

FOR LEASE



CREATIVE - LOFT WEST BOTTOMS

1400 WEST 13TH STREET, KANSAS CITY, MO 64102

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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSLIFE.COM

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OFFERING SUMMARY

Available SF:	5,369 SF
Lease Rate:	\$18.00 SF/yr (MG)
Year Built/Renovated:	1895/2024
Building Size:	21,300
Renovated:	2024
Use:	Creative Office
Market:	Downtown
Submarket:	West Bottoms

PROPERTY OVERVIEW

Renovated in 2024, This stunning property boasts original brick walls and vaulted ceilings, creating a unique backdrop for a creative office space. The open floor plan invites limitless potential for innovative design and collaboration.

1st Floor - World Class Spa and Teahouse
2nd Floor - Open, Historic Feel - Only 5,369 SF Available
3rd Floor - New offices of DRAW Architecture

PROPERTY HIGHLIGHTS

- Historic West Bottoms - Renovated and Restored in 2024
- Open Floor plan and perfect for Creative Office User, Artists, Therapists, Photography Studio
- Near SomeraRoad Massive \$500M Redveelopment in West Bottoms
- Last Remaining Space on 2nd Floor

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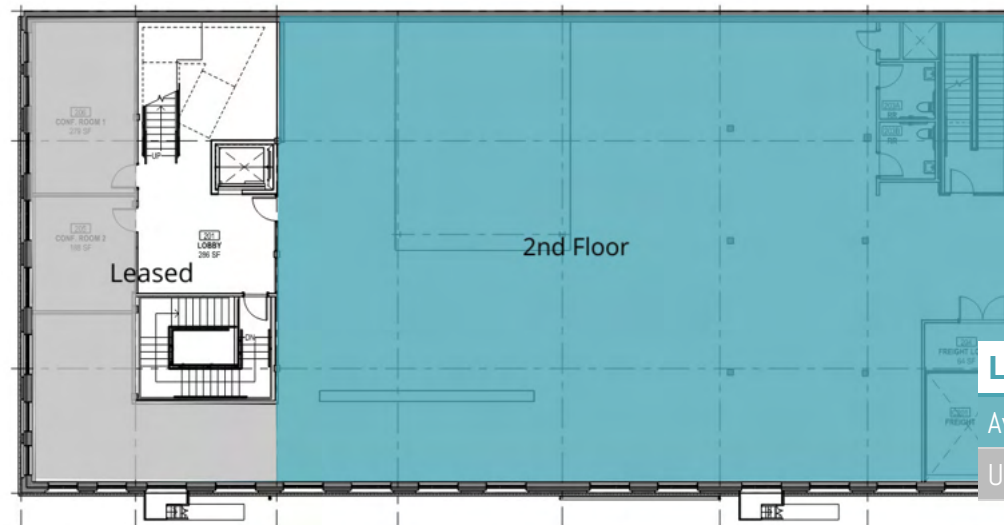
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	MG
Total Space:	5,369 SF

Lease Term:	36 - 60 months
Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
Available	5,369 SF	Modified Gross	\$18.00 SF/yr	Open Floor Plan with windows
J. Morris Photography	962 SF	Modified Gross	-	-

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MODERN AMENITIES IN HISTORIC SETTING

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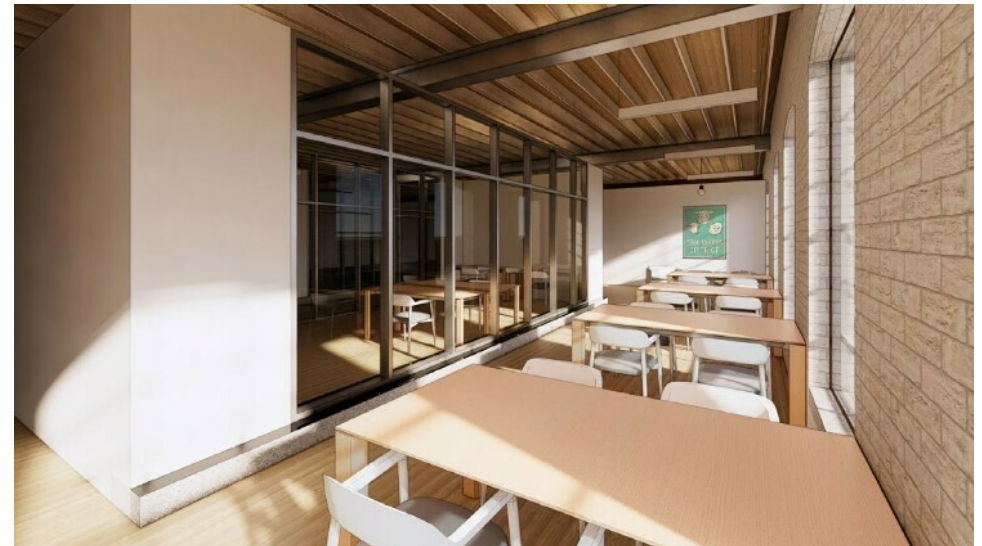
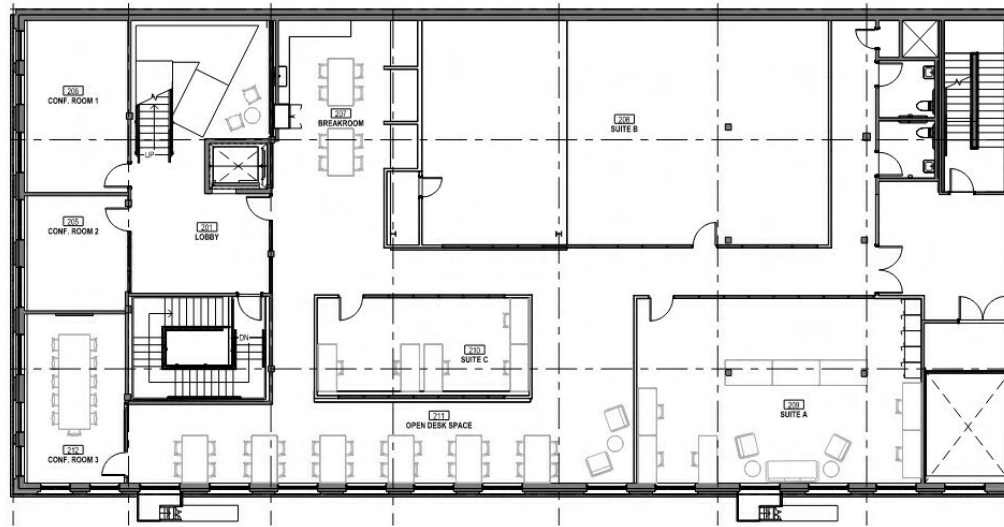
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2ND FLOOR RENDERINGS

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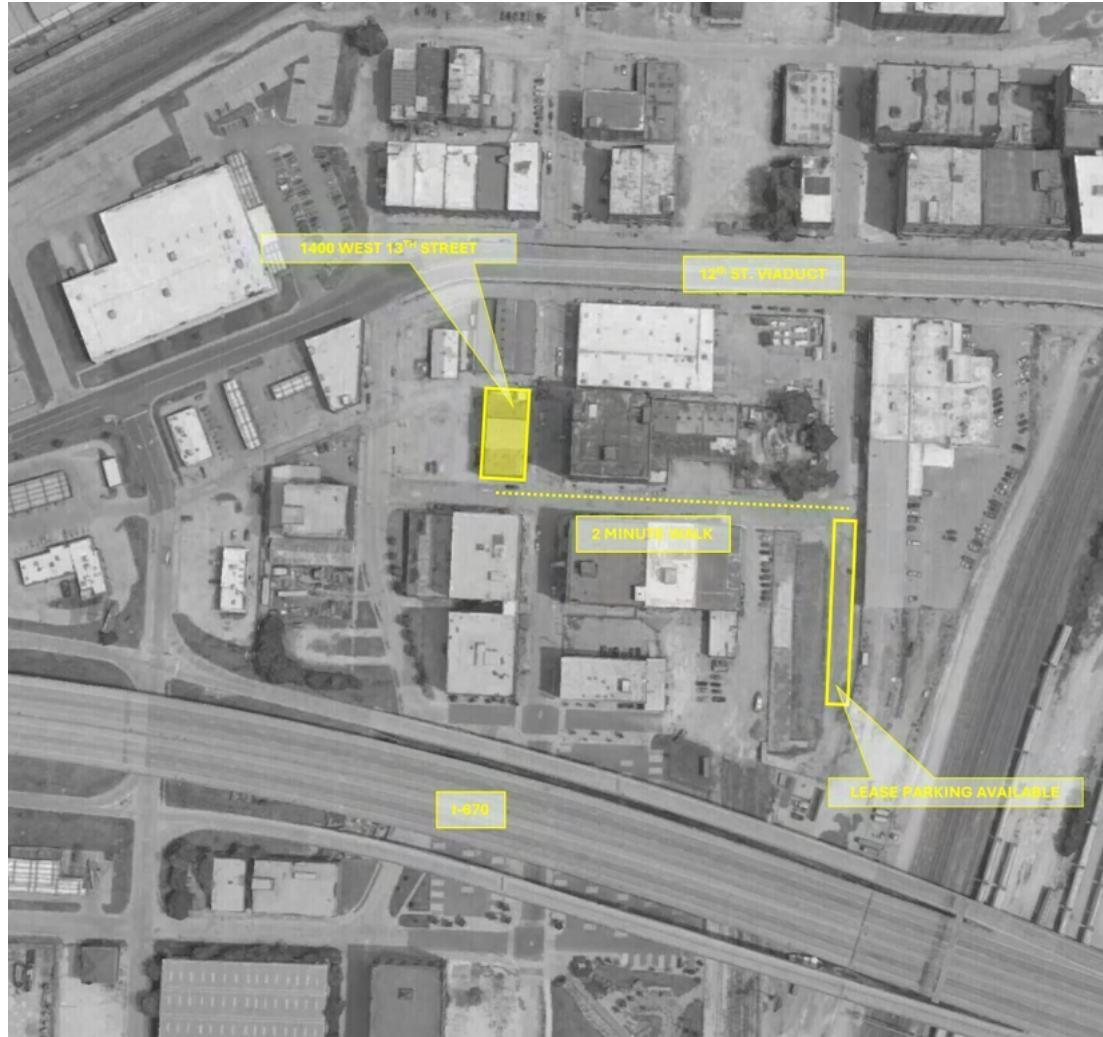
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PARKING MAP

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Reserved Parking Available - 2 minute walk or on Street Parking

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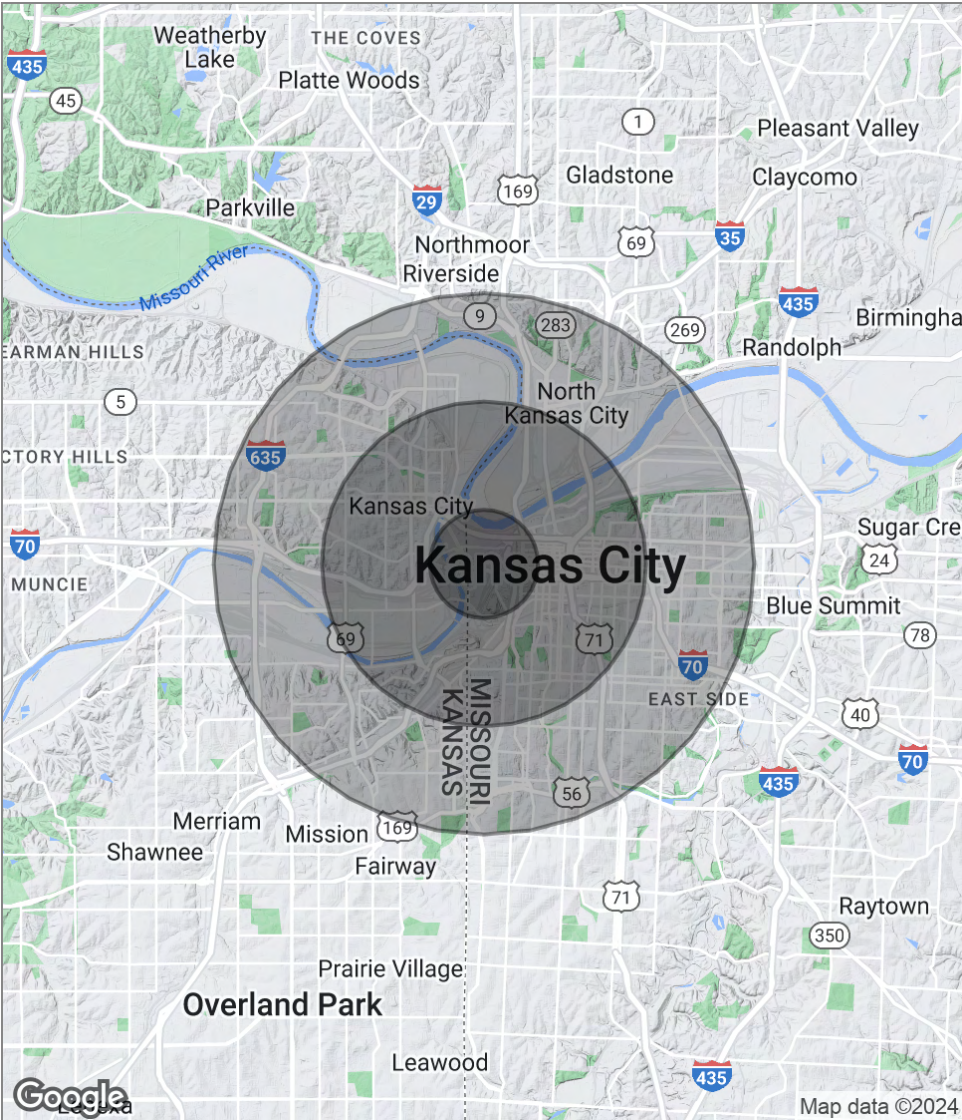
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WEST BOTTOMS DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,761	77,025	222,927
Median age	31.3	32.3	34.1
Median age (Male)	30.1	31.4	33.7
Median age (Female)	30.7	33.9	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,726	41,485	116,516
# of persons per HH	1.5	1.9	1.9
Average HH income	\$70,387	\$50,649	\$51,925
Average house value	\$174,785	\$135,758	\$134,205

* Demographic data derived from 2020 ACS - US Census

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SOMERAROAD - WEST BOTTOMS DEVELOPMENT

New York-based SomeraRoad Inc. revealed a cost estimate and a timeline for its plan to overhaul much of Kansas City's West Bottoms. The five-phase redevelopment effort to build or restore as many as 1,250 apartments, plus hospitality and mixed-uses, could cost close to half a billion dollars. The project will span 26 acres, roughly bounded north to south by Union Pacific railroad tracks and 12th Street, and west to east by Liberty Street and BNSF Railway tracks. SomeraRoad is working to establish a public-private partnership in conjunction with Kansas City to bring a town center, transit improvements and other traffic needs to the area.

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