1511 BALTIMORE CROSSROADS - KANSAS CITY

AN INVITATION FROM THE OWNERS OF 1511

1511 has been a 100% owner occupied building since its inception. For the first time since its meticulous renovation, floors in the building are available for lease. Because the building was designed by its original occupants, there are extraordinary amenities and security protocols that are rarely found in multi-tenant buildings.
We have 3 floors, (22,000 SF) with clean & contemporary build outs. They are fully furnished with workstations, private offices and conference rooms. Your company can be operating at 1511 next week with a minimal amount of capital required.

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.
LIMITED ACCESS, ON-SITE SECURITY
YOU CONTROL YOUR ENVIRONMENT

Our doors are locked 24/7.

Guests are greeted by our full-time guard, Tim Willis, former Wyandotte County Sheriff. He is there every workday so you will know Tim on a first name basis.

Our elevators are card key entry 24/7, only you and your employee can access your floor.

As one of the smaller buildings in the Crossroads / CBD District, there will only be 5 tenants occupying the building.

Each tenant has its own floor with its own bathrooms and kitchen.

Lighting and HVAC are controlled by you.

Limited access from the front door to your floor supports social distancing protocols.
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AREA REAL ESTATE ADVISORS

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OWNER OCCUPIED

The owner of 1511 occupies the 6th floor, so you will likely see him on a day to day basis. Most buildings are owned by large out of town institutions. Ownership is smart with how they operate 1511. Like their tenants, they are paying rent and operating expenses. Ownership has high standards for their work environment. If there is an issue, it's ownership's issue as well.

AMENITIES

When the owners of 1511 conceived its design, their first priority was creating an environment that would feel like a home away from home, a building that would allow them to recruit and retain the finest talent in the region. You spend 60% of your life in the office, so why shouldn't it be as enjoyable as your own home.
3 POINTS

What was a luxury is now a necessity for the health and wellness of your employees. The rooftop patio provides impressive views of Downtown and Crossroads. Outdoor workspace and state-of-the-art conference facilities are available to your employees with room to spread out and customize their workday. Abundant natural light and fresh air is now a necessity. A full kitchen and 16-foot flat screen makes 3 Points a valuable asset for entertaining or hosting client functions.
WORKOUT ROOM

The workout room is being updated with the latest exercise equipment so you and your employees can take in the downtown skyline while working out on-site. First floor showers and locker rooms remove any excuse you may have to take a run at lunch, workout on-site or bike to work.
PARKING

Parking is always a part of the equation when evaluating a new office location. 1511 has more parking options than any building in Kansas City. On-site surface parking adjacent to the building and designated visitor parking at the front door provides suburban benefits in an urban downtown location. Other options include the 800-space garage at the new Loews Hotel across the street, 100 parking spaces at the Executive Suites hotel next door or the 1,500 car parking garage at the Performing Arts Center just a block away. No other building provides this much parking so close to its front door.
LOCATION

15th & Baltimore is at the nexus of activity for downtown. You will not fight downtown traffic at 1511, as it is located at the on and off ramp for the downtown loop. You are on your way before most make it out of their garage. 1511 has the unique advantage of being both CBD and a Crossroads location. If you do not want to walk, the streetcar passes by 1511 connecting you to the River Market, Crown Center and soon, the Country Club Plaza / UMKC.
YOUR NEIGHBORHOOD

Kansas City’s culinary designation is at 1511’s front door. The area boasts three of the city’s James Beard Award Winning chefs with a diversity of food that will never require you to get in a car. Whether you are entertaining or grabbing a quick coffee at Starbucks, 1511 provides a location with a diversity of choices.
The Loews Hotel, an 800 room hotel, is now complete and open providing a world class extension of the amenities already in place at 1511. Waddell & Reed is building their new headquarters across the street. Over $2,000,000,000 has been invested within a block of 1511. With big money coming to the block, it’s a sure indicator that 1511 is the right location to attract and retain quality talent.
HEALTH AND WELLNESS

With limited access and a small population, 1511 is unique and relevant to our times. Abundant natural light, outdoor space for fresh air, workout facility and a walkable neighborhood makes for happy and healthy employees.