

OFFICE BUILDING FOR LEASE

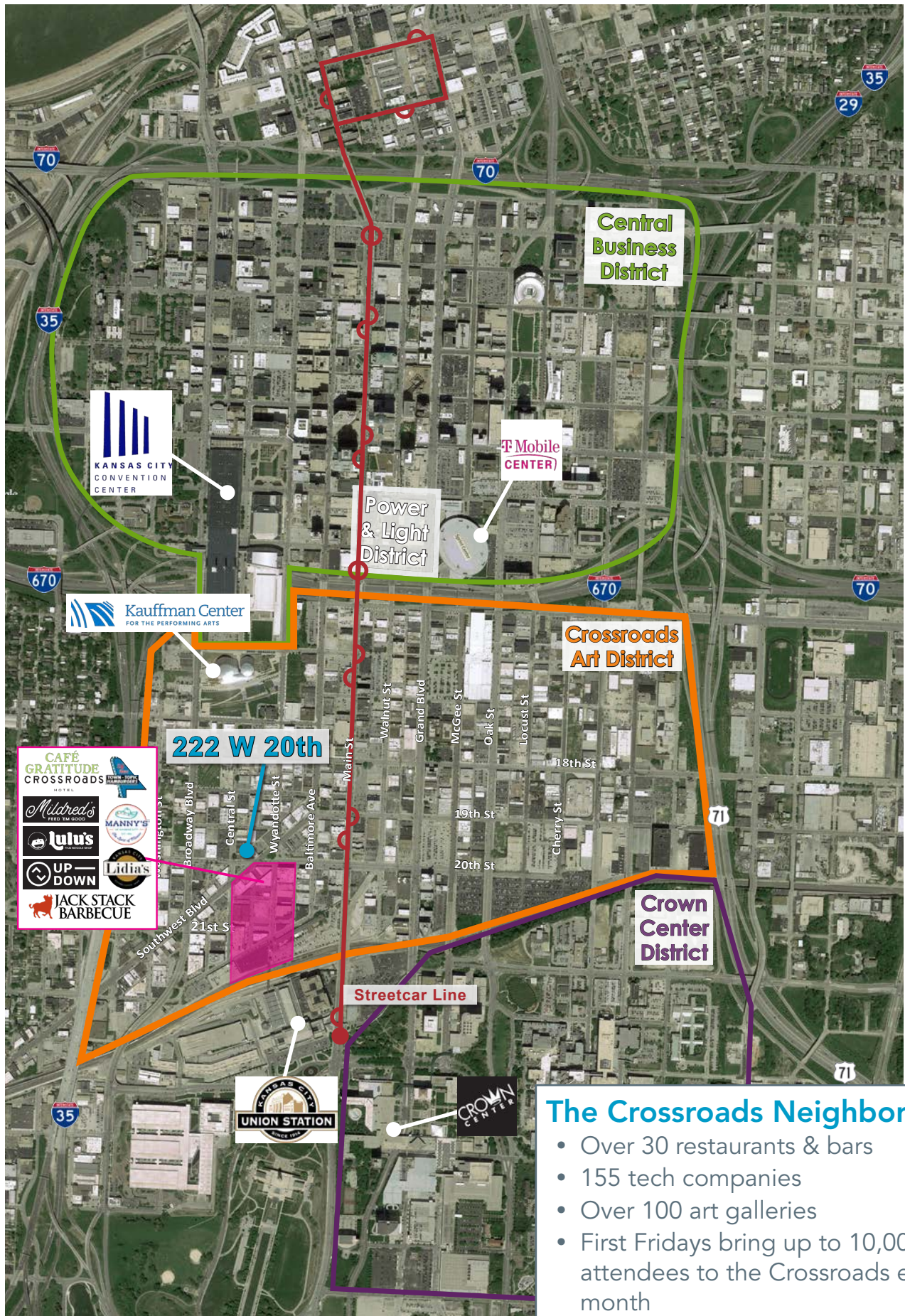


OFFICE HIGHLIGHTS

- **2,800 SF ± available on the 2nd Floor**
- Open layout with natural light and flexible floor plan options on top floors
- Premier location in the Crossroads District
- Easy access to I-35
- Close proximity to Kansas City Streetcar
- 7 parking spaces available as well as on-street parking around the building
- Tenant will be able to use main floor (Event Space) when available

LEASING CONTACT

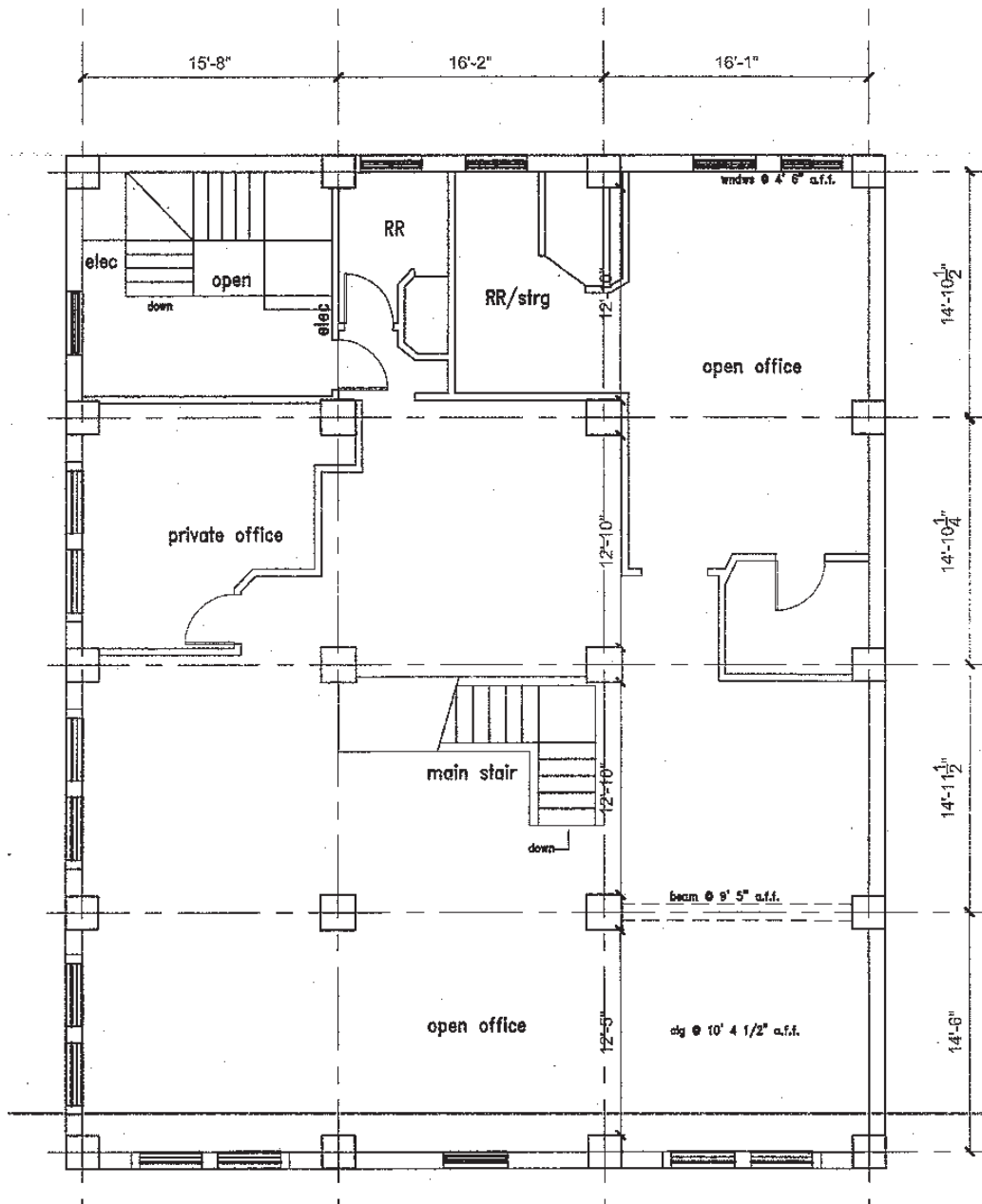
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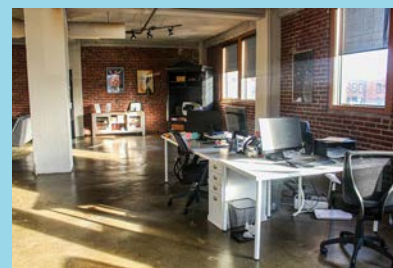
The Crossroads Neighborhood:

- Over 30 restaurants & bars
- 155 tech companies
- Over 100 art galleries
- First Fridays bring up to 10,000 attendees to the Crossroads each month
- Easy access to I-35 and I-70

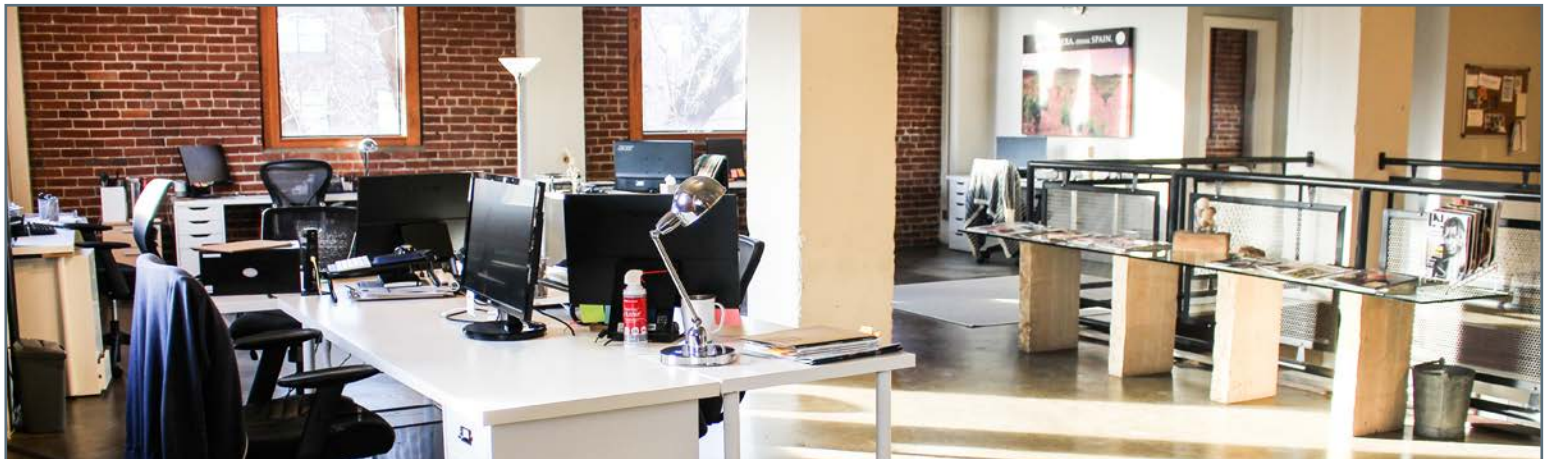
SECOND FLOOR



- Approximately 2,800 SF
- Open layout with natural light
- Updated Open Kitchen
- 2 Full Bathrooms
- Private Conference Room



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