

# RIVER MARKET MOVE-IN READY OFFICE SPACE FOR LEASE 14 WEST 3RD STREET KANSAS CITY, MO 64105



- Newly built-out, move-in ready office space on the 1st and 3rd floors
- +/- 14,000 RSF available between 2 floors (7,000 RSF per floor)
- Modern creative build-outs featuring exposed ceilings, polished concrete floors, and glass-front offices
- Gated and secure on-site parking available
- Located in the River Market, and walkable to restaurants, coffee shops and retail
- Directly on the KC Streetcar Line with immediate access to Downtown and the Berkley
- First floor: \$31.25 per square foot net of utilities and janitorial
- Third floor: \$33.25 per square foot net of utilities and janitorial

**Chuck Connealy, SIOR, CCIM**

Direct: 913.789.9000

Cell: 913.515.6616

[chuck.connealy@waterfordproperty.net](mailto:chuck.connealy@waterfordproperty.net)



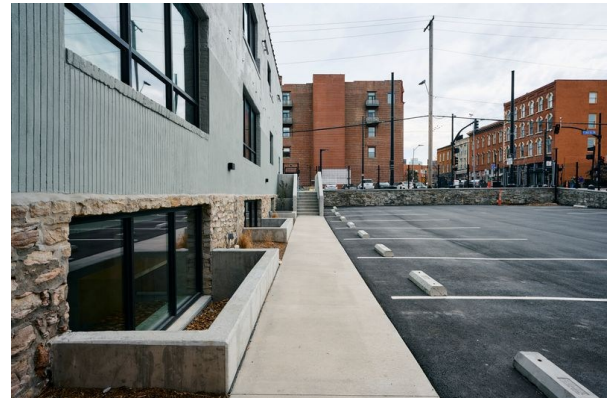
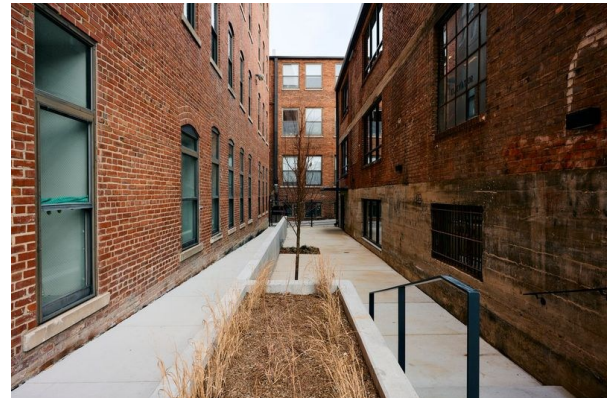
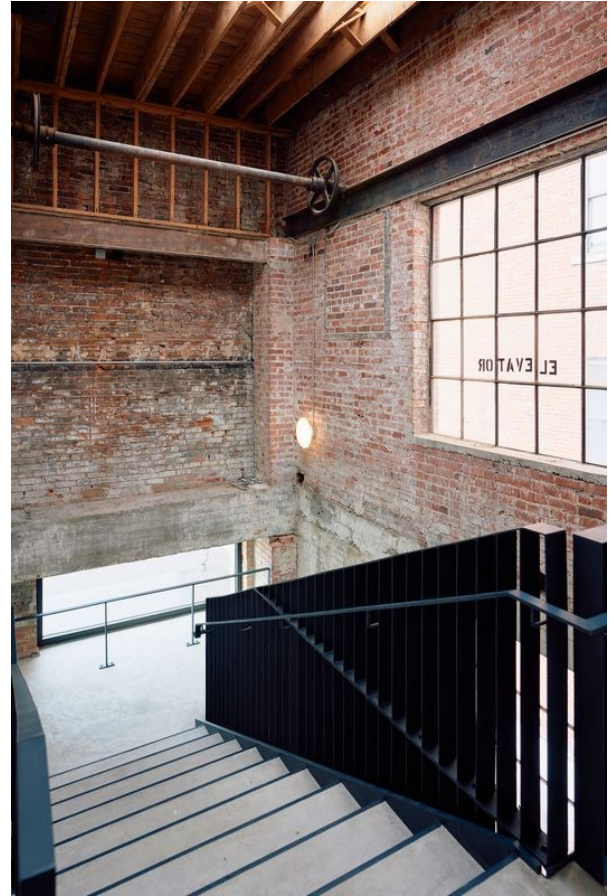
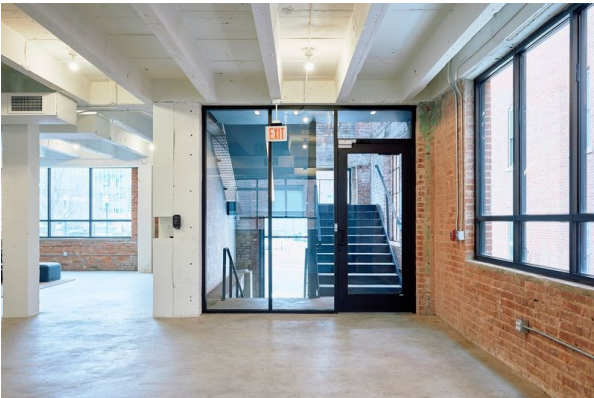
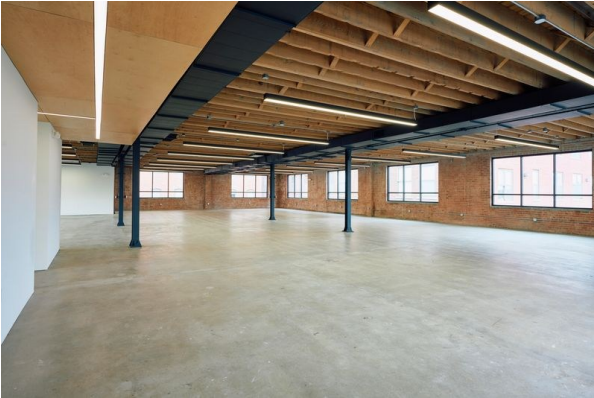
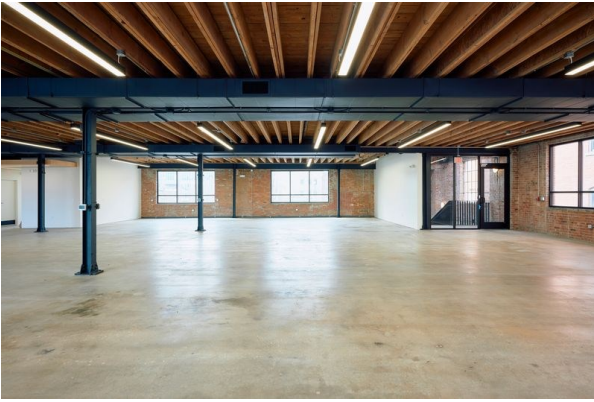
**Joe O'Connor**

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**WATERFORD**  
PROPERTY COMPANY LLC

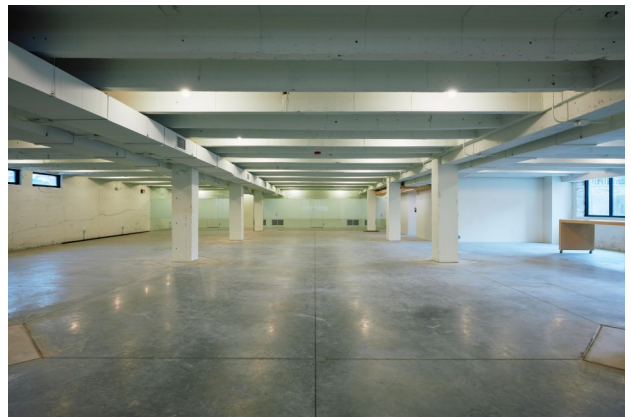
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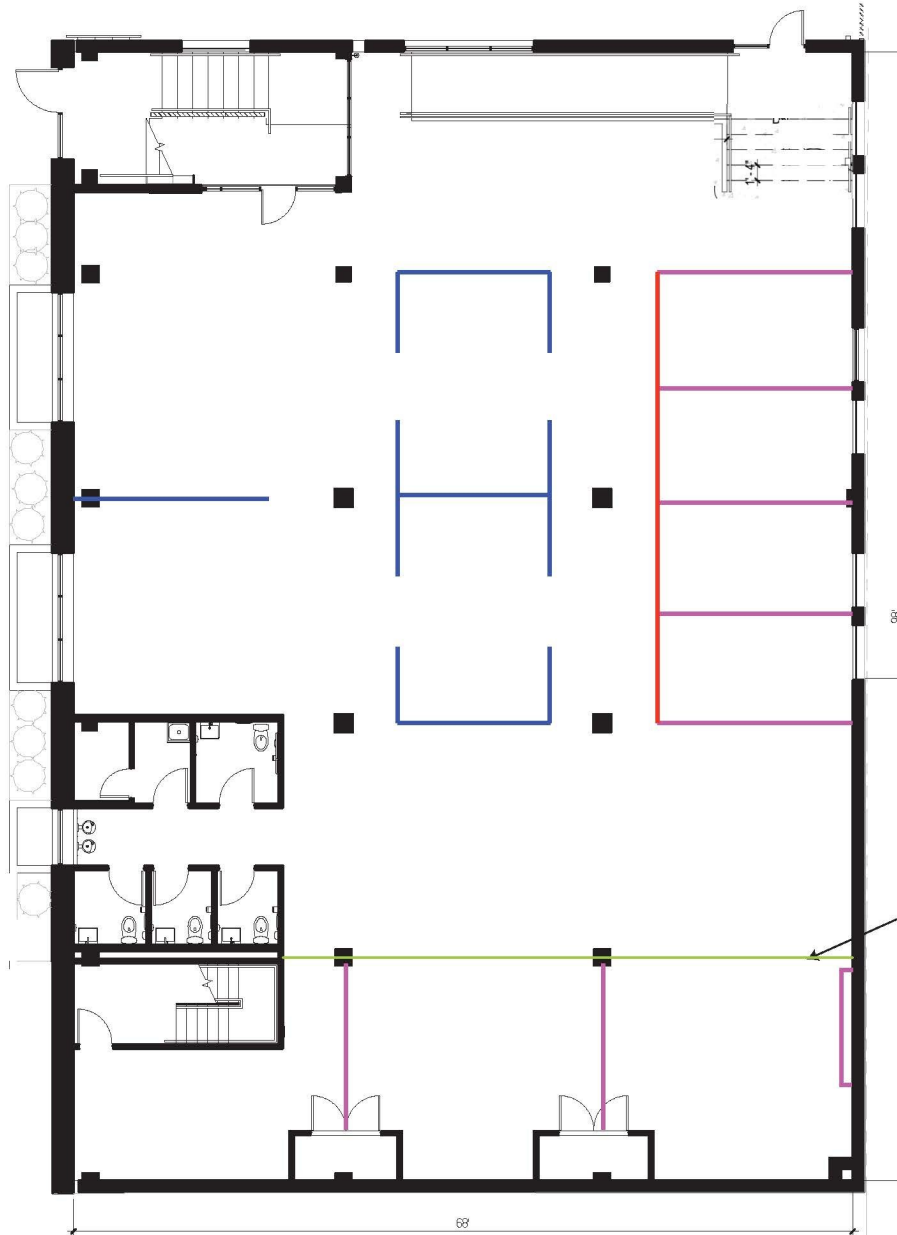
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# AVAILABLE SPACE

**1st Floor** - 7,000 square feet



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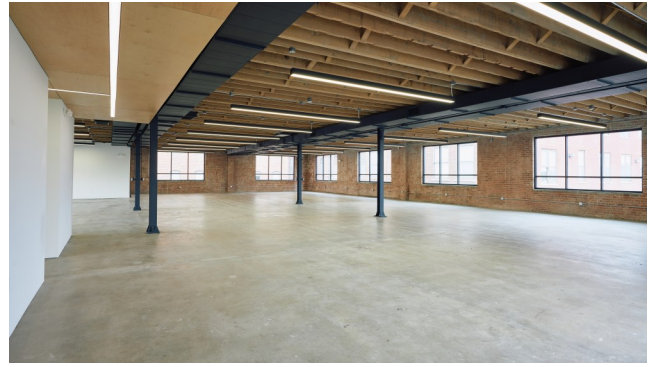
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# AVAILABLE SPACE

3rd Floor - 7,000 square feet



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