

SCAN ME



<https://bit.ly/3mMt3bn>

1718 OAK

KANSAS CITY, MO | 64108

» +/ - 4,500 - 5,500 SF

OFFERING SUMMARY

Lease Rate:	\$19.00-22.00/SF/YR NNN
Total Space:	4,500-5,500 SF
Term:	5+ Years
Year Built:	1920/2023
Parking Spaces:	\$85.00/month
Market:	Kansas City
Submarket:	Crossroads
Traffic Count (CPD):	6,731 on 17th Street 5,858 on Oak Street

PROPERTY HIGHLIGHTS

- Drive-In Access
- Signage Opportunity
- Office / Retail / Showroom
- 2 Stories (+/-1,000sf upstairs)
- Patio/Parking Opportunity directly behind building
- Within walking distance to T-Mobile Center and Power & Light District
- Convenient, quick access to KC Streetcar
- Surrounded by local lunch break favorites, coffee and KC's beloved jazz clubs

FRONT RENDERING

1718 OAK RENDERING: MODERN STOREFRONT, HUGE WINDOWS



*RENDERING

SPACE HIGHLIGHTS

This building offers high visibility in the growing Crossroads Art District. Suggested Improvement Options: Install new storefront glass, restrooms, HVAC unit, electrical service, glass garage doors, gated patio space, polished concrete floors, exterior paint, prominent signage...Ready for renovation; make this space work for you!

At the intersection of Oak and 17th, you're right by all the local East Crossroads hits such as Parlor, Mission Taco, Hi-Tides Coffee Shop, King G, Mean Mule Distillery, Christopher Elbow Chocolates, multiple breweries, and more!



MEET YOUR NEIGHBOR!

We opened in December of 1991 in Lawrence, Kansas, and pioneered the concept of buying, selling and trading clothing in the Midwest. The Kansas City, Missouri store opened in May of 1998. Both stores have earned a reputation for being the go-to for stylish, affordable clothing and friendly service.

We focus on current styles in both men's and women's clothing and accessories. What makes our stores unique in the world of used clothing is that we also take lots of chances on pieces that we think our customers will appreciate. This can mean exceptional vintage pieces, formal and couture items, and collectibles. Our buyers are extensively trained to have an eye not just toward fashion trends, but what makes a piece special and desirable.

While we reserve the bulk of our inventory for our customers in-store, we put pieces on our website that might otherwise get overlooked or damaged. These pieces have been hand-picked and curated especially for your enjoyment!



@arizonatradingco
arizonatradingco.com

PARCEL OUTLINE



WALKABLE AMENITIES



LOCATION AERIAL

