

FOR SALE/LEASE



INVESTMENT OR OWNER/USER OPPORTUNITY

908 Baltimore Avenue | Kansas City, MO 64105

PROPERTY DETAILS

- Est. Gross SF: 38,476
- Year built: 1905/1945, Renovated: 2009
- Structure: Masonary and reinforced concrete
- Security: Alarmed with interior and exterior key card access points

LEASING DETAILS

- Two floors with up 10,000 SF, divisible to 1,000 SF
- Full Service lease, minus Janitorial and Internet
- Large Private offices and oversized windows throughout
- Skylight windows in the bullpen area
- Updated kitchen for break area
- Updated restrooms
- Secured, private entry
- Google Fiber

PROPERTY FEATURES

Conveniently located only one block away from the Library Districts streetcar stop, this location offers numerous restaurants, bars and cafes right outside the front door and makes walking or riding to The River Market or Power & Light districts a breeze. This coupled with convenient access to 70, 35 and 169 makes this building a perfect option for all types of KC's commuters.

Like many other commercial buildings in the area, 908 Baltimore originally housed a printing business - The Camerograph Company. It was later purchased and occupied by LaRue Printing Company, now recognized as the namesake for the building.



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6200 Mastin Street
Merriam, KS 66203



CROSSROADS
REAL ESTATE GROUP

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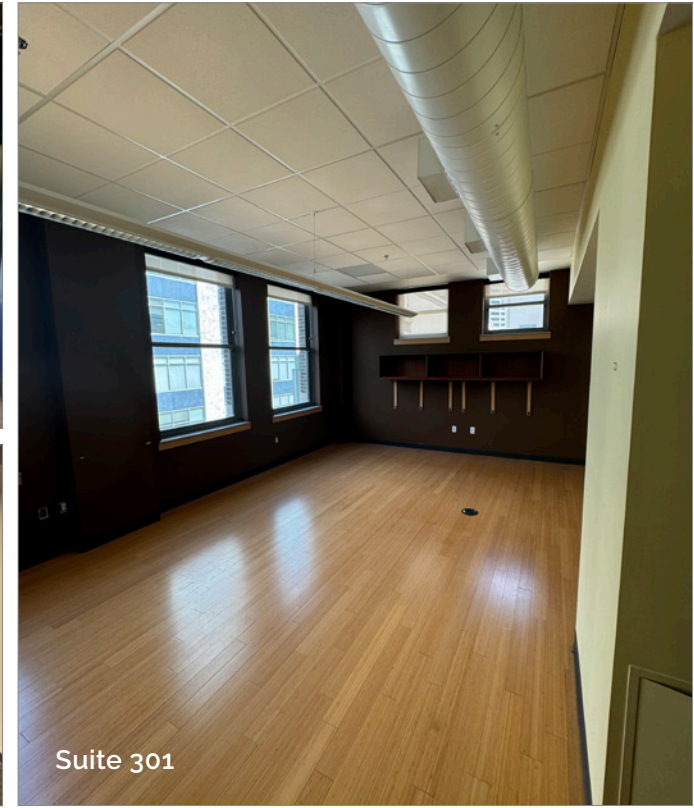
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PROPERTY PHOTOS



3rd Floor Corridor



Suite 301

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2ND FLOOR + MEZZANINE:

10,126 SF



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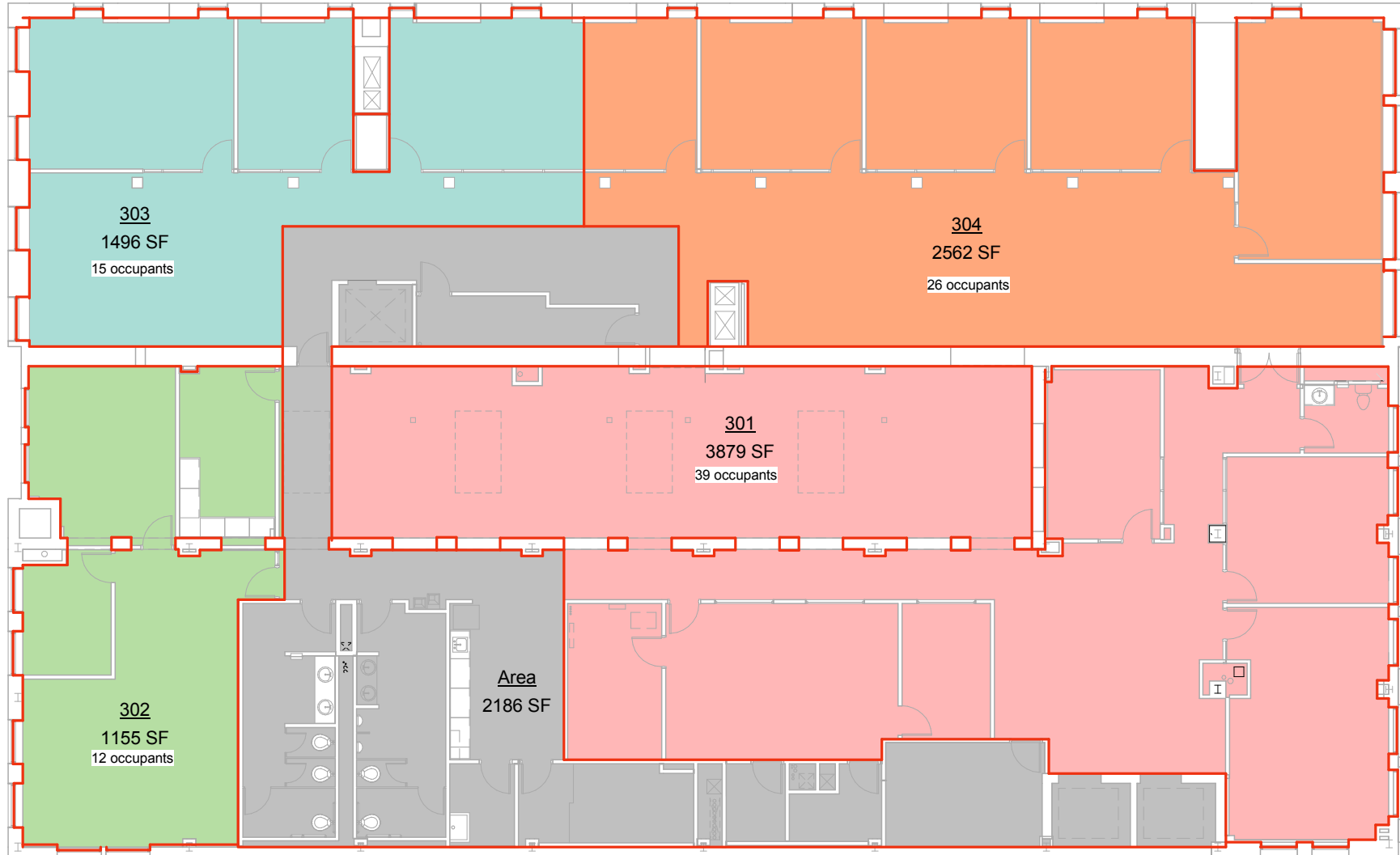
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3RD FLOOR: 10,387 SF



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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Avg Household Income	\$80,475	\$59,165	\$60,115
2023 Population	14,017	85,039	234,346
Daytime Employees	55,539	133,484	224,504

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