

FOR SALE OR LEASE



# 1 EAST ARMOUR BLVD

1 EAST ARMOUR BLVD, KANSAS CITY, MO 64111

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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)

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### OFFERING SUMMARY

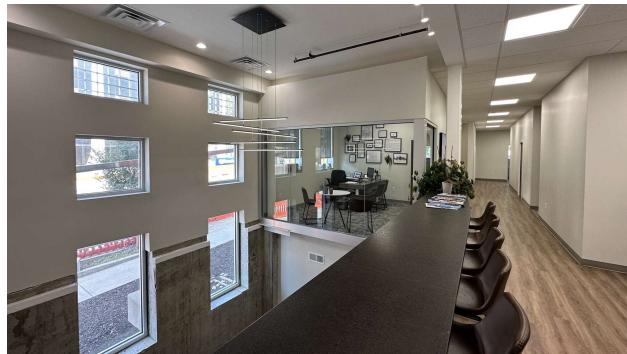
|                         |                               |
|-------------------------|-------------------------------|
| Lease Rate: 2nd Floor   | \$19-25/sq ft. (Full Service) |
| Lease Rate: Lower Level | \$14-16/sq ft. (Full Service) |
| Sale Price:             | \$5,950,000                   |
| 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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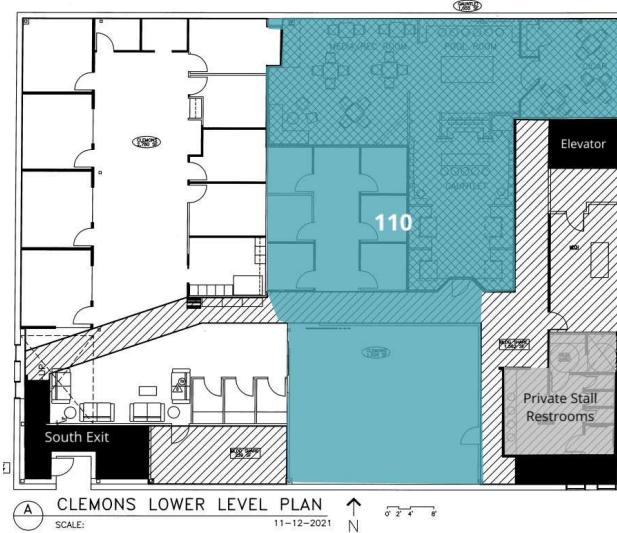
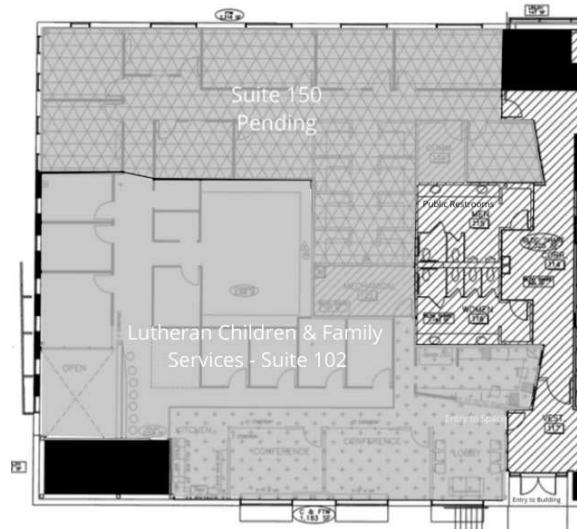
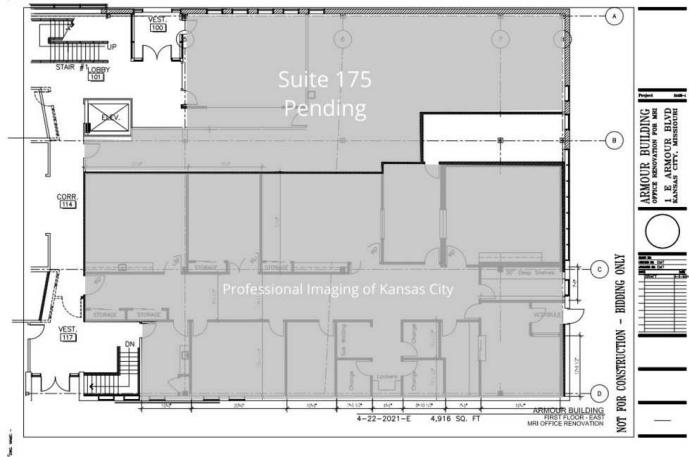
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# FLOORPLANS

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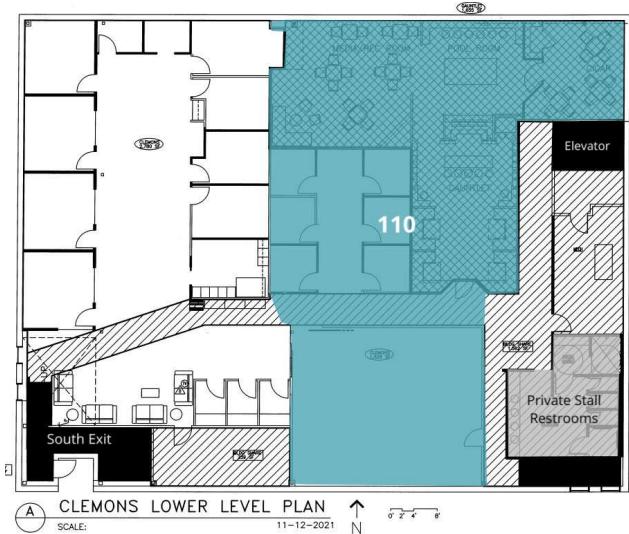
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# SPACE AVAILABILITY

1 EAST ARMOUR BLVD, KANSAS CITY, MO 64111



## 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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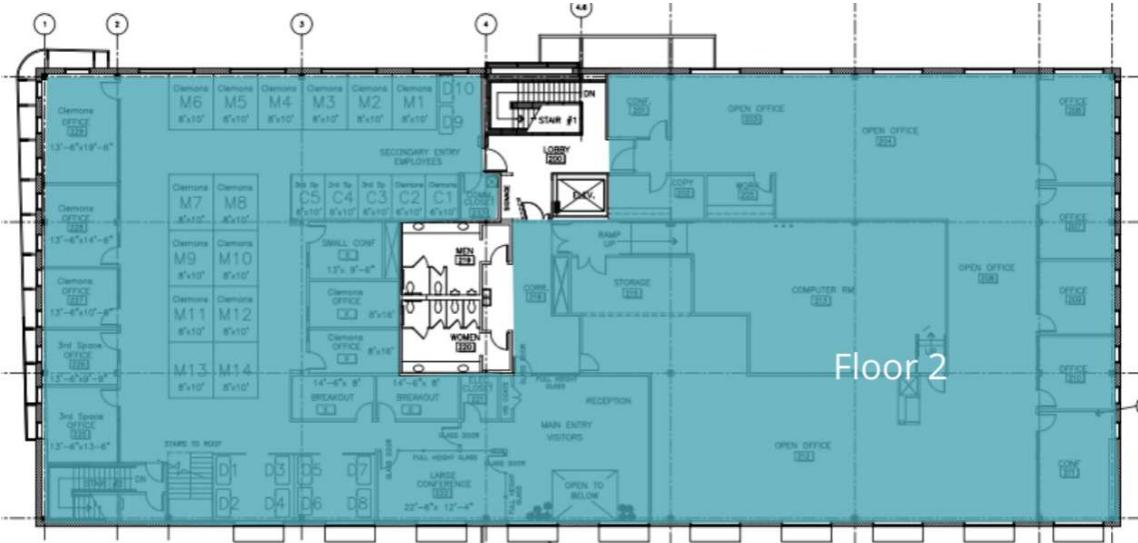
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## AVAILABLE SPACES

| FLOOR   | AVAILABILITY | 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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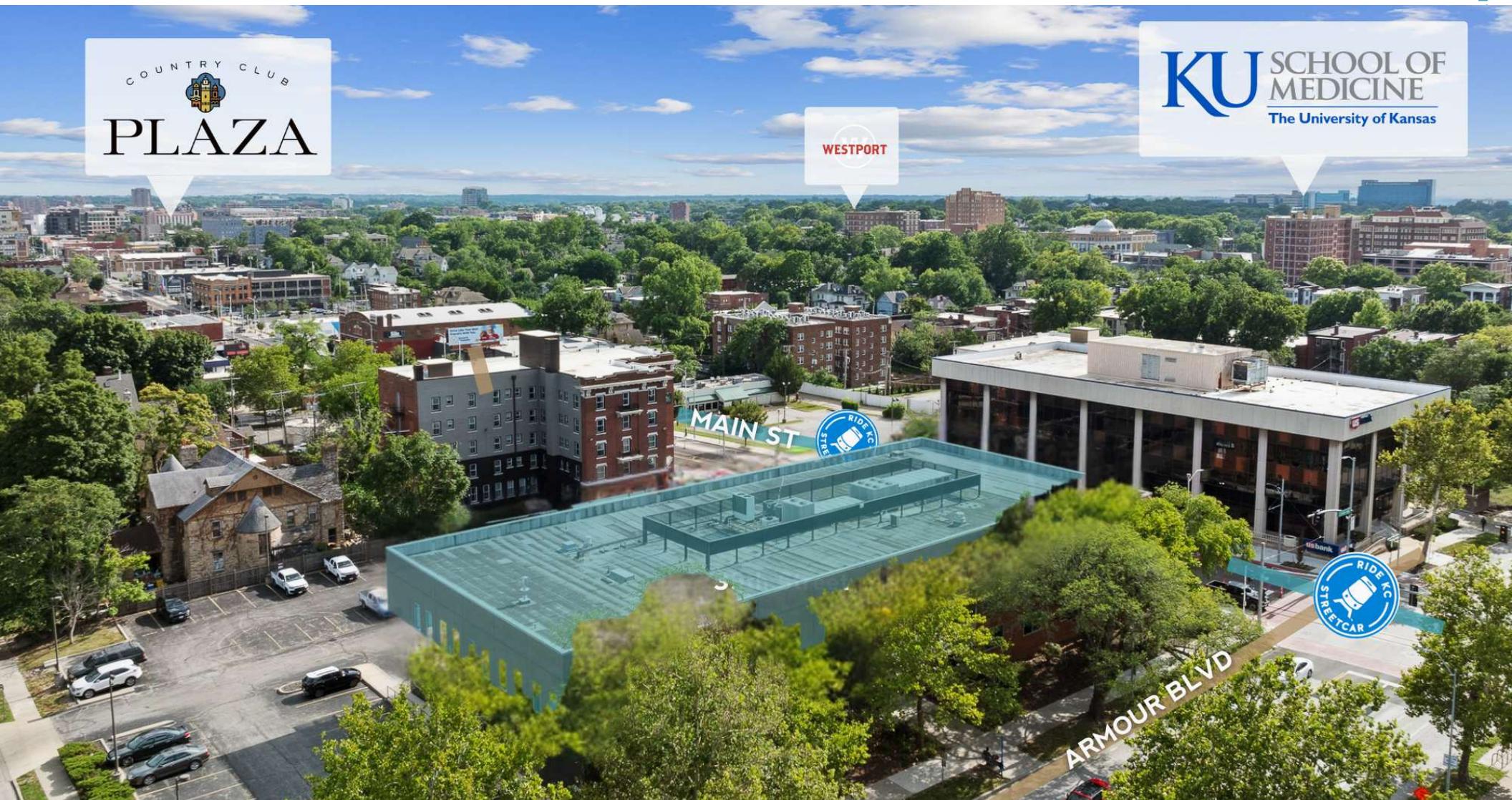
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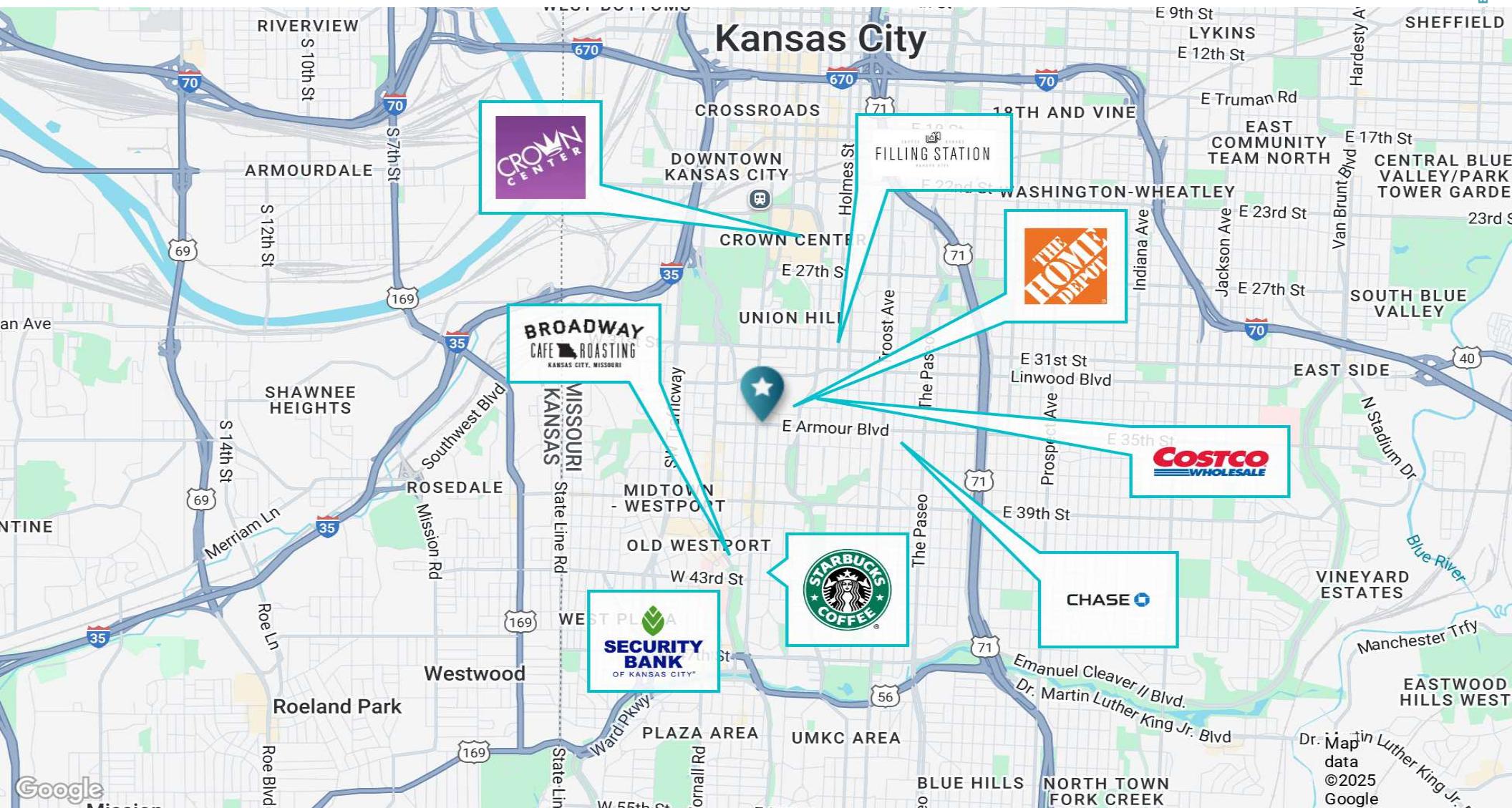
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# CENTRAL LOCATION

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# MAIN STREET DEVELOPMENT

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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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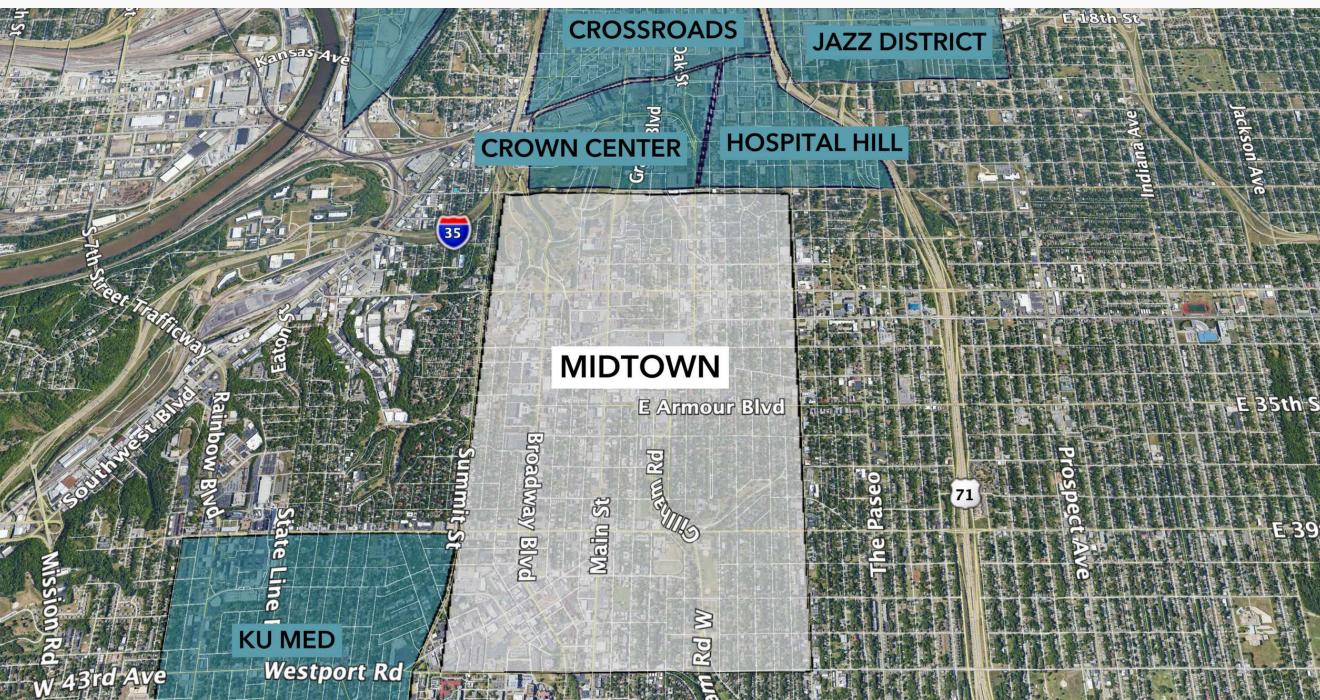
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# MIDTOWN

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



**CLEMONS**

# MIDTOWN



## MAJOR CORPORATIONS IN THE AREA



**BlueCross  
BlueShield**



KANSAS CITY LIFE



**American Century  
Investments®**

