infill location. Unlike traditional multi-tenant office environments, the property provides full control over access, HVAC, layout, and operations, making it ideal for companies seeking efficiency, privacy, and a strong corporate image.

The building features an efficient and functional layout suitable for a wide range of office users, including professional services firms, creative companies, medical-related groups, and owner-user style tenants. Its scale offers flexibility without excess, allowing tenants to operate efficiently while maintaining a cost-effective footprint. The property is further **enhanced by a rooftop solar array**, providing meaningful **reductions in operating expenses** and offering tenants a long-term cost advantage through improved energy efficiency.

Surrounded by a dense and growing residential population, the property benefits from immediate access to a strong labor pool, as well as nearby amenities including the **Crossroads Arts District, Crown Center, Union Station, and the Country Club Plaza**, all within minutes. Employees and clients alike will benefit from the area's expanding mix of dining, retail, and entertainment options, along with convenient regional access via US-71, I-35, and I-70.

With limited availability of freestanding office buildings in Midtown and a submarket vacancy hovering near historic lows, this offering represents a unique opportunity to secure a **high-visibility location in one of Kansas City's most active and evolving submarkets**. The combination of proximity to major employment anchors, transformative development, and infrastructure investment positions this property for both immediate usability and long-term strategic value.

<b>BASE RENT:</b>	\$20.00 SF / NNN	<b>UTILITIES:</b>	Separately Metered – Solar Array
<b>ESTIMATED TAXES:</b>	\$3.21 SF	<b>LEASE TERM:</b>	5 – 7 Years Preferred
<b>ESTIMATED INSURANCE:</b>	T-B-D	<b>PARKING:</b>	±21 on Site – Plus Street Pkg.
<b>ESTIMATED CAM:</b>	Self-Performed	<b>AVAILABILITY:</b>	3rd Qtr. 2026

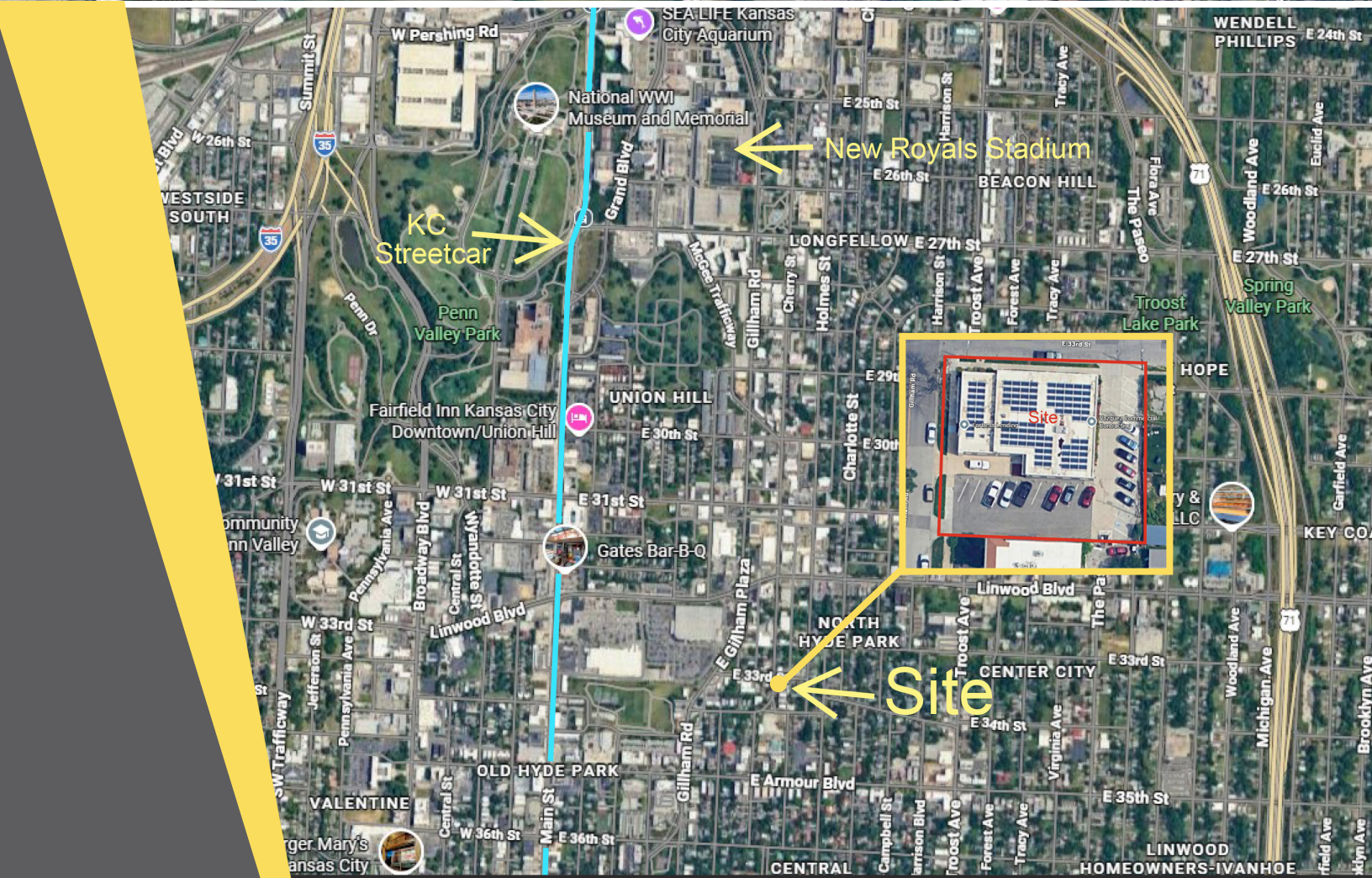
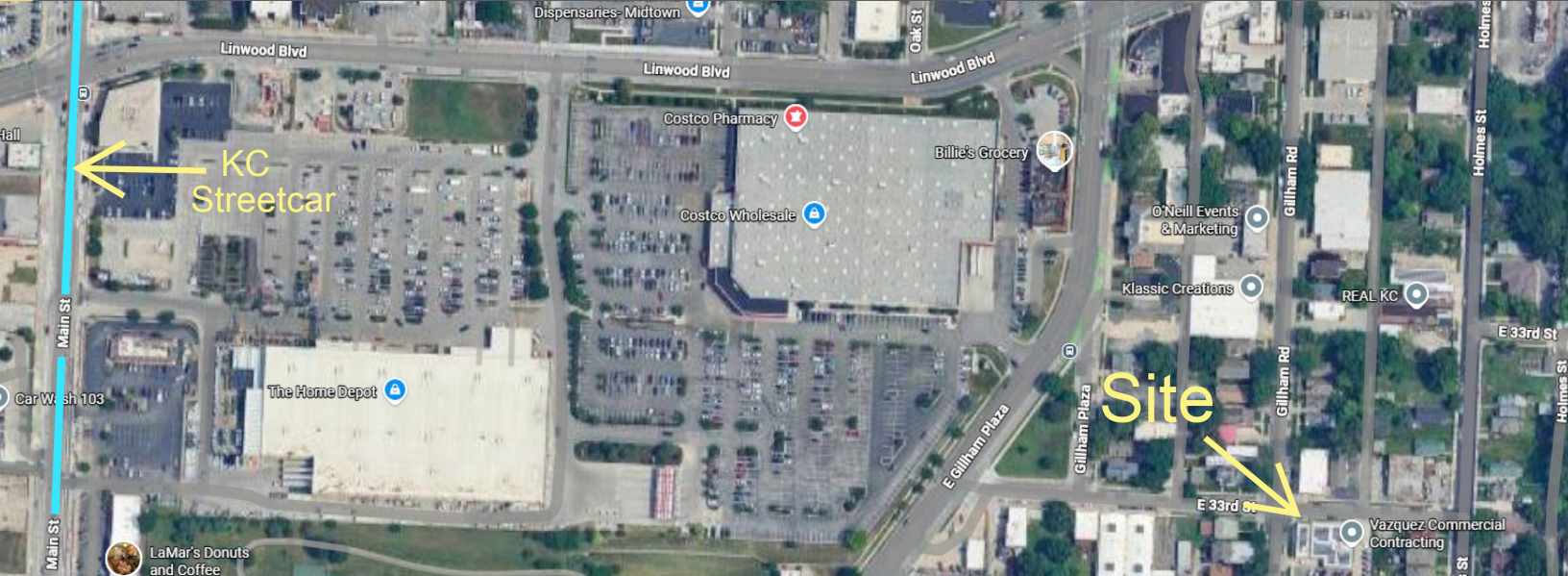


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# AERIAL MAP

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For additional information or to schedule a tour, please contact us today to explore this **unique leasing opportunity**. We look forward to discussing how this property can meet your operational needs.

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