

CREATE YOUR OWN VIBE

RESTAURANT & RETAIL



CORRIGAN
STATION



1828 Walnut, Kansas City, MO



corriganstation.com

An urban mixed-use development has emerged on 19th and Main in the heart of Kansas City's Crossroads Arts District.

You need to be part of it.



|| Crossroads culture personified in a location. **Collaborative. Creative. Connected.** ||

- Corrigan Station is fully leased office building with street front and lower level retail space available for a unique user.
- Door-step access to the KC Streetcar
- Surrounded by abundant activity from residential developments, hotels, restaurants, nightlife, retail and more
- More than 90,000 SF of space on-site with more than 1,000 daily users
- Walk Score® of 86, Transit Score® of 70
- LEED™ certification with energy-efficient design that includes solar panels and Daikin HVAC



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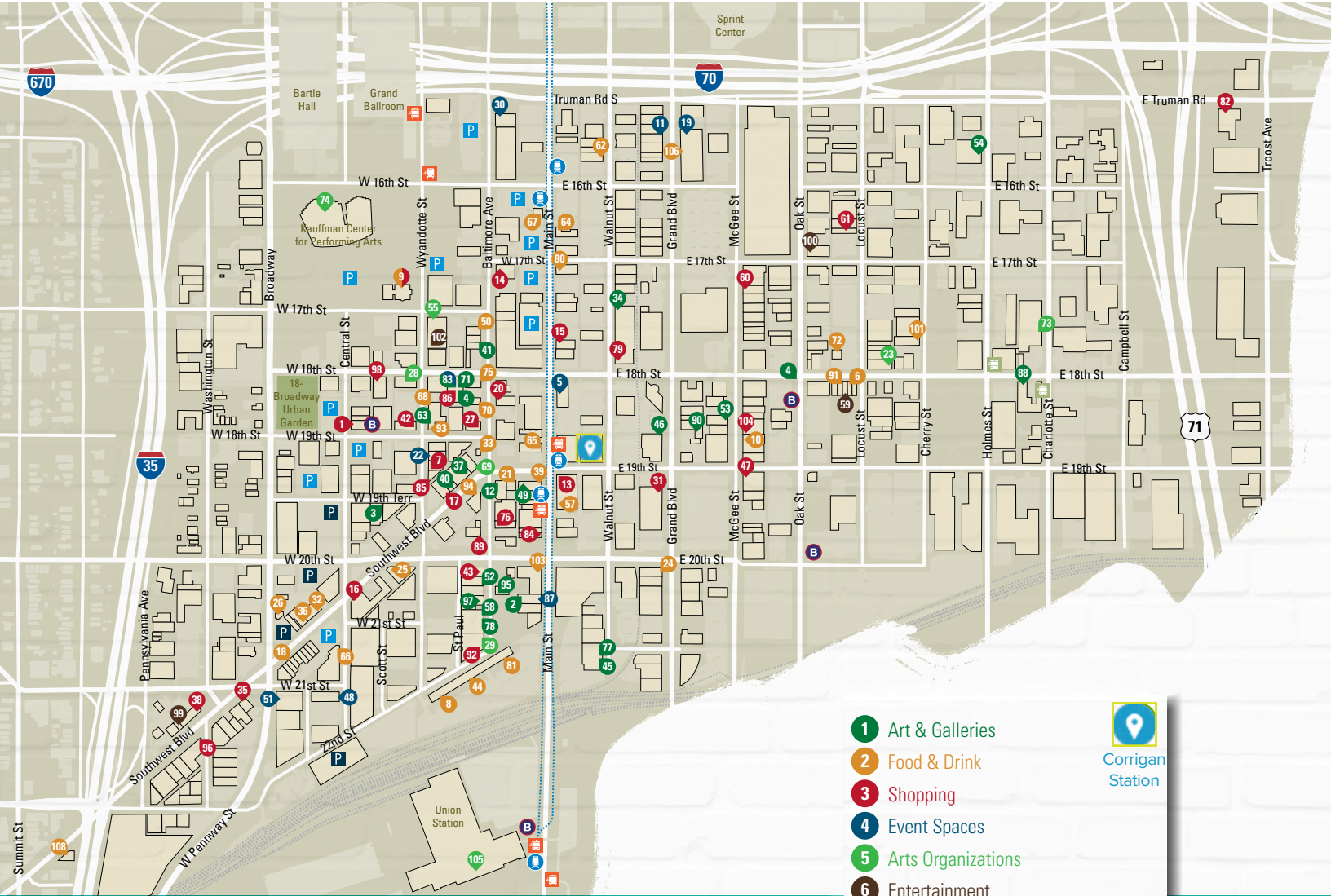
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Located in the heart of the Crossroads Arts District, Corrigan Station is an iconic historic landmark that received a new life as a vibrant, mixed-use destination for tenants and visitors. The site offers prime visibility, great access and connectivity, and desirable co-tenancy – a perfect fit for retailers seeking a **modern space in the heart of the action.**

Corrigan Station is directly in the middle of the Crossroads with easy access to downtown, the Power & Light District and Crown Center via the Kansas City Streetcar line with a stop located immediately outside the building on 19th and Main Street.

Home of First Fridays, The Crossroads Arts District is comprised of more than 40 art galleries, a concentration of creative architectural and design firms, multiple restaurant and retail concepts, nightlife, and one million square feet of hip, urban, and high-tech office space.



- 1 Art & Galleries
- 2 Food & Drink
- 3 Shopping
- 4 Event Spaces
- 5 Arts Organizations
- 6 Entertainment
- P Parking (all day)
- P Parking (evening and weekends only)
- Troost MAX (bus)
- Main MAX (bus)
- B B-cycle Station (bike share)
- KC Streetcar



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II RELAX & ENJOY THE PARC II

The PARC connects the new structure and the historic Corrigan Building featuring a fast-casual diner, SAUCED.

SAUCED is an Urban Lunch Counter that will feature Chik Bites, Burgers, Pulled Pork, Chicken Sandwiches, and Salads. They will be open starting at 10:30 and close when they are sold out.



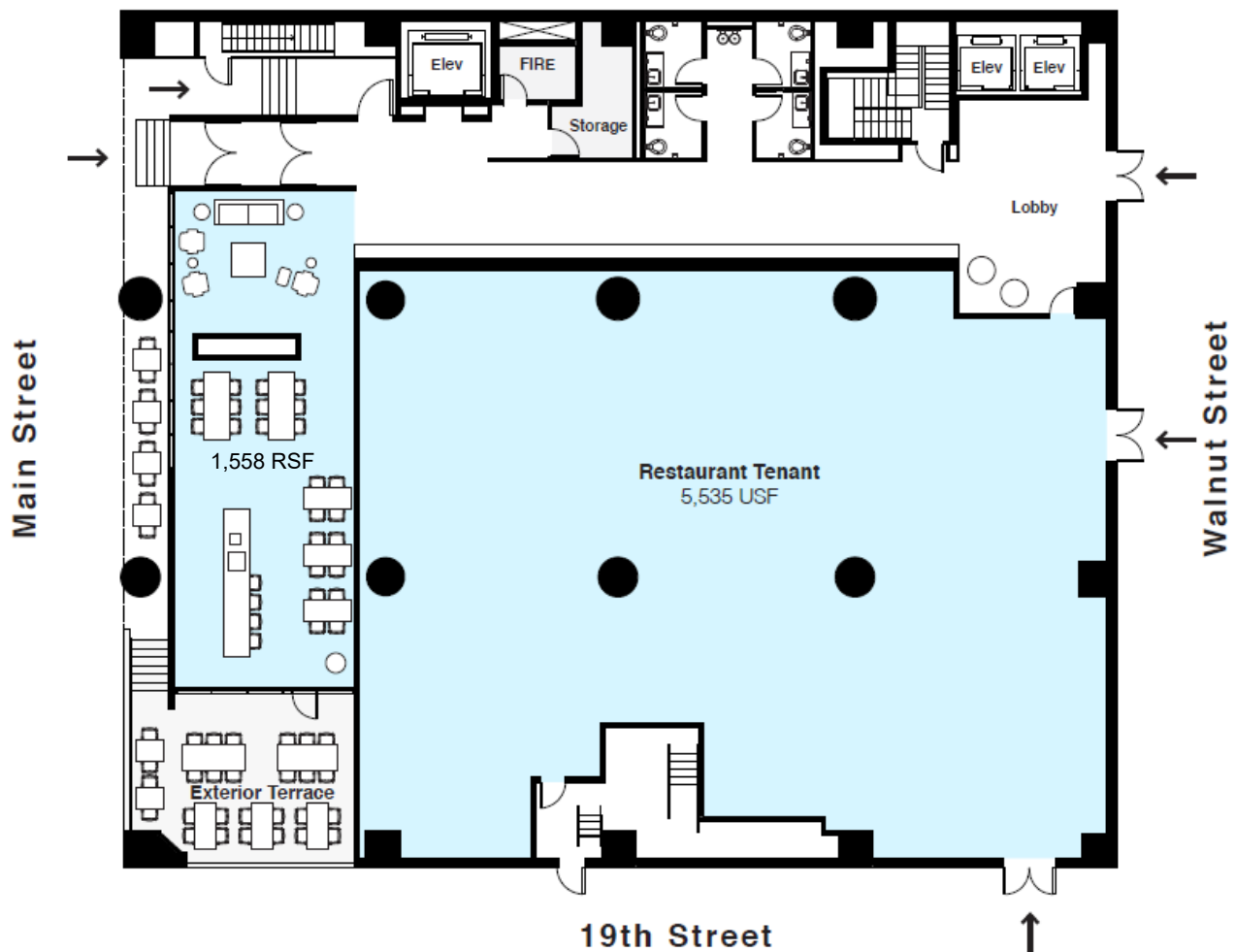
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1ST FLOOR

- 1,558 RSF
- Second generation turn-key coffee or retail
- Street front access to 19th Street
- Overlooks the ParC
- Outdoor Patio



LOWER LEVEL

- 1,744 SF
- Separate entrance to building
- Programmable common areas for tenant use
- Converted boiler room with great character



**Can you see yourself here? Take the next step.
Make your appointment today!**



Leasing by Copaken Brooks
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THOS. CORRIGAN BUILDING

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3D development