

709 N 6TH ST

KANSAS CITY, KS 66101



HIGHLIGHTS

- Main Level Office - 2,700 SF
- Upper Level Co-Working Space
- Individual Offices Available
- Located in Strawberry Hill
- Opportunity Zone
- Completely Remodeled and Updated Building with all the amenities

FOR LEASE

Main Level \$2,400/Mo (\$11.00/SF) NNN
Upper Level (100 SF-650 SF) \$395-\$950/Mo

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| 2019 POPULATION | 11,954 | 66,367 | 187,145 |
| 2019 AVG HOUSEHOLD INCOME | \$35,907 | \$49,742 | \$51,358 |

Matt Falk

Office: 913.266.6611
Mobile: 913.832.4535
Email: mattf@reececommercial.com

Matt Watkins

Office: 913-266-5424
Mobile: 913-908-9447
Email: matt@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MAIN LEVEL

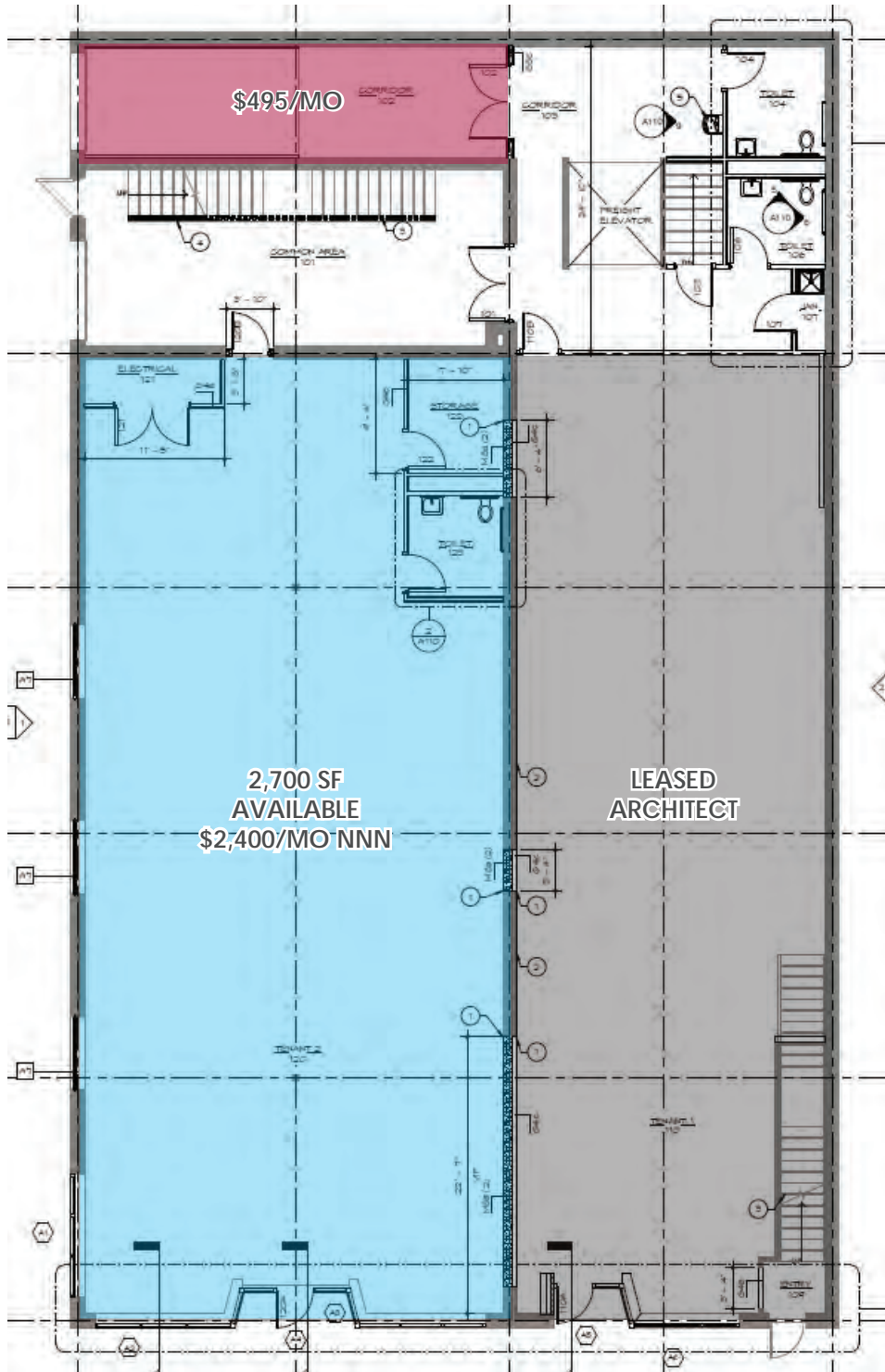
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REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



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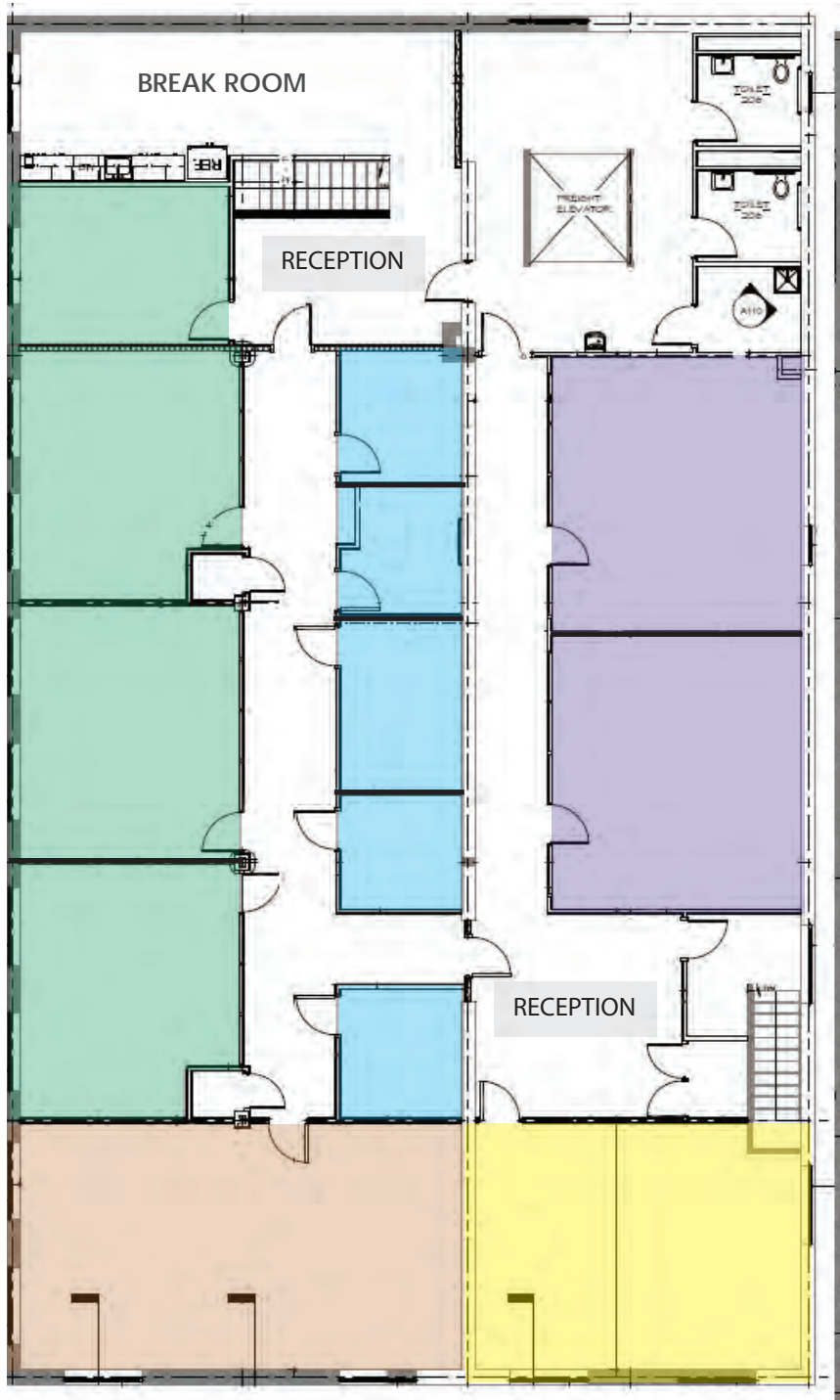
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UPPER LEVEL - PRICING

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- \$395/MO**
100 SF (5 Offices 91-96 SF)
- \$595/MO**
300 SF (3 Offices 312-337 SF)
- \$750/MO**
400 SF (2 Offices 402-405 SF)
- \$850/MO**
470 SF (1 Office)
- \$950/MO**
650 SF (1 Office)
*Large windows on west and north side

INCLUDED SERVICES

- Wi-Fi Connectivity
- Conference Room
- Break Room
- Professional Cleaning
- 24/7 Hour Key Fob & Individual Pin Access
- City Lot Parking (In Progress)

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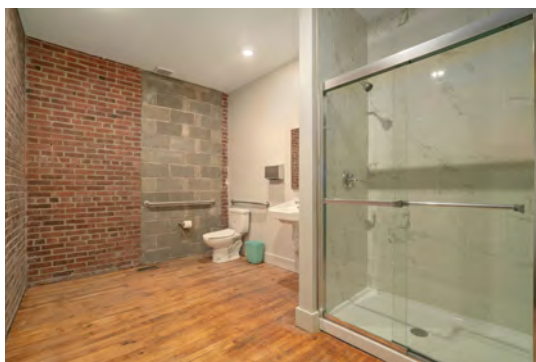
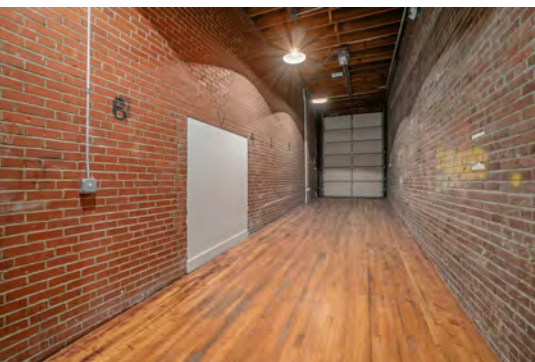
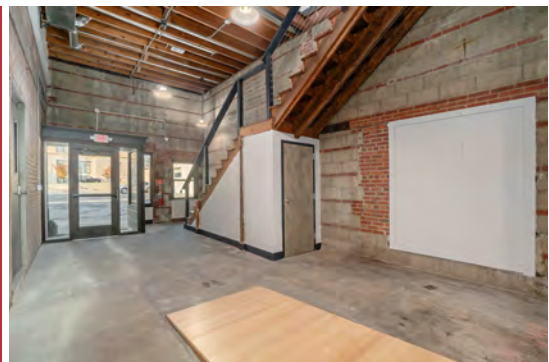
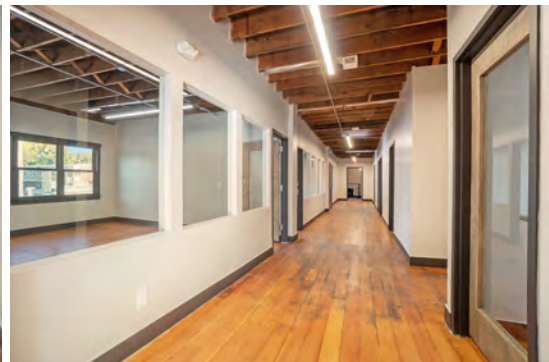
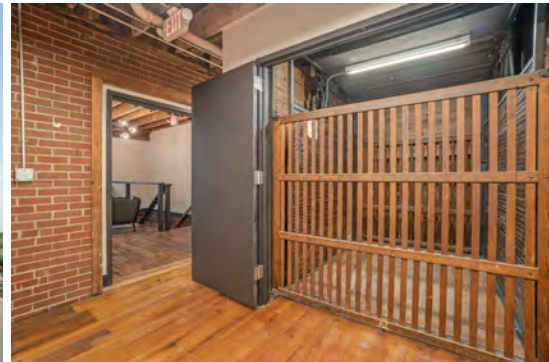
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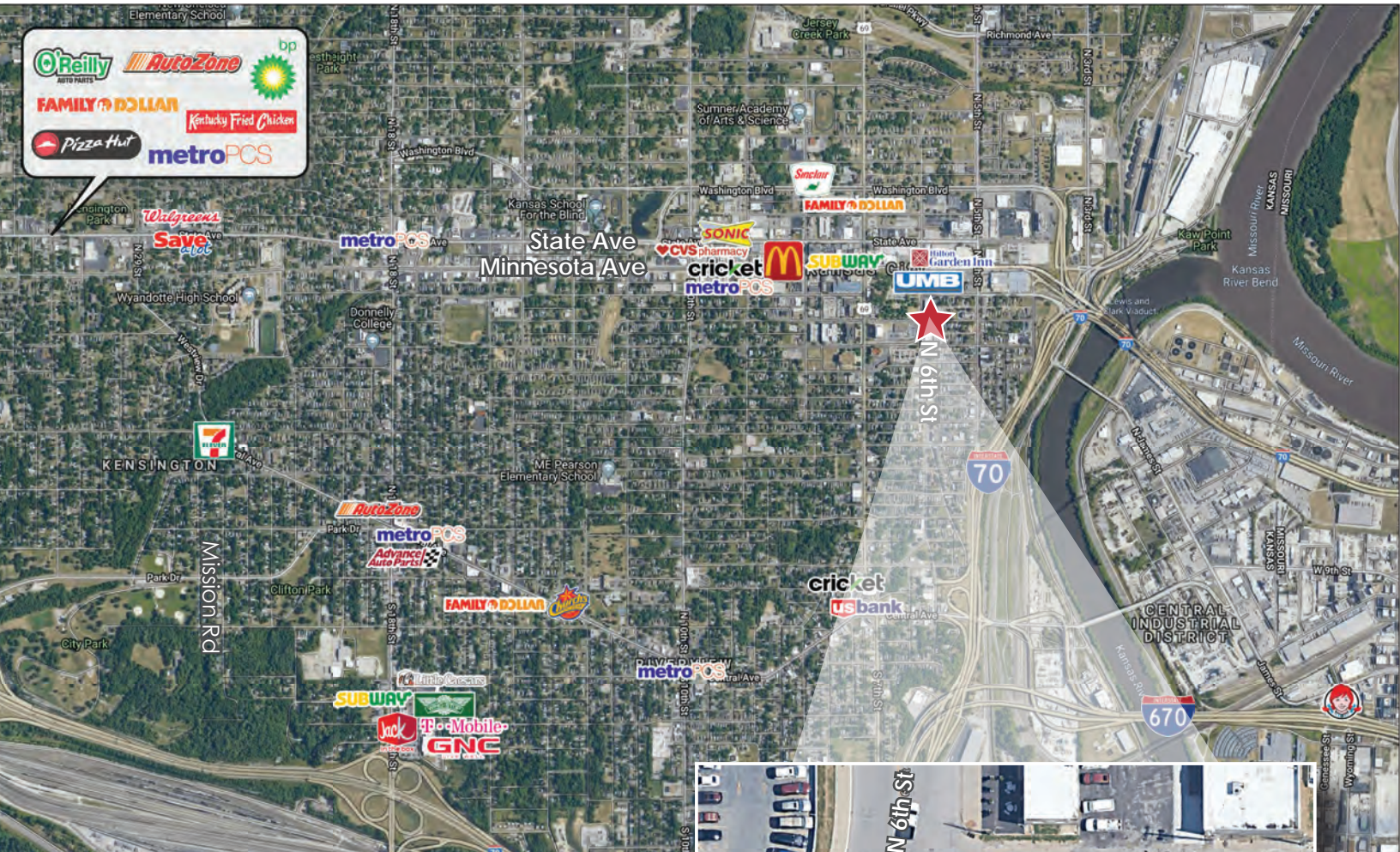
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AERIALS

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