



ARON  
REAL  
ESTATE

## For Sale or Lease

2030-2050 Central (15,000 SF)

Sale \$3.95m / Lease \$24/sf

## Building Specifications:

Total Square Footage: 15,000 SF

Available Space: 10,700 SF (Second-Generation Restaurant, Bar, and 2 Event Spaces)

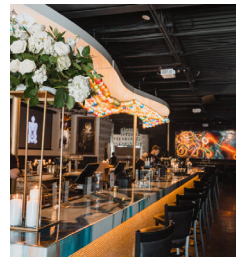
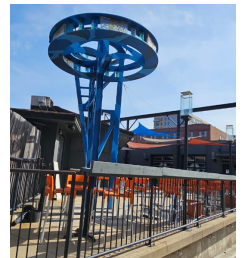
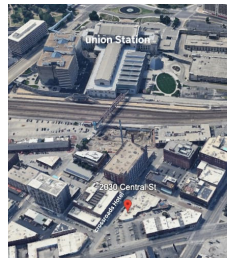
## Location:

Situated in the vibrant heart of the Crossroads Arts District in Downtown Kansas City, this property benefits from high visibility and substantial foot traffic, offering an ideal location for a wide range of commercial uses. Lulu's Thai Noodle Shop currently occupies 4,200 SF of the building.

## Property Features:

- Booths and high-top seating areas
- Bar area
- Two additional event rooms
- Expansive outdoor patio
- State of the art projection-screen visual and audio system
- Ideal For: Casual Dining / Fine Dining / Sports Bar / Event Spaces

Take advantage of an exceptional existing infrastructure, including a fully equipped kitchen, dining areas with existing furniture, fixtures, and equipment (\$1.4m FF&E). The space was fully renovated in 2021, making it ready for immediate use.



## Contact Us:

**Aron Real Estate**

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**Don't miss this unique opportunity!**

Contact us today to schedule a tour and learn more about how this property can elevate your business.