

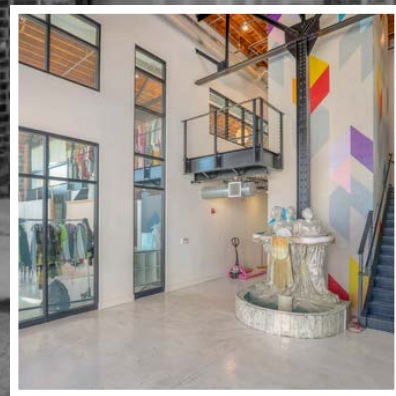
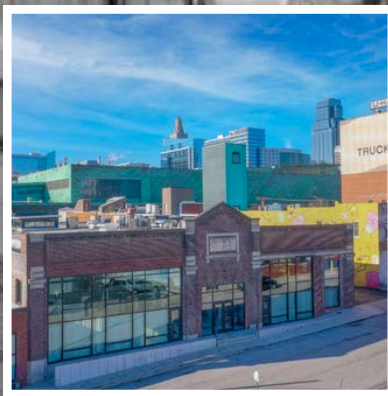
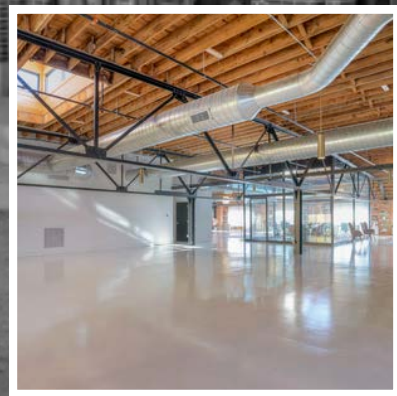
CLICK/SCAN FOR VIRTUAL TOUR!



[tinyurl.com/1604Locust](https://tinyurl.com/1604Locust)

**\$17.95 / SF / YR**  
**11,573 SF**  
**OFFICE | RETAIL**

# 1604 LOCUST



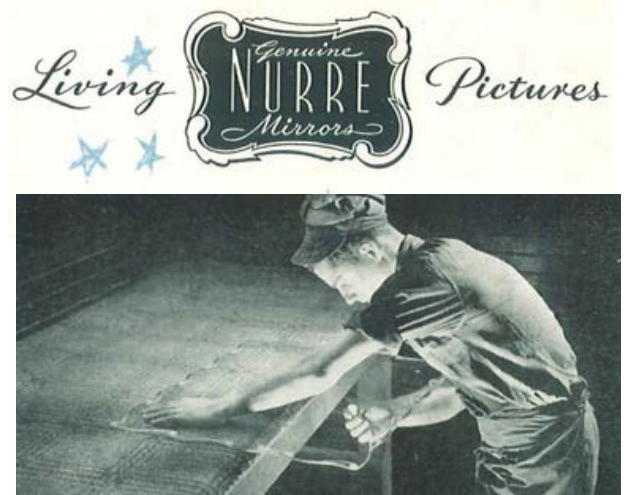
3315 N. OAK TRAFFICWAY, KANSAS CITY, MO 64116 | 816.683.4988 | [BEYONDBROKERAGEKC.COM](https://BEYONDBROKERAGEKC.COM)

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# BUILDING HISTORY

## THE NURRE COMPANY

Prior to WWII, 1604 Locust was home to the KC branch of The Nurre Companies, Inc. based out of Bloomington, Indiana. For decades, The Nurre Companies manufactured and sold (at the time) modern mirrors for families to decorate and enjoy in their homes. In 1937 the Nurre Company, which came to Dubuque, IA that year, purchased the Ott Rubber Company property on Railroad Avenue. The company manufactured plate and structure glass, mirrors including the "Nuralite" line for bathrooms, kitchens, and store fronts. The Dubuque unit was the fourth with others located in St. Louis and Kansas City, Missouri and Memphis, Tennessee. The main plant was in Bloomington, Indiana.

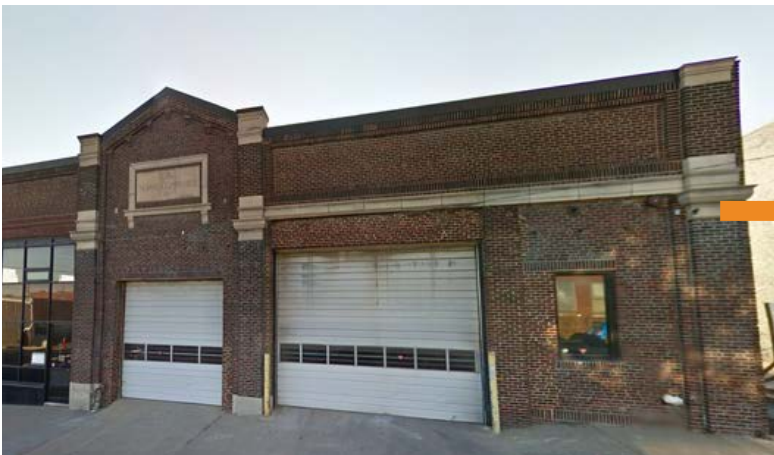


## QUALITY PRODUCTION & TIMELESS STYLE

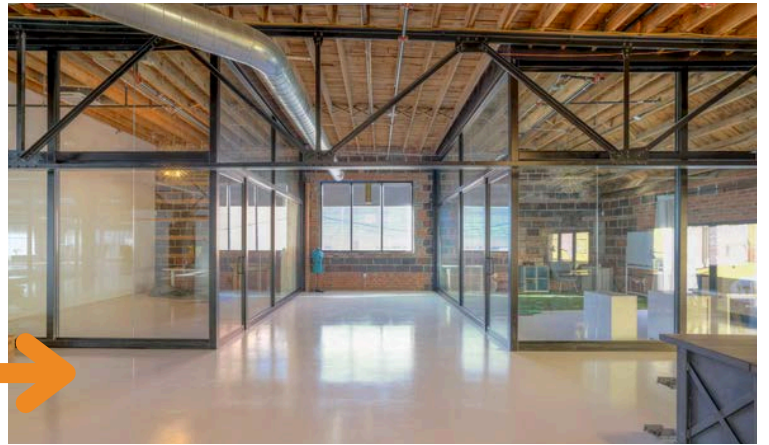
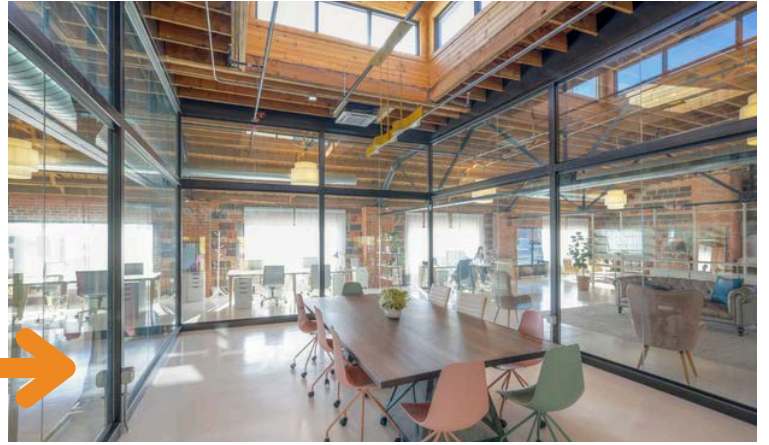
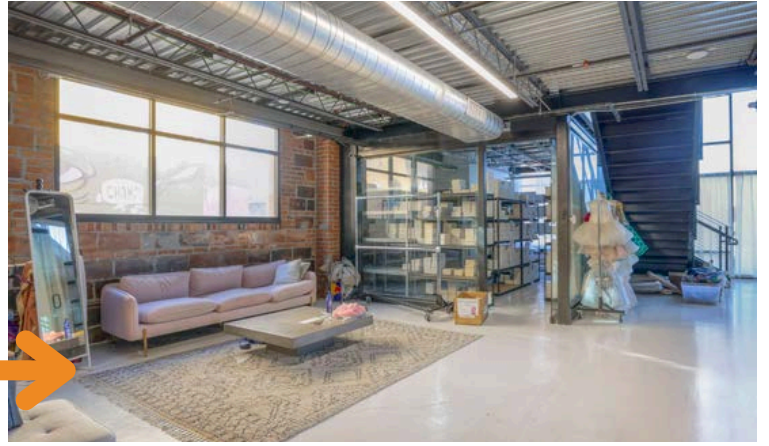
The Nurre Company emphasized quality production and frequently tested mirrors using independent laboratories to ensure their thickness, density, and silver film was of the highest quality. The entire process of production was specifically designed to produce the best quality mirrors on the market. Their vast range of designs was impressive, including everything from historic Chippendale to French and Regency styles.

## PRESERVING HISTORY

The Nurre Company emphasized quality production and frequently tested mirrors using independent laboratories to ensure their thickness, density, and silver film was of the highest quality. The entire process of production was specifically designed to produce the best quality mirrors on the market. Their vast range of designs was impressive, including everything from historic Chippendale to French and Regency styles.



# THEN & NOW



# 1604 LOCUST

## OVERVIEW

Rental Rate: \$17.95 / SF / YR

Estimated NNN: \$1.86/ SF / YR

Space Type: Creative Loft-Style Office Space

Property Rentable Square Footage: 23,464 SF

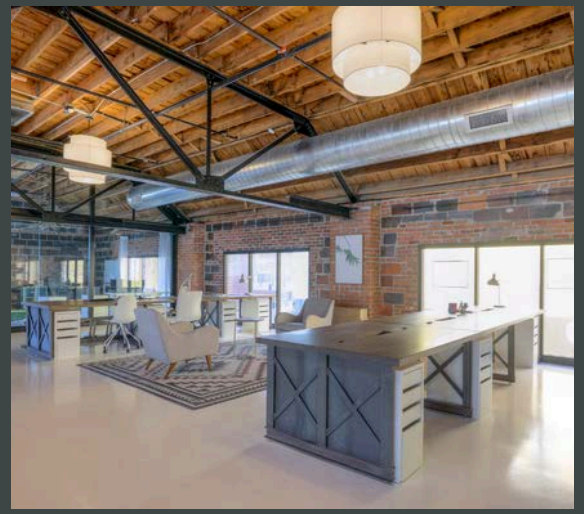
- South side of building - 11,573 SF
- ~~North side of building - 11,891 SF~~ **LEASED**

## PROPERTY HIGHLIGHTS

This historic warehouse building offers ground floor and second floor loft-style office or retail space with a vast open floor plan and convenient elevator access. Second floor offers a gorgeous and functional kitchenette, corner offices, bright conference room and beautiful finishes. Exposed wood ceilings, brick details, sealed concrete floors and large windows provide an ideal office or retail setting. First floor is currently set up as warehouse/receiving space in the back, including a drive, with showroom style space in the front.

Number of Parking Spaces: 34 Spaces Available

Parking Rate: \$85 Per Space



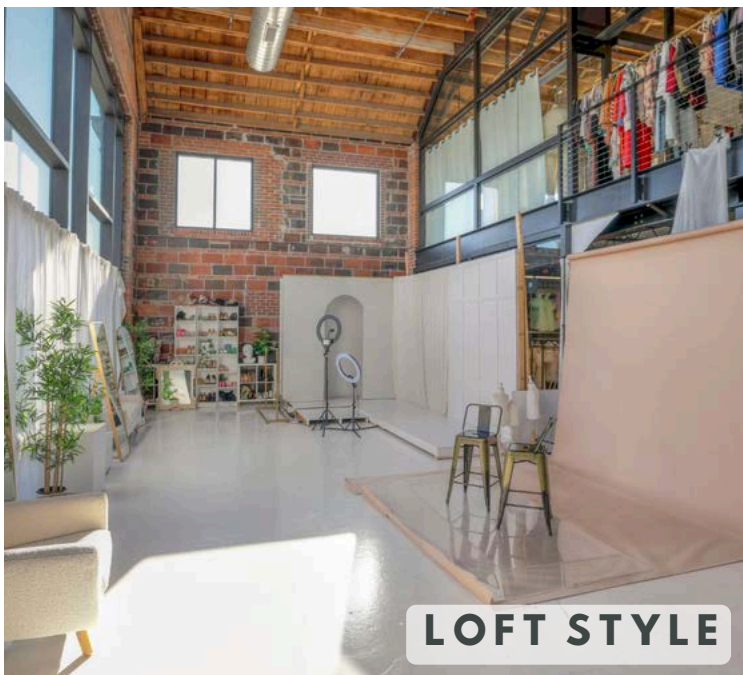
**PRIVATE, GLASS OFFICES**



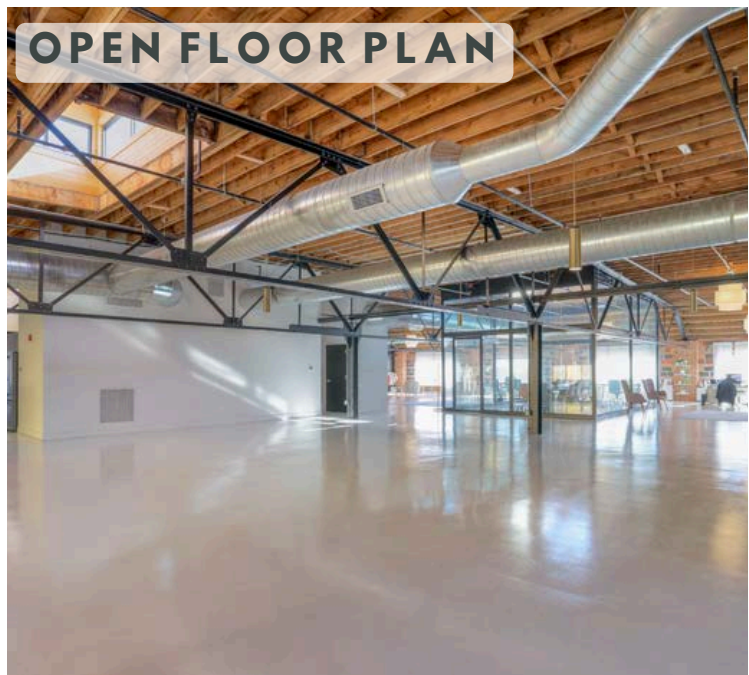
**LARGE CONFERENCE**



**GORGEOUS KITCHENETTE**

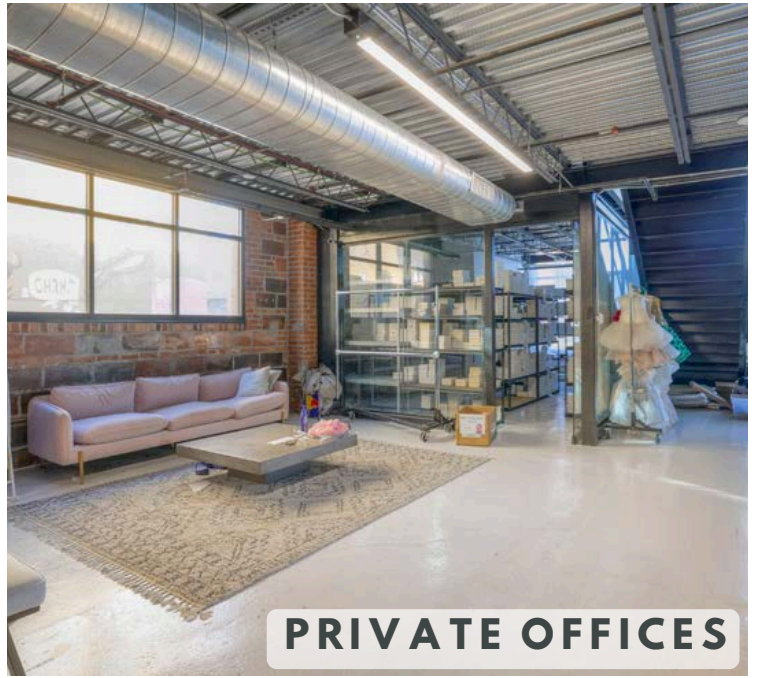


**LOFT STYLE**



**OPEN FLOOR PLAN**

**OPEN WORKSPACE**



**PRIVATE OFFICES**



**CONVENIENT LOCATION**



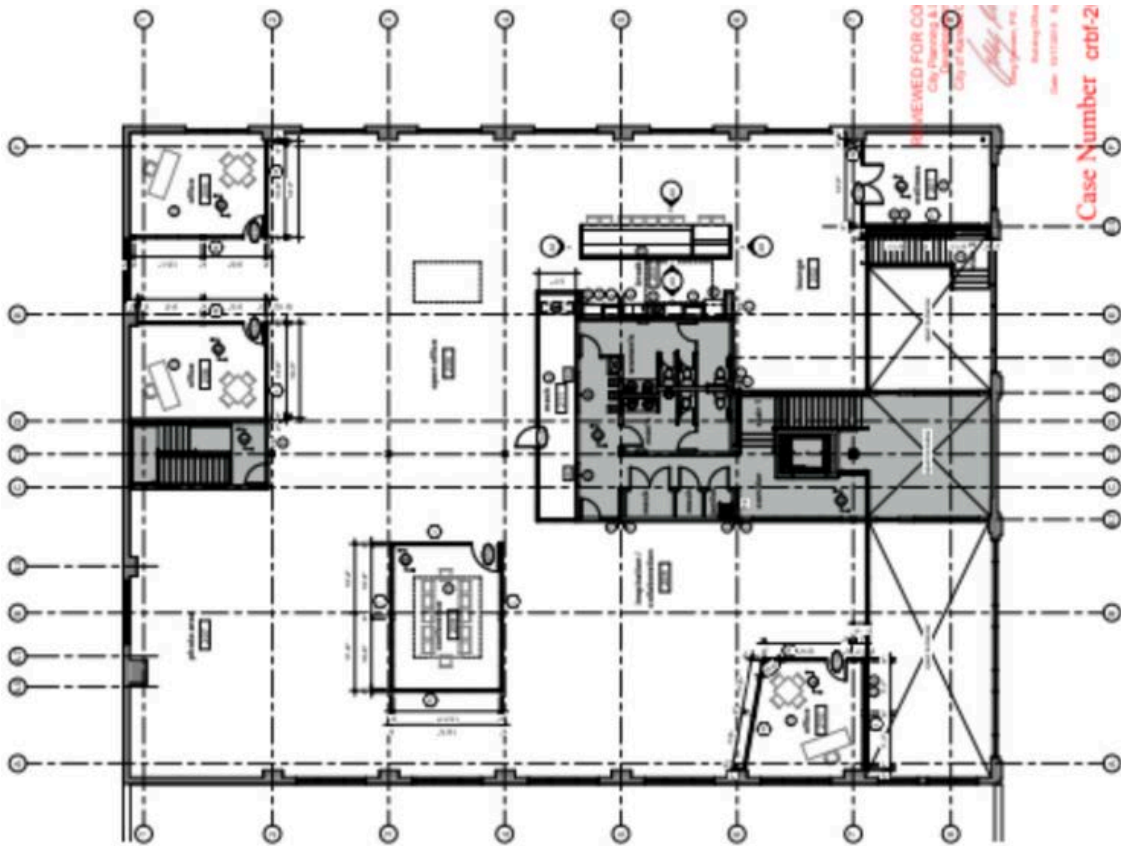
**KITCHENETTE**



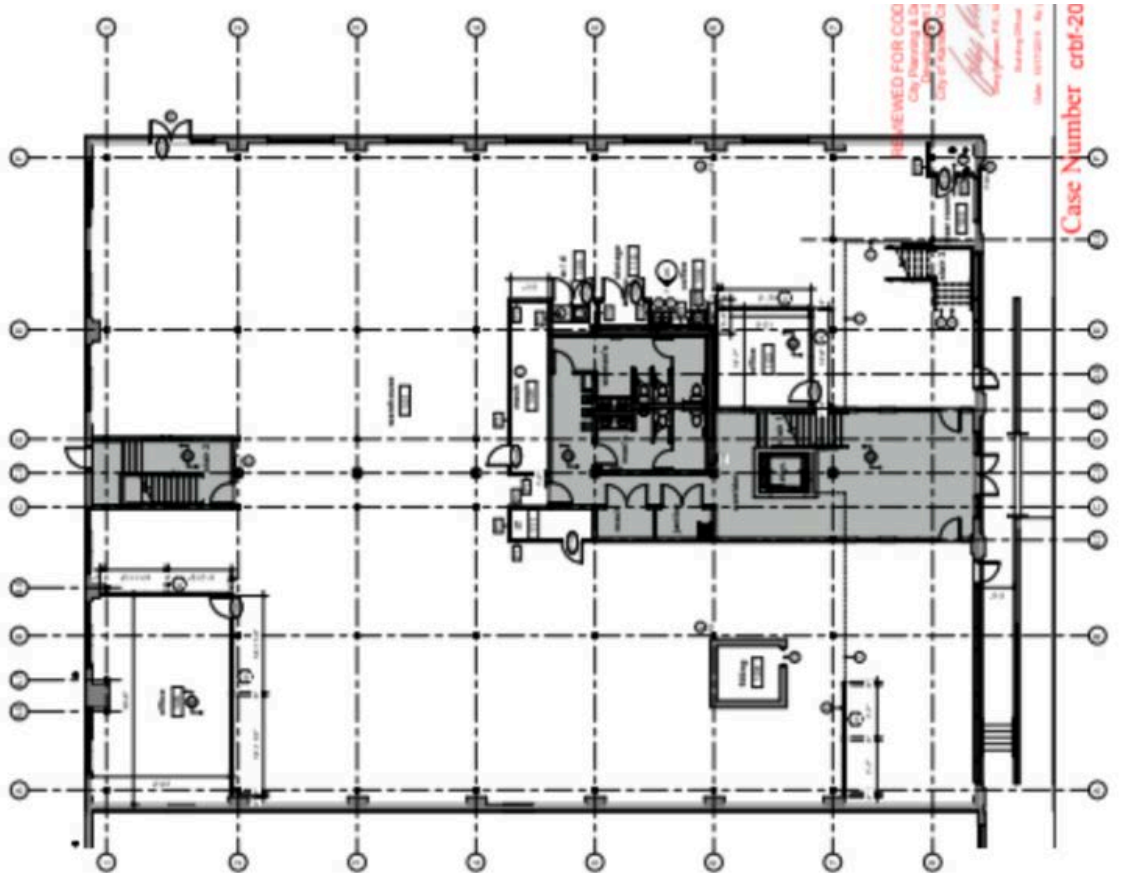
**LOFT STYLE**

# FLOOR PLAN

## 1ST FLOOR- AS BUILT

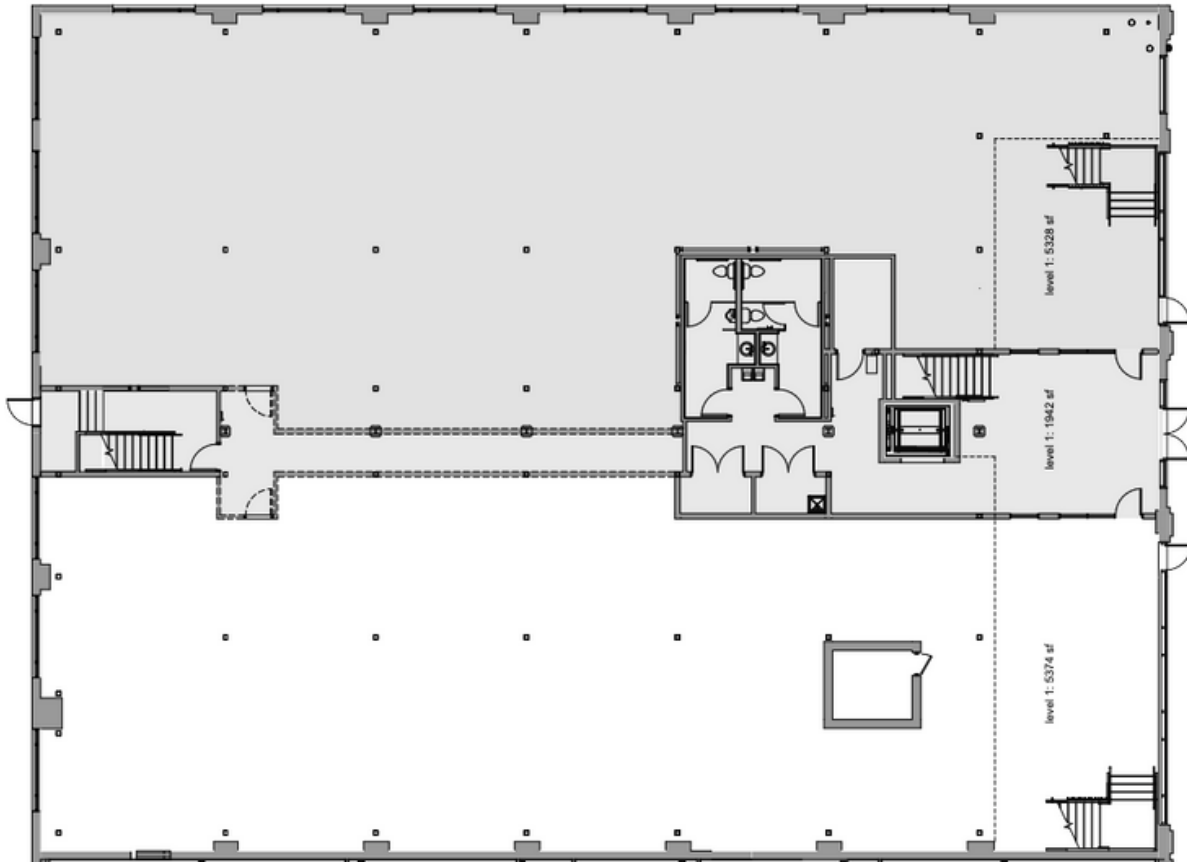


## 2ND FLOOR- AS BUILT

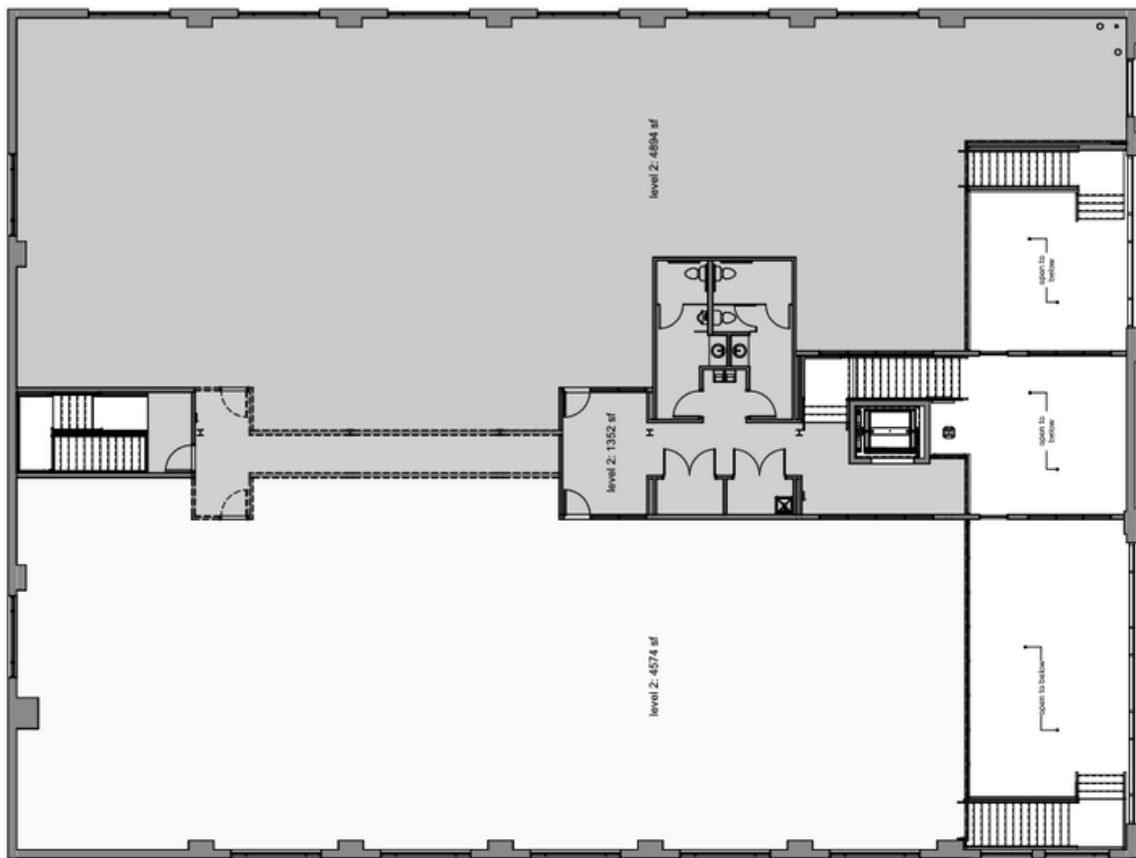


# FLOOR PLAN

## 1ST FLOOR- DEMISED



## 2ND FLOOR- DEMISED





# THE CROSSROADS

WELCOME TO THE NEIGHBORHOOD



## WHY THE CROSSROADS?

There's a reason we call it the Crossroads. It's more than just an intersection of two streets in downtown Kansas City. It's a vibrant and diverse community that welcomes all walks of life and all forms of artistic expression. Just take a walk on our sidewalks. You'll find everything from late-night diners to high-end sushi. And the boutique shops around every corner are full of unique items created by local designers. Be it for flowers, shoes, furniture or fashion, shopping in the Crossroads is never the same thing twice. But the shops are just the beginning. Home to more than 400 local artists and 100 independent studios, the Crossroads Arts District is one of the most concentrated gallery districts in the nation. Beyond the galleries, restaurants and storefronts, you'll find an equally impressive collection of professional design studios, architectural firms, advertising agencies, and other innovative businesses. And while you're here, look up. Do you see all those people grilling hamburgers on their balconies as throngs of people mill about in the streets below? They live here. It's a neighborhood. And you can buy a pair of shoes here without having to worry about finding a parking place. Any time is a good time to visit the Crossroads. Lose the tie and unbutton your top button while you find your way along our streets and sidewalks. From First Fridays, annual events, and music festivals, the Crossroads has a time and a place for just about anyone.

EXCERPT FROM: [HTTPS://KCCROSSROADS.ORG/ABOUT/](https://kccrossroads.org/about/)

# BEYOND BROKERAGE

## MEET OUR TEAM

NorthPoint offers third party brokerage services to owners, buyers and tenants for office, retail, land and multifamily assets. Our clients include both small businesses or individuals to global private equity firms, national REITS and corporate tenants with hundreds of locations.

Our client-centric approach is consistent across the NorthPoint family of companies and our Brokerage division is no exception. With our firm's experience of over a billion dollars in real estate transactions, we're able to create institutional level solutions by utilizing our data processes, technical knowledge and expansive network to leverage the best outcomes for our clients.

Each real estate transaction is as unique as the people behind it and we custom tailor the right solution to satisfy our clients. Our boutique team is well positioned to utilize the same tools as national firms but with a culture of accountability to create unmatched results.

We share NorthPoint's core values of doing the right thing every time and won't stop until we find win-win solutions for our clients.

150K

SF ANNUAL  
LEASING ACTIVITY

\$21.6M+

PER YEAR  
TRANSACTION VOLUME

70%+

OF DEALS ARE DIRECT

## OUR SERVICES

SELLER/LANDLORD REPRESENTATION  
BUYER/TENANT REPRESENTATION  
REAL ESTATE CONSULTING  
DEVELOPMENT SERVICES  
SITE SELECTION  
LEASE RENEWALS  
MARKET AND DATA ANALYTICS  
REAL ESTATE INVESTMENT

# ABBOTT PROPERTIES

## VISION

Crossroads East is an [Abbott Properties](#) Development in the East Crossroads Neighborhood of Downtown Kansas City, MO. Our goal is to transform blighted and distressed buildings in this neighborhood into a vibrant and creative place for people to work, dine, live, play and grow their businesses. Being that the Crossroads Arts District is already an extremely creative community, the Crossroads East Development is keeping true to the nature of the neighborhood by adding art in notable ways outside and inside each of these properties.

## DEVELOPMENT

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## CROSSROADS EAST

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## NOTABLE NEWS & PROJECTS

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