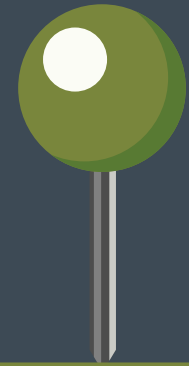


WESTERN UNION BUILDING

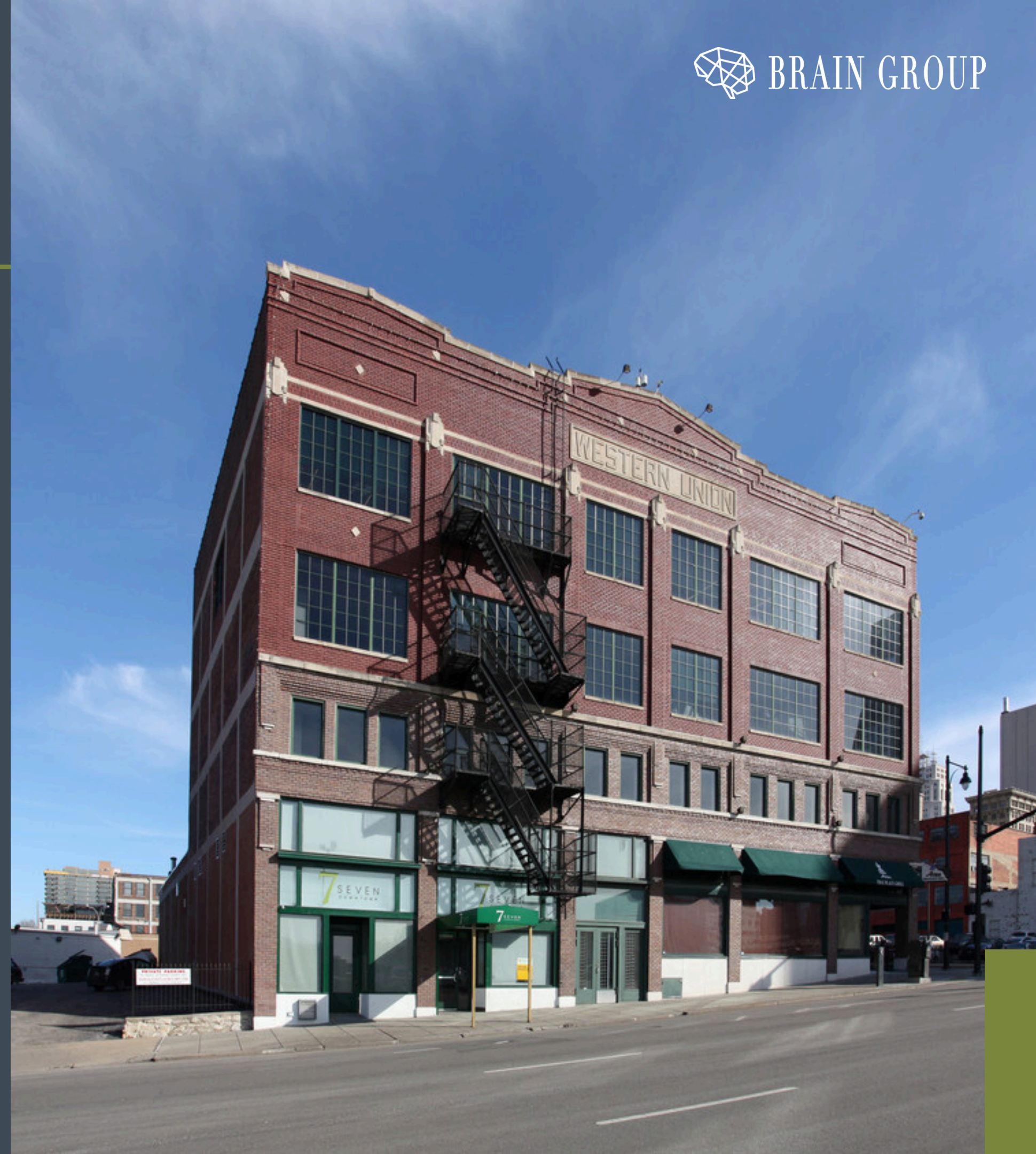
100 E. 7TH STREET
KANSAS CITY, MISSOURI

PROPERTY FOR LEASE



WELCOME TO THE WESTERN UNION BUILDING

Welcome to the historic Western Union Building at 100 E. 7th Street, Kansas City, Missouri. This iconic property offers creative open office configurations, high ceilings, and breathtaking views of the downtown loop and River Market. With streetcar access right at your doorstep, commuting is a breeze, making it perfect for dynamic businesses. Located in the vibrant heart of the city, you're just steps away from the lively River Market, known for its local eateries, shops, and farmers market. Enjoy on-site management, covered/off-street parking, and unique first-floor attractions like the Pawn & Pint board game bar and The Homesteader Café. This location blends historical charm with modern convenience, offering an inspiring environment for your business.





BRAIN GROUP



LOCATION



100 E. 7TH STREET
KANSAS CITY, MISSOURI

ANDREW BRAIN
(816) 281-5900
ABRAIN@BRAINGROUP.COM

KIMMY ANGIER
(816) 281-5900
KANGIER@BRAINGROUP.COM

PROPERTY FEATURES



Lease Rate:

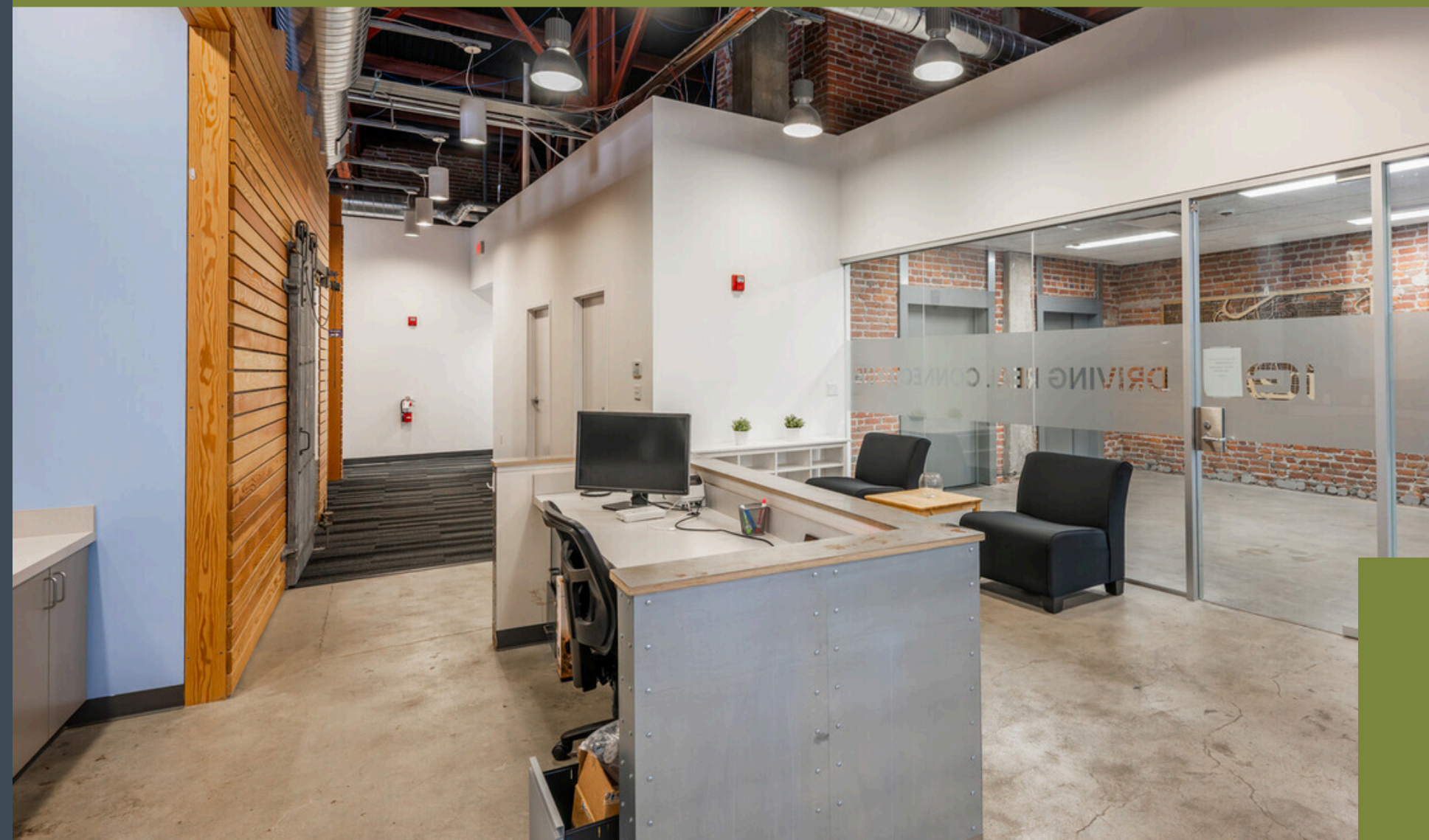
- 1st-3rd Floor: \$18.00/SF, full-service
- 4th Floor: \$22.50/SF, full-service

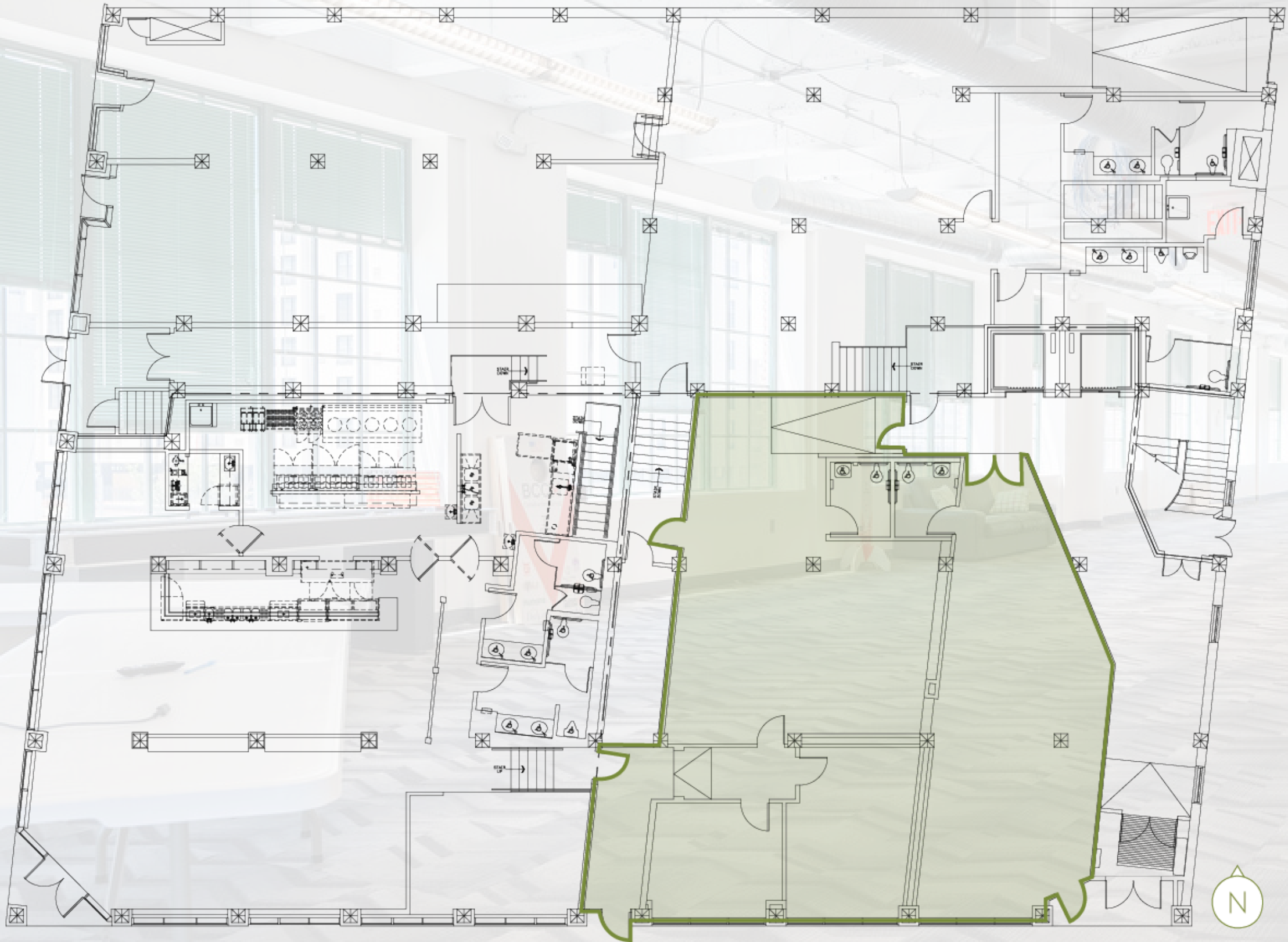


Parking Options:

- Covered: \$100/month
- Off-street: \$65/month

- Tenant Finish Available
- Creative Open Office Configuration: Tons of character and high ceilings
- Tremendous Views: Overlooking the north side of the downtown loop and the River Market
- Energy-Efficient Building with Historic Significance
- Amenities: Pawn & Pint board game bar and The Homesteader Café on the first floor
- Owner-Occupied with On-Site Management





AVAILABLE SPACE

FLOOR 1 | 3,107 SF AVAILABLE

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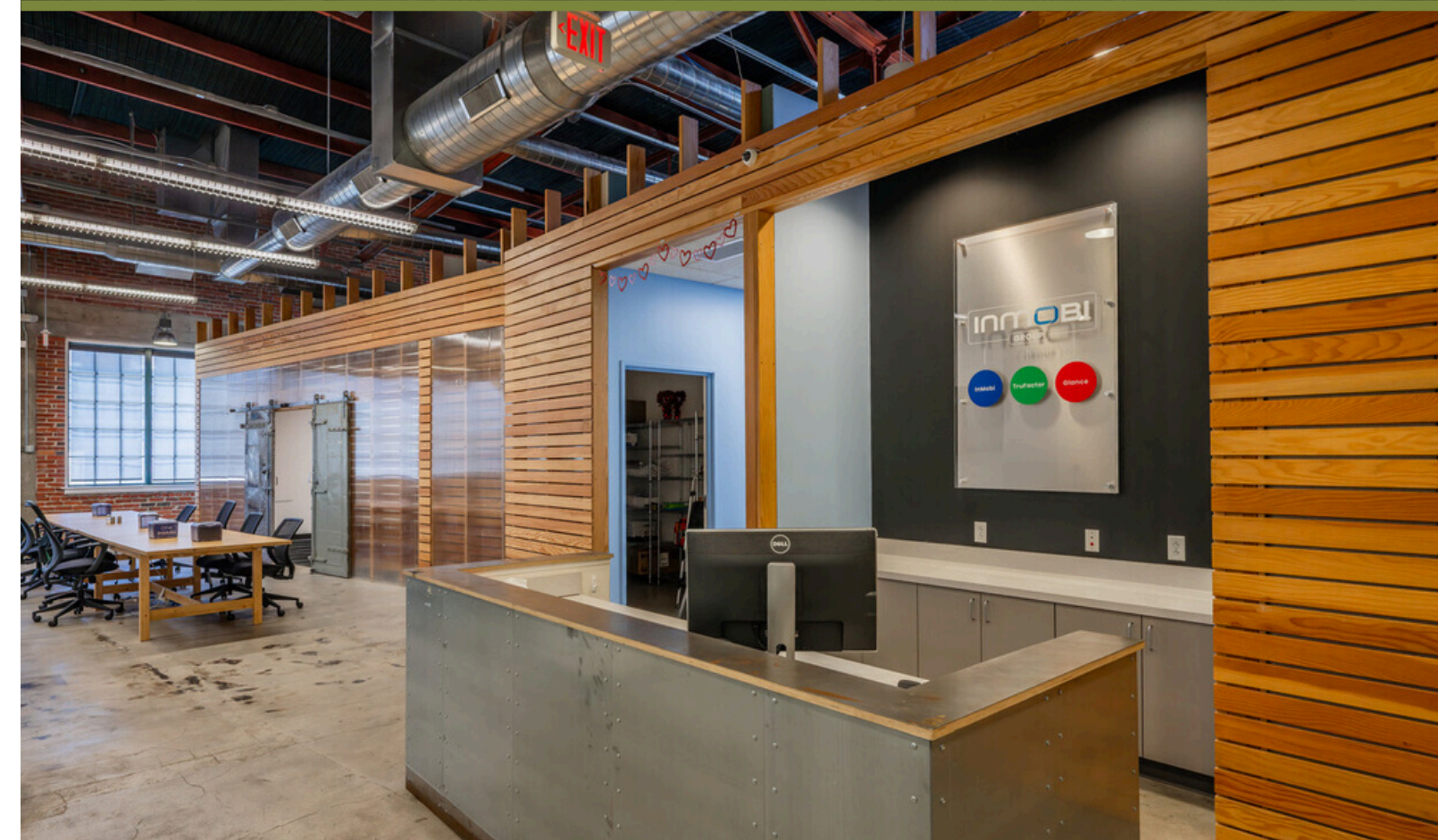
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300 E 39TH ST KCMO, 64111
WWW.BRAINGROUP.COM

AVAILABLE SPACE

FLOOR 4 | 12,612 SF AVAILABLE (FULL FLOOR)

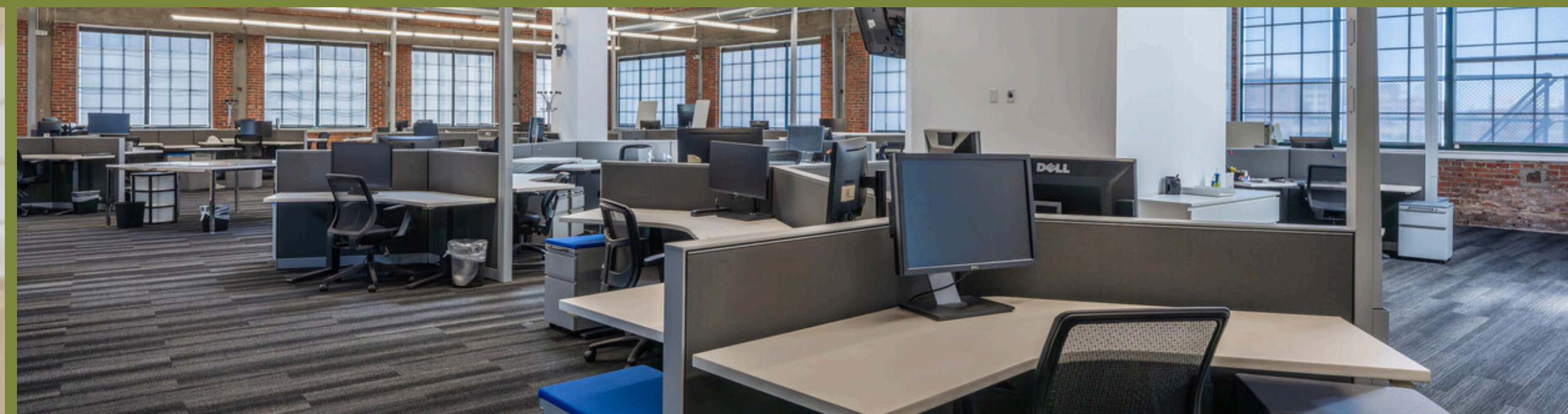


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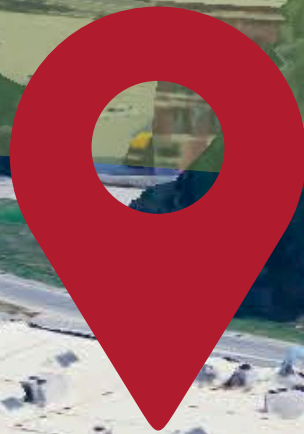
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KC STREETCAR



WALNUT ST

E 7TH ST

GRAND BLVD