

FOR SALE:

PEAK
Real Estate Partners

214 W 21ST STREET

KANSAS CITY, MO 64108



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214 W 21ST STREET

KANSAS CITY, MO 64108

214 W 21st Street (the "Property") is a 5,580-square-foot commercial building strategically located in the heart of Kansas City's Crossroads Arts District. Positioned just north of Union Station and Crown Center, the Property offers a distinctive opportunity to acquire a standalone building within one of Kansas City's most dynamic and rapidly evolving urban districts.

The Property combines the historic character of the Crossroads with modern functionality, featuring exposed brick walls, wood beams, updated interiors, solar panels, and seven dedicated parking spaces. The building's distinctive architecture and flexible layout make it well suited for an owner-user seeking a unique corporate headquarters, creative office, professional services location, or an investor pursuing long-term appreciation and leasing opportunities.

The surrounding area is experiencing significant public and private investment that is expected to further strengthen the Crossroads and greater Downtown Kansas City. Most notably, the Kansas City Royals have announced plans for a new downtown ballpark and Baseball District at Crown Center and Washington Square Park. The transformational project will bring Major League Baseball and additional year-round activity to the area immediately surrounding Union Station and Crown Center, further connecting the Crossroads with Kansas City's downtown entertainment, employment, hospitality, and cultural destinations.

Additional development is occurring throughout the Crossroads and Downtown Kansas City, including major new residential, hospitality, office, retail, and mixed-use projects. These investments continue to increase the number of residents, employees, visitors, and businesses within the urban core and reinforce the long-term appeal of strategically located properties within the Crossroads.

With convenient access to Interstate 35, Southwest Boulevard, Main Street, Union Station, Crown Center, and Downtown Kansas City, 214 W 21st Street is exceptionally positioned to benefit from the continued evolution of Kansas City's urban core.

Property Highlights:

- 5,580 SF standalone commercial building
- Prime location in the Crossroads Arts District
- Seven dedicated parking spaces
- Solar panels providing energy-efficient building infrastructure
- Updated interior featuring exposed brick and wood beams
- Distinctive historic architecture and strong building identity
- On-building signage opportunity
- Existing security system with cameras
- Flexible owner-user or investment opportunity
- Convenient access to I-35, Southwest Boulevard, and Main Street
- Walkable to ample amenities
- Minutes from Union Station, Crown Center, and Downtown Kansas City
- Proximity to the planned Kansas City Royals downtown ballpark and Baseball District
- Positioned to benefit from significant surrounding residential, hospitality, office, and mixed-use development
- Located within one of Kansas City's most active entertainment, arts, and employment districts

PROPERTY SUMMARY

SALE PRICE	\$1,780,000
PRICE PSF	\$320
YEAR BUILT	1999/2018 (REMODELED)
SQUARE FOOTAGE	5,580 SF
FLOORS	2
TOTAL SITE AREA	0.11 ACRES
SIGNAGE	ON BUILDING OR ROOF
STRUCTURE	MASONRY
TAX PARCELS	29-520-30-07-00-0-00-000
ZONING	COMMERCIAL OFFICE (GENERAL)
HVAC	4 UNITS (2018) - 14.5 TONS TOTAL

IN-PLACE RENT

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CarePilot (Tenant) has occupied the building since June 2025, initially leasing space on the first floor before quickly expanding to occupy the second floor and conference room. CarePilot currently leases 3,105 SF through December 2027 at a gross rental rate of \$6,900 per month, which includes five parking spaces.

A new owner has the flexibility to maintain CarePilot's existing occupancy while leasing the remaining 1,733 SF on the first floor, providing an immediate opportunity for additional rental income. Alternatively, the Property offers a future owner-user opportunity to occupy the entire building upon expiration of CarePilot's lease.



PROPERTY AERIAL

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POPULATION

1-MILE	15,026
3-MILE	108,137
5-MILE	243,846



DAYTIME POPULATION

1-MILE	59,261
3-MILE	152,206
5-MILE	270,454



AVERAGE HOUSEHOLD INCOME

1-MILE	\$114,466
3-MILE	\$79,984
5-MILE	\$83,820

PROPERTY AERIAL

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KANSAS CITY ROYALS NEW STADIUM

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The Kansas City Royals' new downtown ballpark at Crown Center represents a transformational investment in Kansas City's urban core. In partnership with Hallmark, the planned development will create a premier mixed-use destination featuring a new stadium, retail, dining, entertainment, and public spaces. The project is expected to drive economic growth, attract visitors, create thousands of jobs, and further enhance Crown Center as a key regional destination.



**\$2B+ DEVELOPMENT
INVESTMENT**



**NEW DOWNTOWN BALLPARK
& MIXED-USE DISTRICT**



**RETAIL, DINING &
ENTERTAINMENT DESTINATION**



**THOUSANDS OF CONSTRUCTION
JOBS & ECONOMIC IMPACT**



CHILDREN'S MERCY ANNOUNCES \$1 BILLION CAMPUS TRANSFORMATION



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Children's Mercy is investing \$1 billion to transform its downtown Kansas City campus with a new patient tower, expanded clinical space, and enhanced research and education facilities. The project will increase pediatric healthcare capacity, create thousands of construction jobs, and further strengthen Downtown Kansas City's role as a leading regional healthcare and innovation hub.



**\$1 BILLION
INVESTMENT**



**NEW PATIENT TOWER AND
CAMPUS EXPANSION**



**THOUSANDS OF
CONSTRUCTION JOBS**

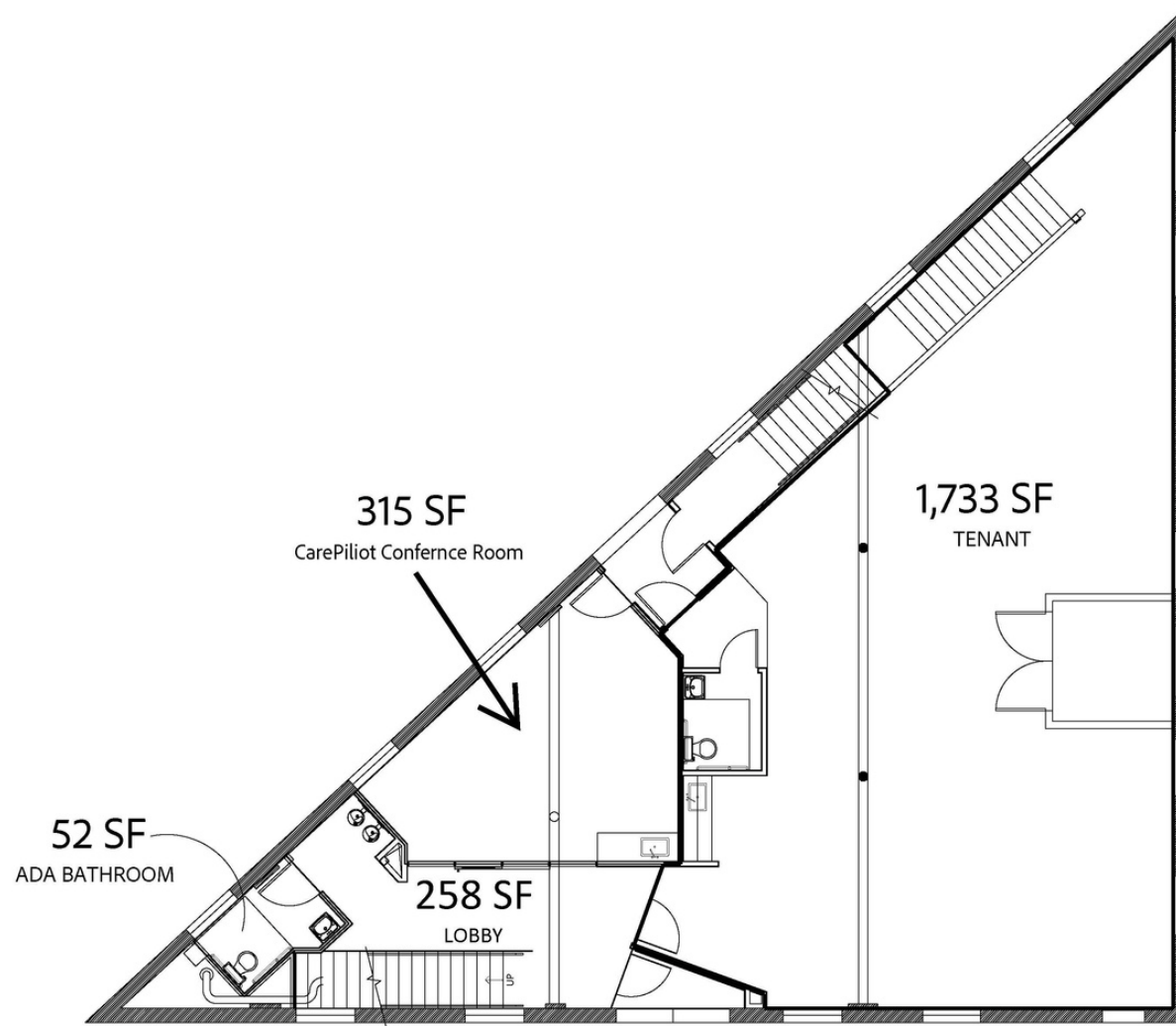


**LONG-TERM
ECONOMIC IMPACT**



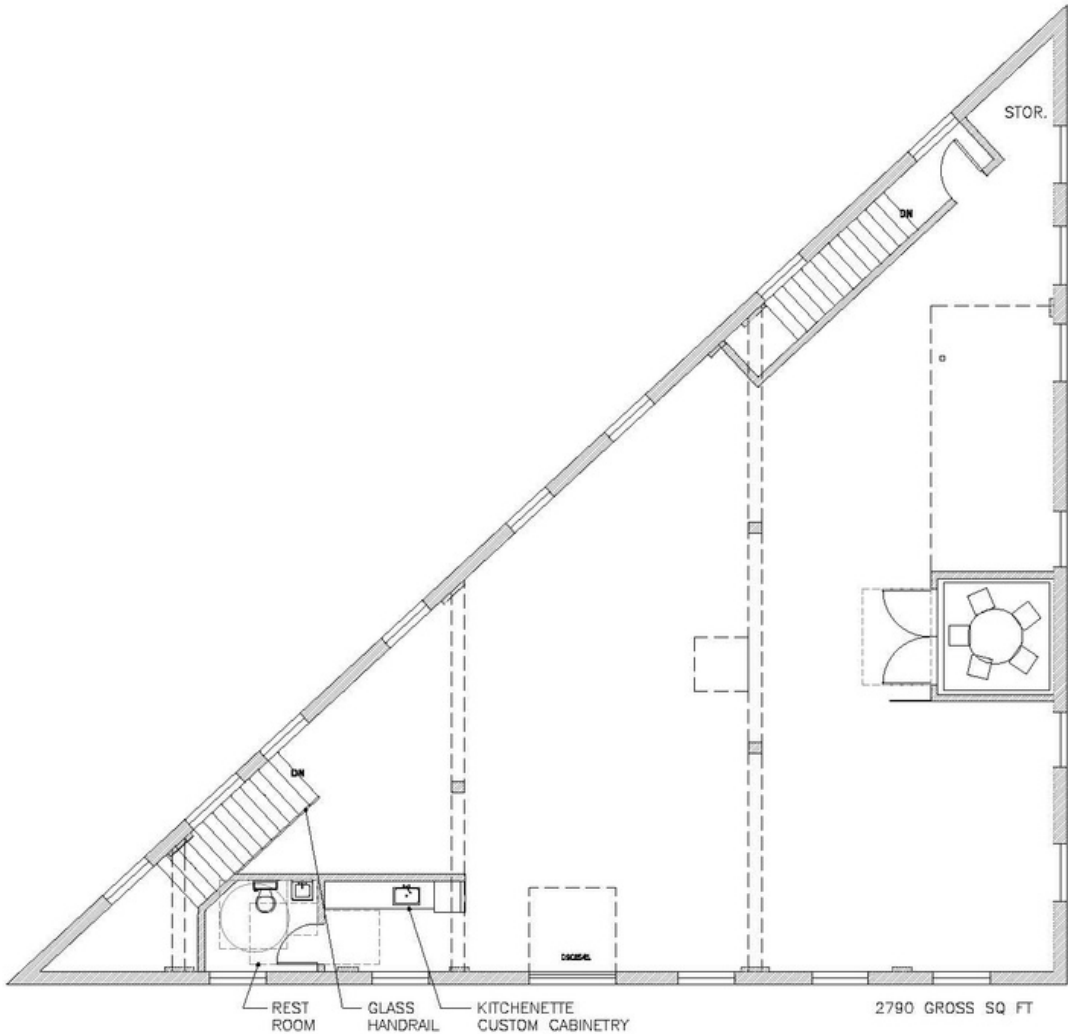
FLOOR PLAN

FIRST FLOOR | 214 W 21ST STREET | KANSAS CITY, MO 64108



FLOOR PLAN

SECOND FLOOR | 214 W 21ST STREET | KANSAS CITY, MO 64108



PROPERTY PHOTOS

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