Office space available for lease

**First Floor:**
- Suite 101: 1,254 SF
- $24.00 PSF net of electrical / janitorial

Ample on site parking (rare parking opportunity in the Crossroads)

Newly renovated restrooms and common areas

Walking distance to many restaurants and coffee shops

Great natural light throughout with fantastic views of Downtown Kansas City

**FOR MORE INFORMATION**

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AREA REAL ESTATE ADVISORS
A 4800 MAIN ST, SUITE 400, KANSAS CITY, MO 64112 P 816.895.4800 W OPENAREA.COM
**LEGEND**

- **Streetcar Alignment**
- **Center Stop** (serves both directions)
- **Side Stop** (serves one direction)

**Transit Center**
- 16th/Main
- South Market (5th)
- 19th/Main

**Busineses & Restaurants Within 5 Blocks**
- 1800 Wyandotte
- 9th/Main
- THE SPRINT CENTER
- BLVD TAVERN

**Streetcar Stops**
- North Market (3rd)
- City Market
- 3rd & Grand
- West Market (Delaware)
- South Market (5th)
- 7th/Main
- 9th/Main
- 10th & Main
- 12th/Main
- 14th/Main
- 16th/Main
- Union Station
- 19th/Main
- Hospital Hill
- 10th & Main
- 3rd & Grand

**Missouri River**

**Area**