

OFFICE SPACE FOR LEASE OR SALE



SPACE HIGHLIGHTS

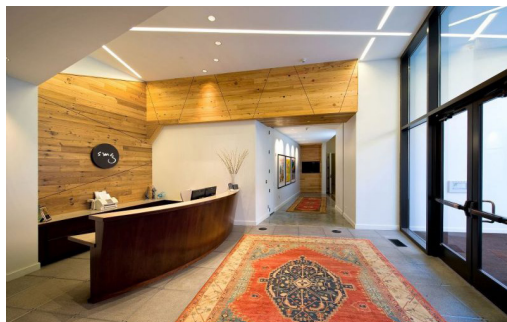
- **3,071 - 49,363 RSF available**
- Ideal for retail on first floor and office
- Building amenity includes a rooftop conference center, outdoor lounge, and fitness with showers
- Four private parking lots
- Close to T-Mobile Center, Power & Light District and Crown Center
- Two Blocks from KC Streetcar Line providing access from River Market to Union Station
- Sale Price: \$14,000,000

LEASING CONTACT

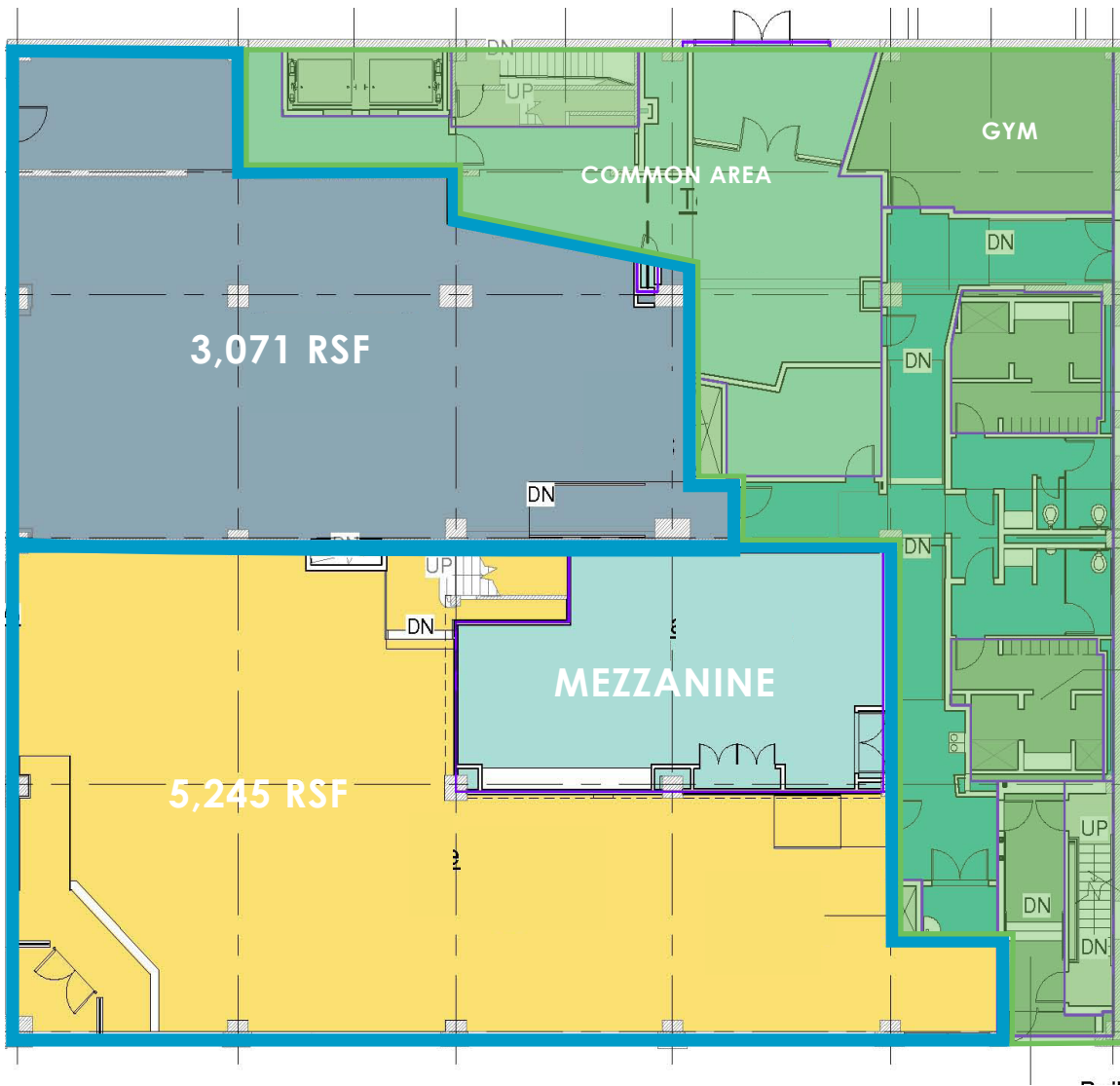
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LISTING INFORMATION

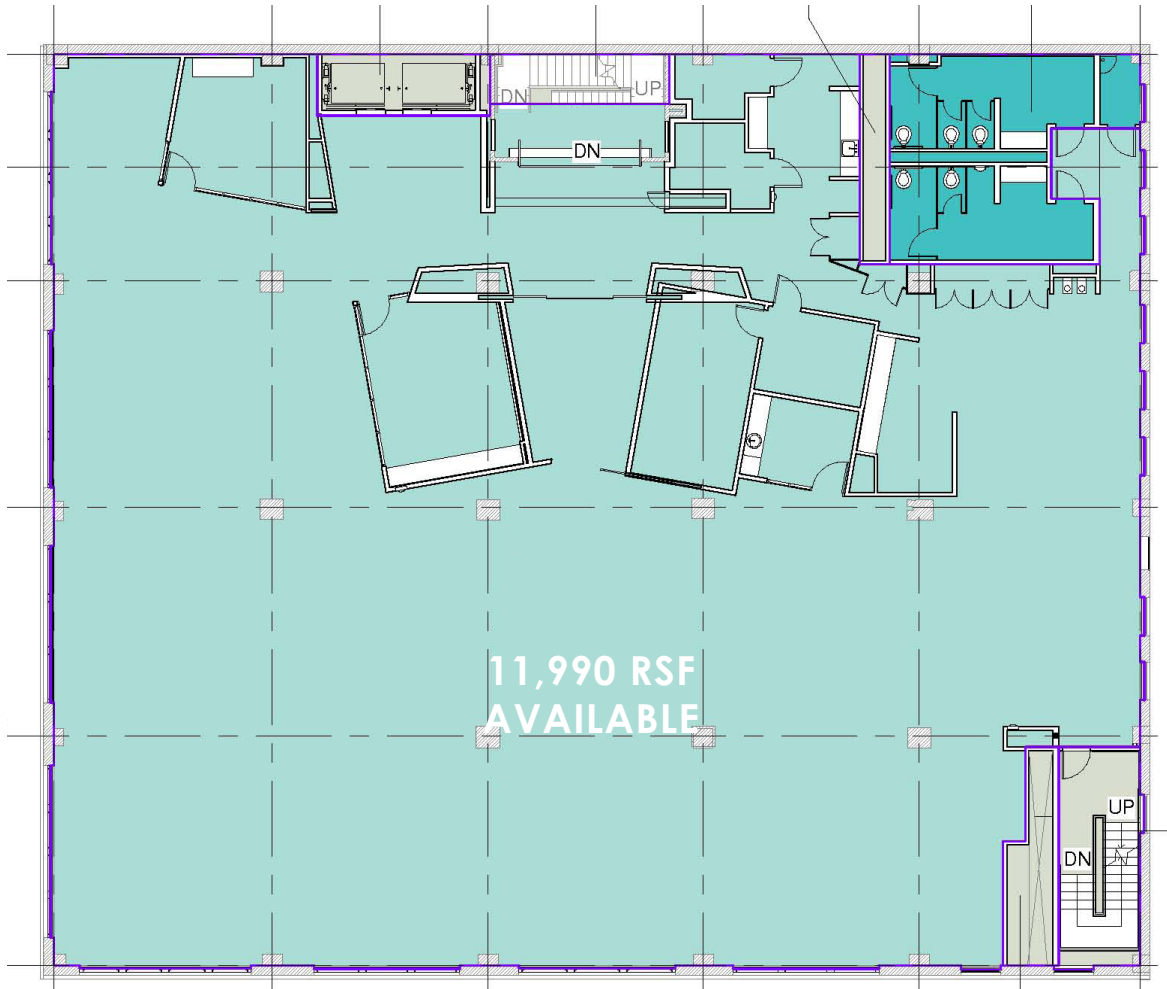
Address	1737 McGee Street Kansas City, MO
Submarket	Crossroads Arts District / CBD
Rental Rate	\$22.50 - \$24.50
Total Building RSF	49,363 RSF
Stories	4
Parking	3/1,000 SF - 4 Private Surface Parking Lots
Year Built	1918
Slab to Slab	12'
Awards	Gold Level LEED certification - US Green Building Council



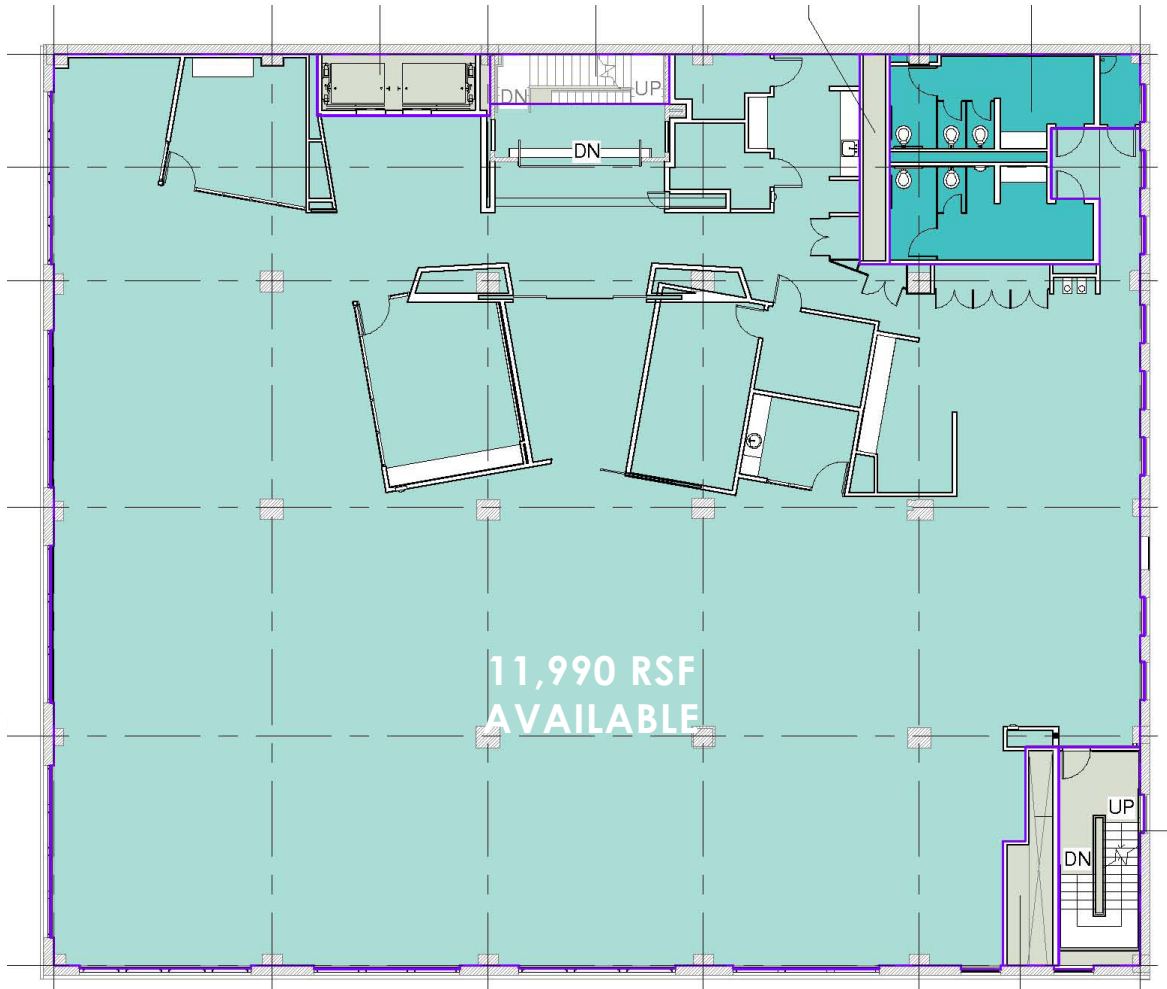
3,071 - 5,245 RSF + MEZZANINE RSF ON FIRST FLOOR FLOOR



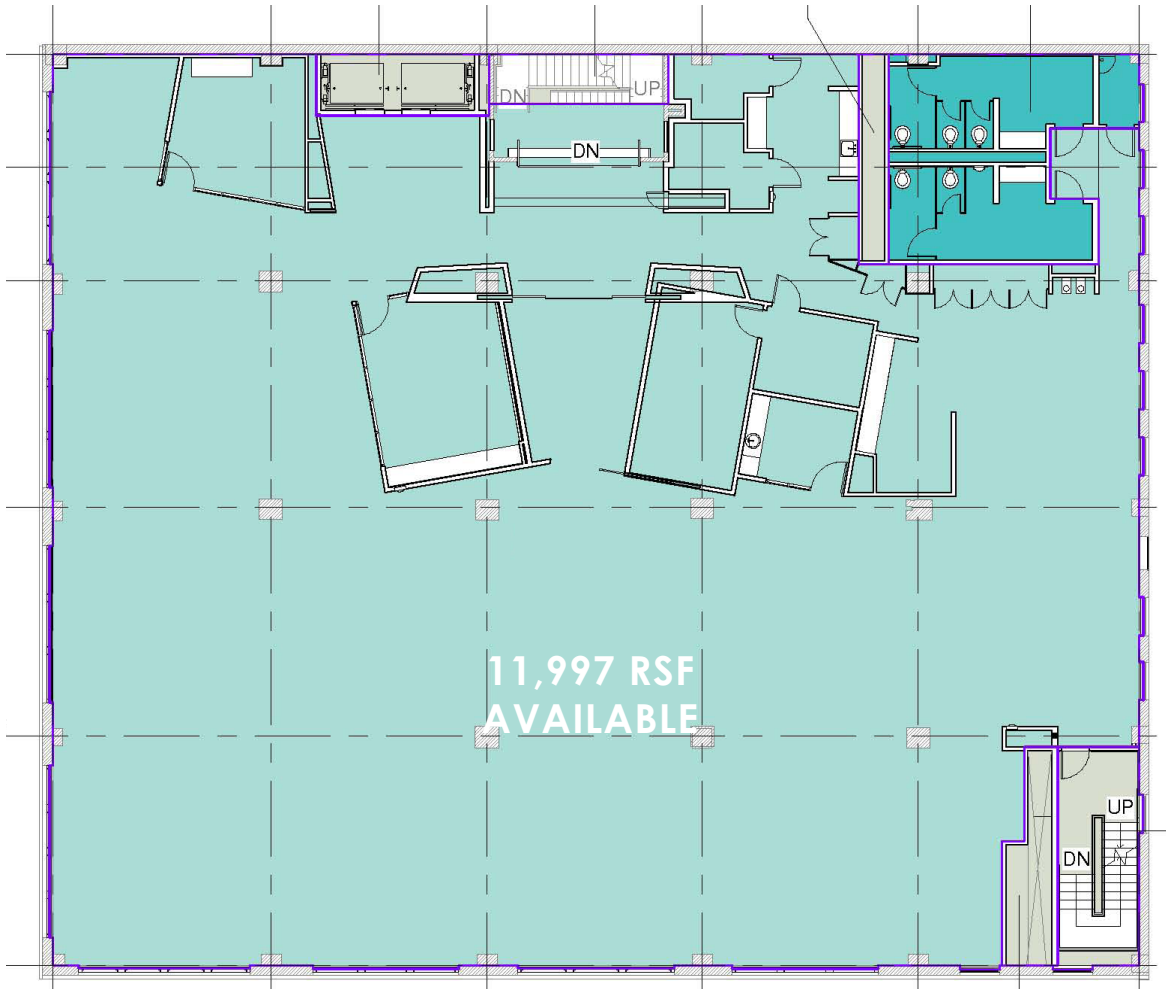
11,990 RSF ON SECOND FLOOR



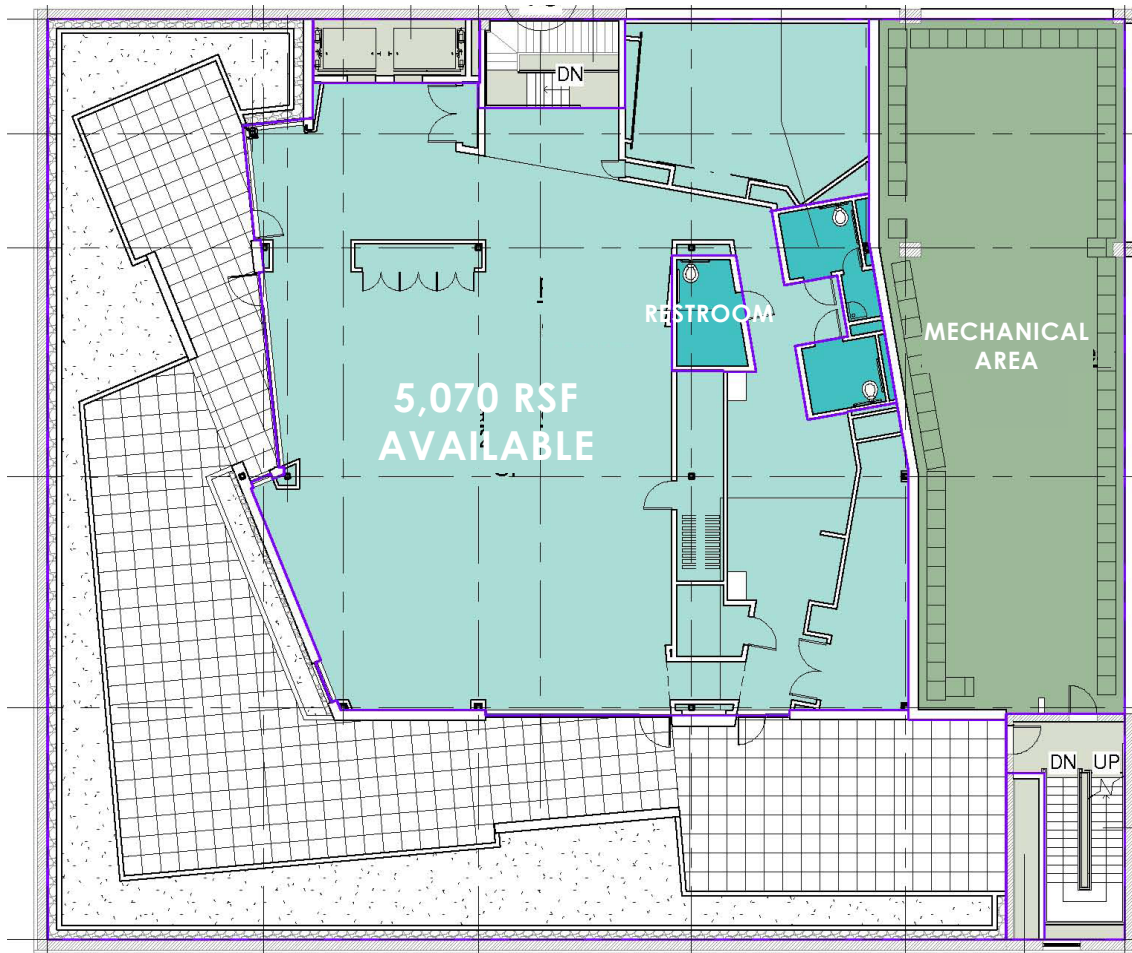
11,990 RSF ON THIRD FLOOR



11,997 RSF ON FOURTH FLOOR

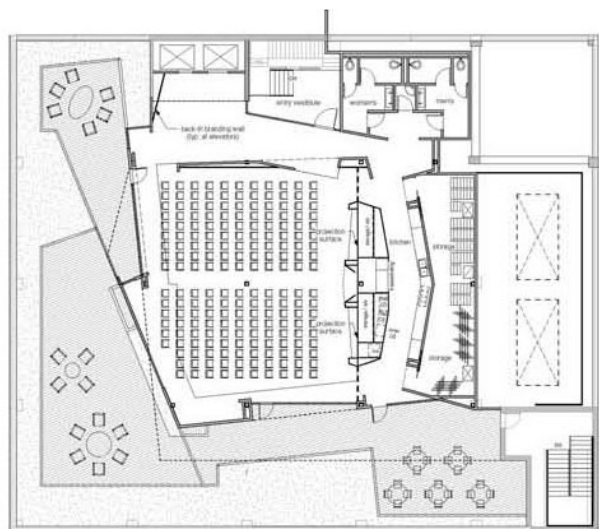


5,070 RSF ON FIFTH FLOOR



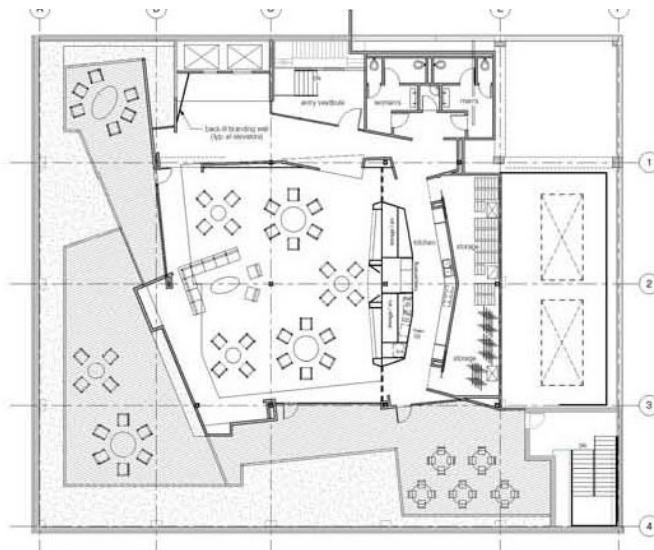


1737 McGee has a **Roof Top Conference Center and Outdoor Lounge** available for tenant use. It is designed to accommodate assembly seating or everyday lounge seating.



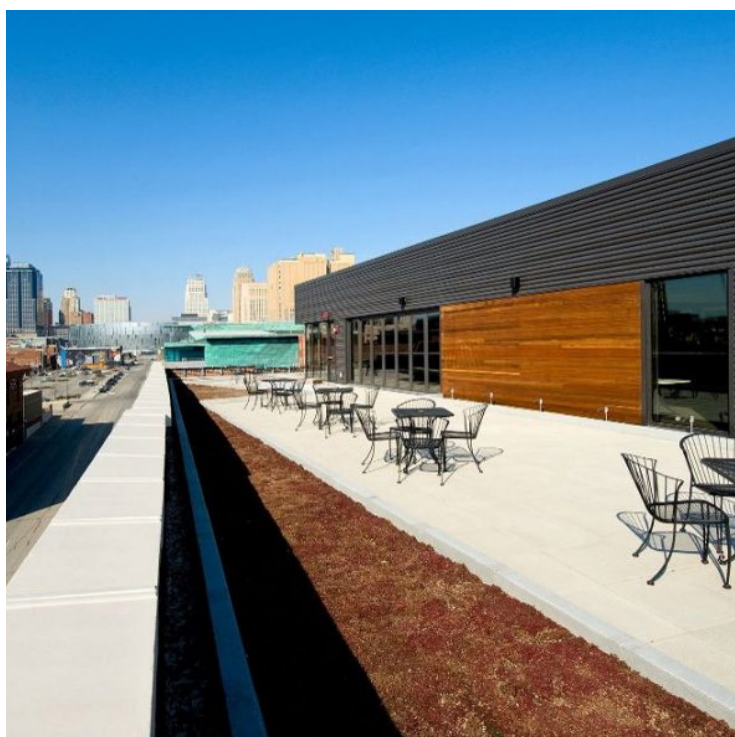
01 | Roof Plan - Assembly Seating

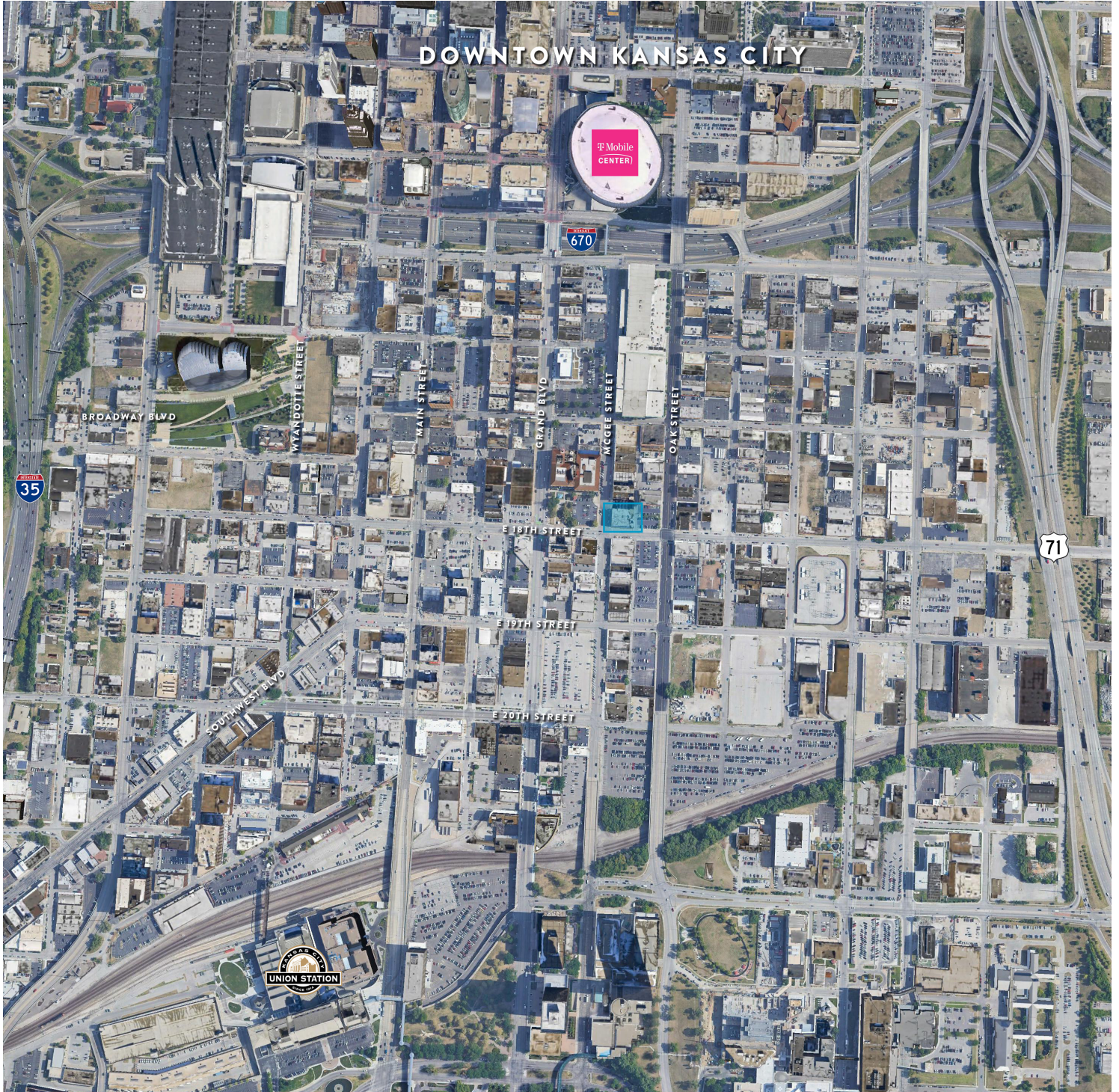
1/8" = 1'-0" 10. 2024



02 | Roof Plan - Everyday Lounge Seating

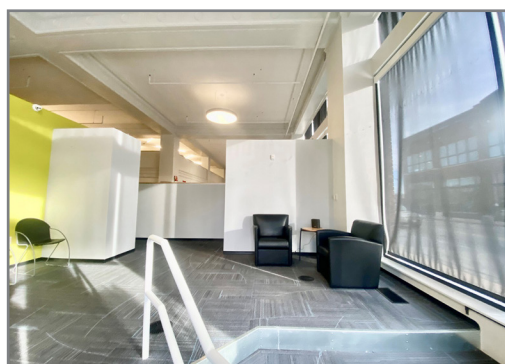
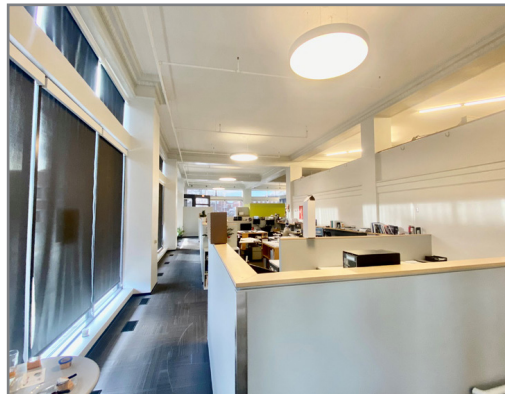
1/8" = 1'-0" 10. 2024





DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles
Population	14,411	98,468
Households	8,289	43,796
Avg HH Income	\$58,247	\$40,931



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