

FOR SALE OR LEASE



1 EAST ARMOUR BLVD

1 EAST ARMOUR BLVD, KANSAS CITY, MO 64111

COLE STEWART

ASSOCIATE

816.621.2130

cole@clemonsrealestate.com

AUDREY NAVARRO

MANAGING BROKER

816.621.2130

audrey@clemonsrealestate.com



CLEMONS

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

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VIDEO

PROPERTY DESCRIPTION

Office Space available fronting new streetcar stop at Main St & Armour Blvd. Newly renovated property, furnished / move-in ready options available. Great opportunity for owner/occupant to secure signage fronting the new Streetcar Stop on Main St. Entire 2nd Floor available Spring 2025.

PROPERTY HIGHLIGHTS

- Located on the Streetcar Extension line w/ future stop right out front
- Ample parking with entrances on Main and Walnut (no streetcar construction disruption for parking)

OFFERING SUMMARY

Lease Rate: 2nd Floor	\$19-25/sq ft. (Full Service)
Lease Rate: Lower Level	\$14-16/sq ft. (Full Service)
Sale Price:	\$5,950,000
Available SF:	2,500 - 17,500
Parking:	78+ Spaces (Free)
Building Size:	38,200 SF
Renovated:	2022
Lot Size:	1 Acre

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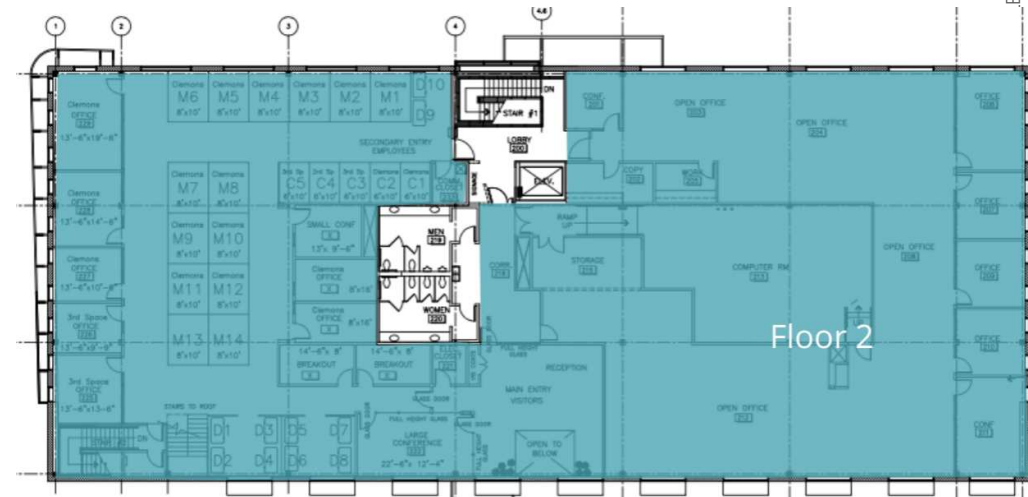
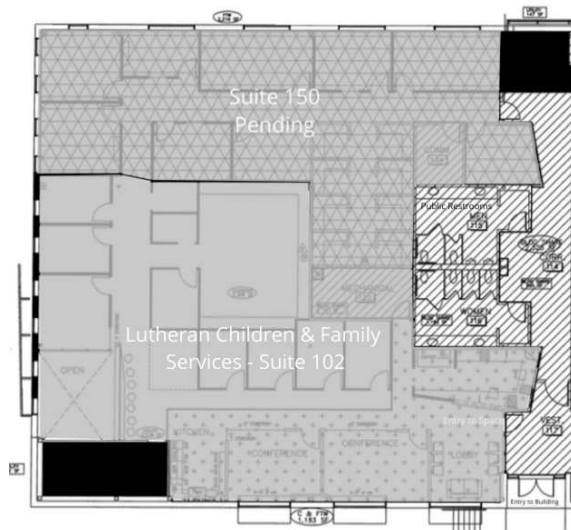
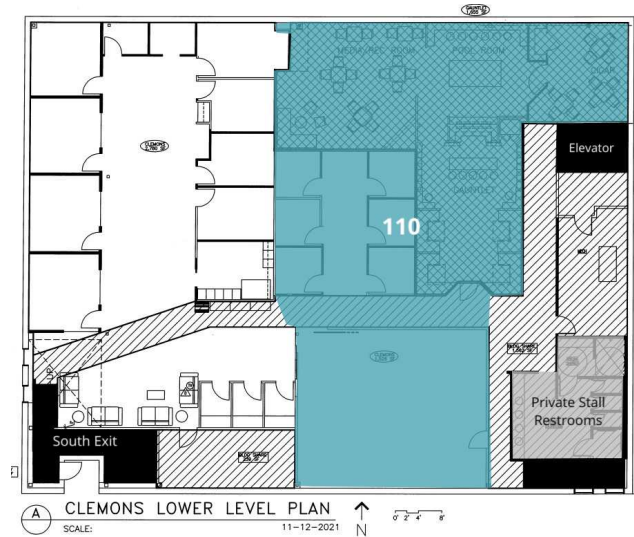
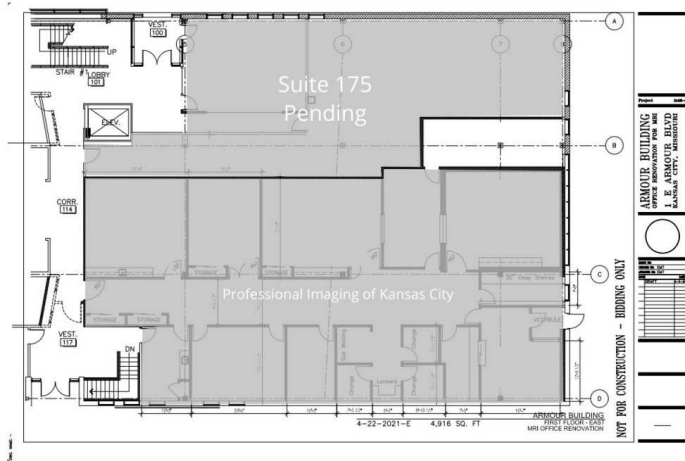
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FLOORPLANS

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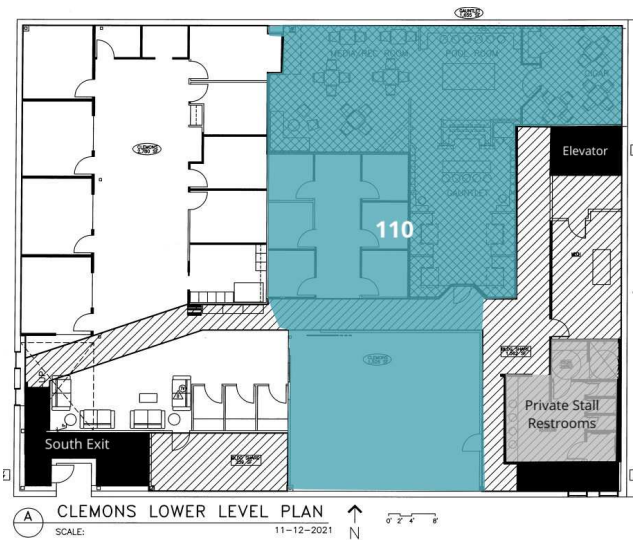
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SPACE AVAILABILITY

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LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	2,500 - 15,000 SF	Lease Rate:	\$14.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
110	Available	2,500 - 5,500 SF	Full Service	\$14.00 - 16.00 SF/yr	Lower level office space available. Option to take additional space if needed. Newly remodeled common area restrooms and lobby and lots of amenities.

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SPACE AVAILABILITY

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CLEMONSREALSTATE.COM 816.621.2130 SUITE 100



LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	2,500 - 15,000 SF	Lease Rate:	\$14.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Floor 2	Available	3,000 - 15,000 SF	Modified Gross	\$19.00 - 25.00 SF/yr	Great second floor space with option to lease with the existing furniture in place.

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COUNTRY CLUB
PLAZA

WESTPORT

KU SCHOOL OF
MEDICINE
The University of Kansas

MAIN ST



ARMOUR BLVD

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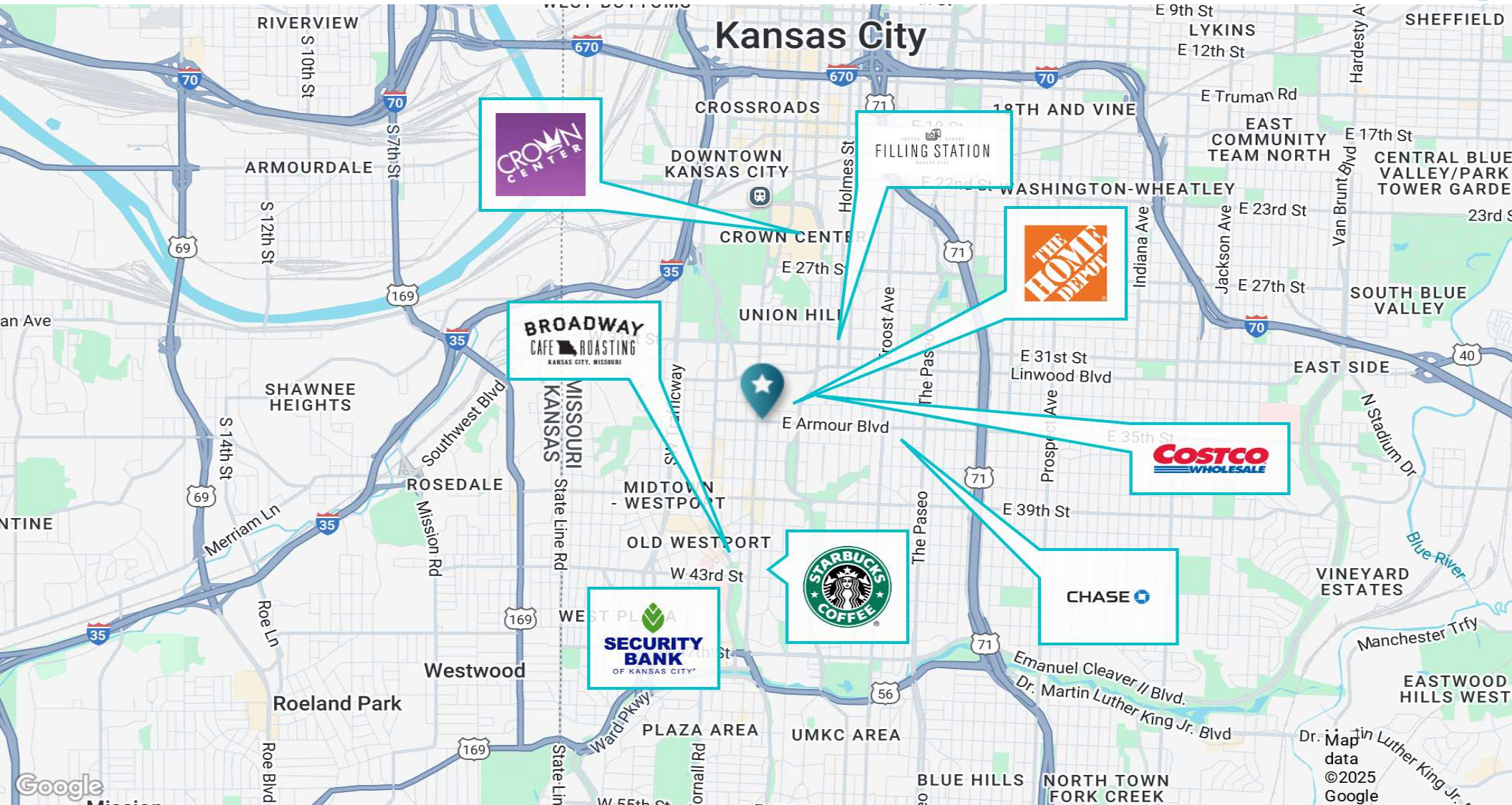
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CENTRAL LOCATION

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MAIN STREET DEVELOPMENT

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Country Club Plaza



The Westley



Katz Drugstore



Redevelopment



The Armory Redevelopment



Redevelopment



ABC Storage Redevelopment



Ragazza



Tailleur



3901 Main



The Monarch



The Netherland



Clemons Real Estate
& FTW Investments
Headquarters



3435 Main

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STREETCAR EXPANSION

CONNECTING DOWNTOWN KC TO THE COUNTRY CLUB PLAZA/UMKC



FUTURE STREETCAR EXTENSION

The Main Street extension for the Kansas City Streetcar is a valuable investment that will have a great impact on properties and businesses down the Main Street corridor. After the Downtown line was approved in 2012, more than \$4 billion of investment was brought into that market. Since approval of the extension in 2018, a total of \$25.6 million in transactions along Main have taken place to date.

OPENING EARLY 2025!

The 3.6-mile extension on Main Street, adding 8 stops, will connect Downtown to Midtown, Westport, the Art Museum District, the Country Club Plaza, and UMKC.



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MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.



Midtown Key Demographics



61,924

Population



109,559

Daytime Population



30%

*Bachelor Degree
or Higher*



\$188,359

*Median Home
Value*

Kansas City Key Demographics



2.2 Million

Population



474,110

Daytime Population



37.5%

*Bachelor Degree
or Higher*



\$240,254

*Median Home
Value*

MIDTOWN



MAJOR CORPORATIONS IN THE AREA



**BlueCross
BlueShield**


Hallmark



 **Saint Luke's**

