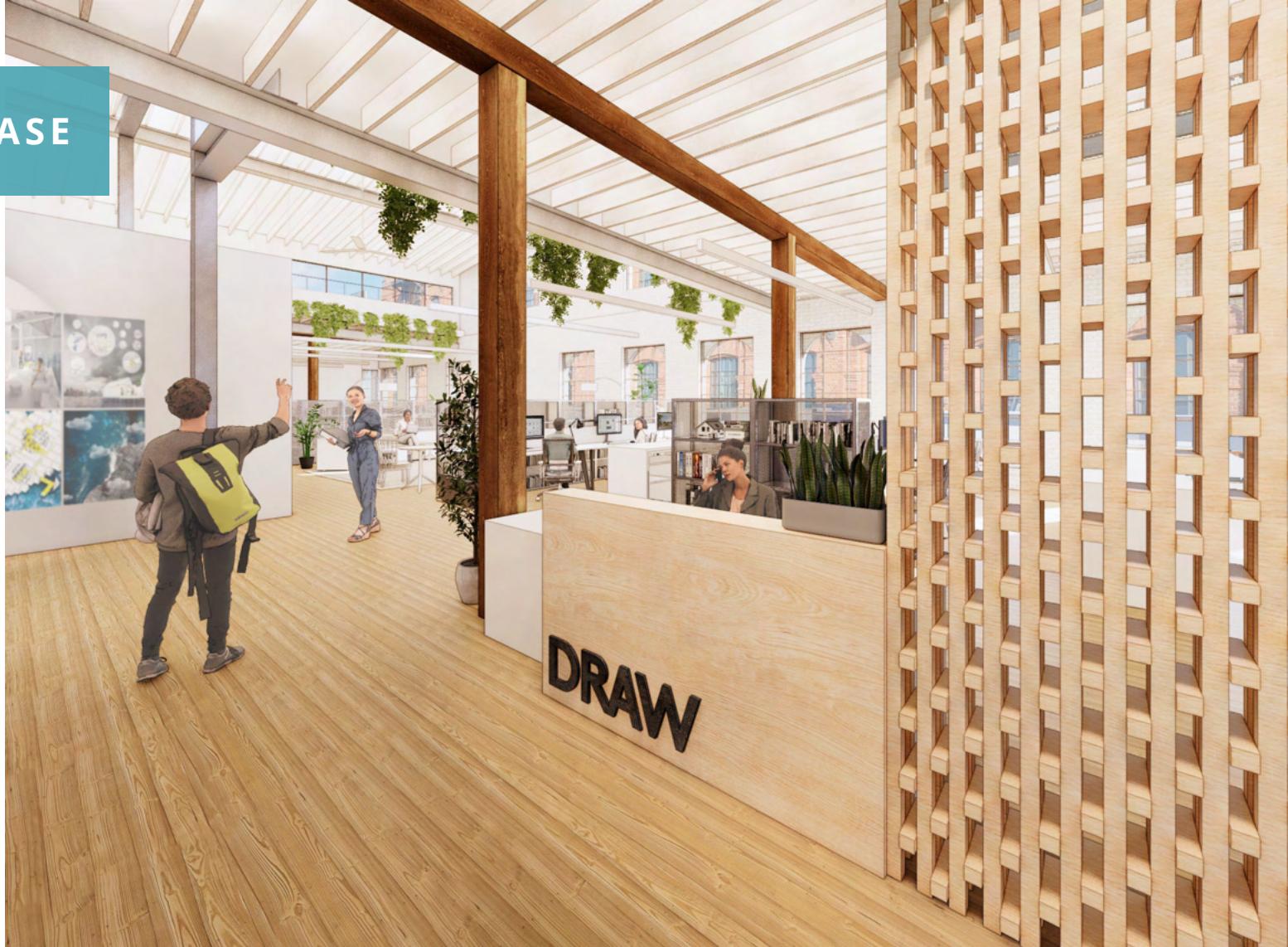


FOR LEASE



# CREATIVE - LOFT WEST BOTTOMS

1400 WEST 13TH STREET, KANSAS CITY, MO 64102

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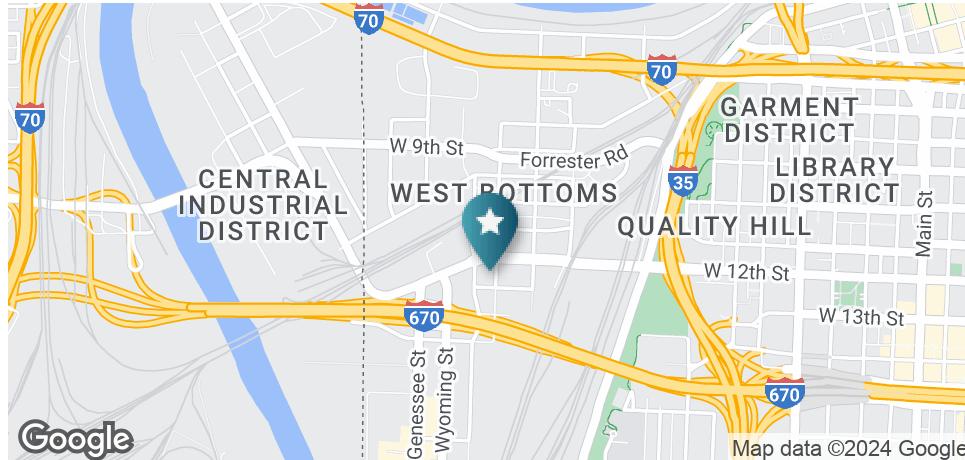
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# WEST BOTTOMS

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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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# 1400 WEST 13TH STREET

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## LEGEND

Available

Unavailable

## LEASE INFORMATION

|              |          |             |                |
|--------------|----------|-------------|----------------|
| Lease Type:  | MG       | Lease Term: | 36 - 60 months |
| Total Space: | 5,369 SF | 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 | -             | -                            |

## FOR LEASE

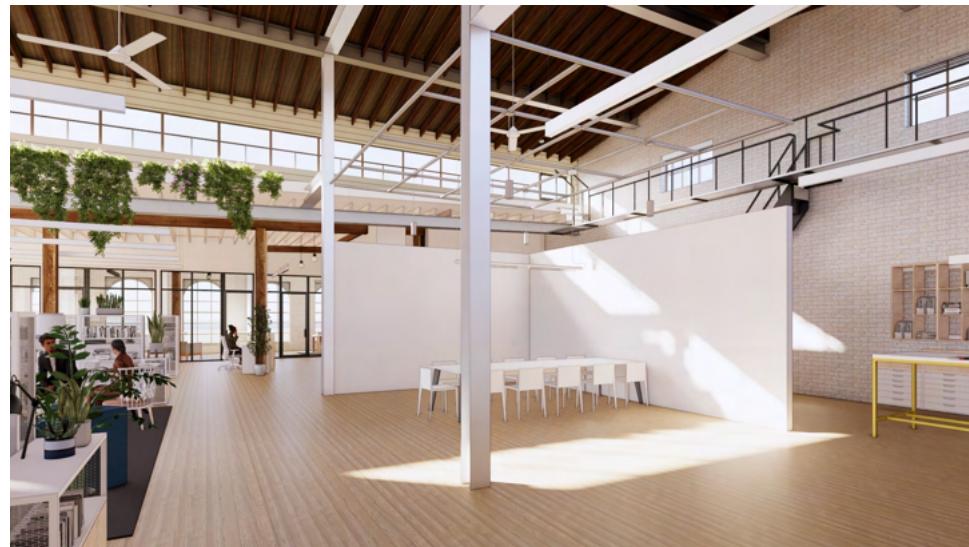
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# MODERN AMENITIES IN HISTORIC SETTING

1400 WEST 13TH STREET, KANSAS CITY, MO 64102



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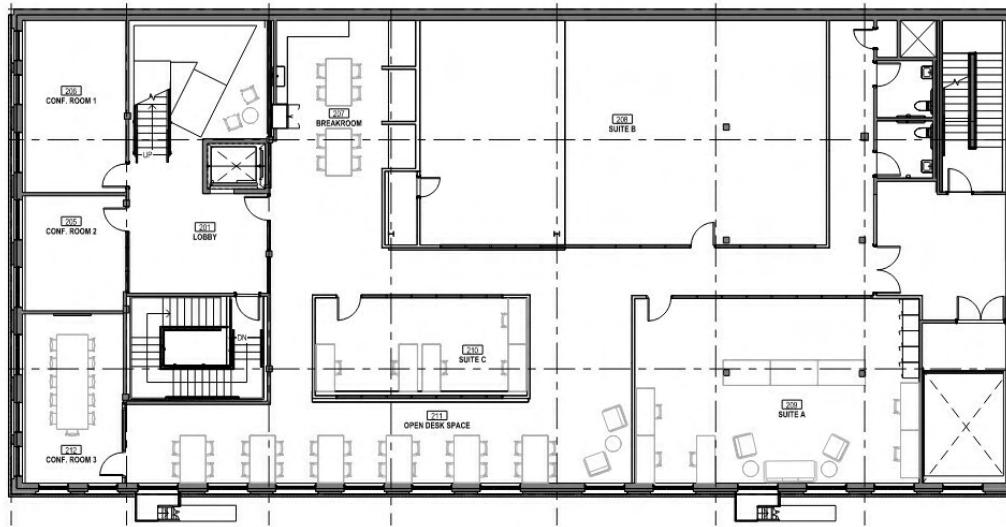
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# 2ND FLOOR RENDERINGS

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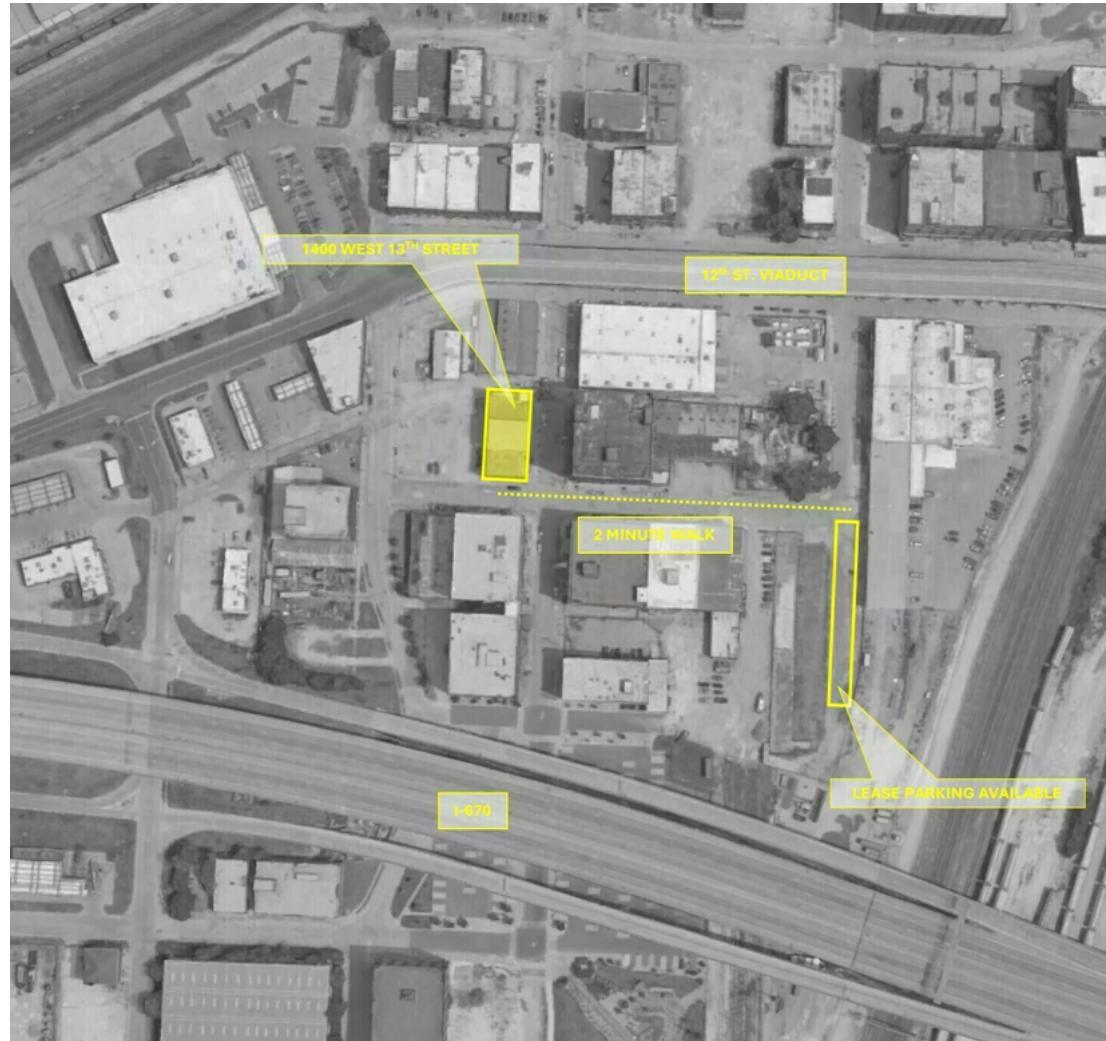
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# PARKING MAP

1400 WEST 13TH STREET, KANSAS CITY, MO 64102



Reserved Parking Available - 2 minute walk or on Street Parking

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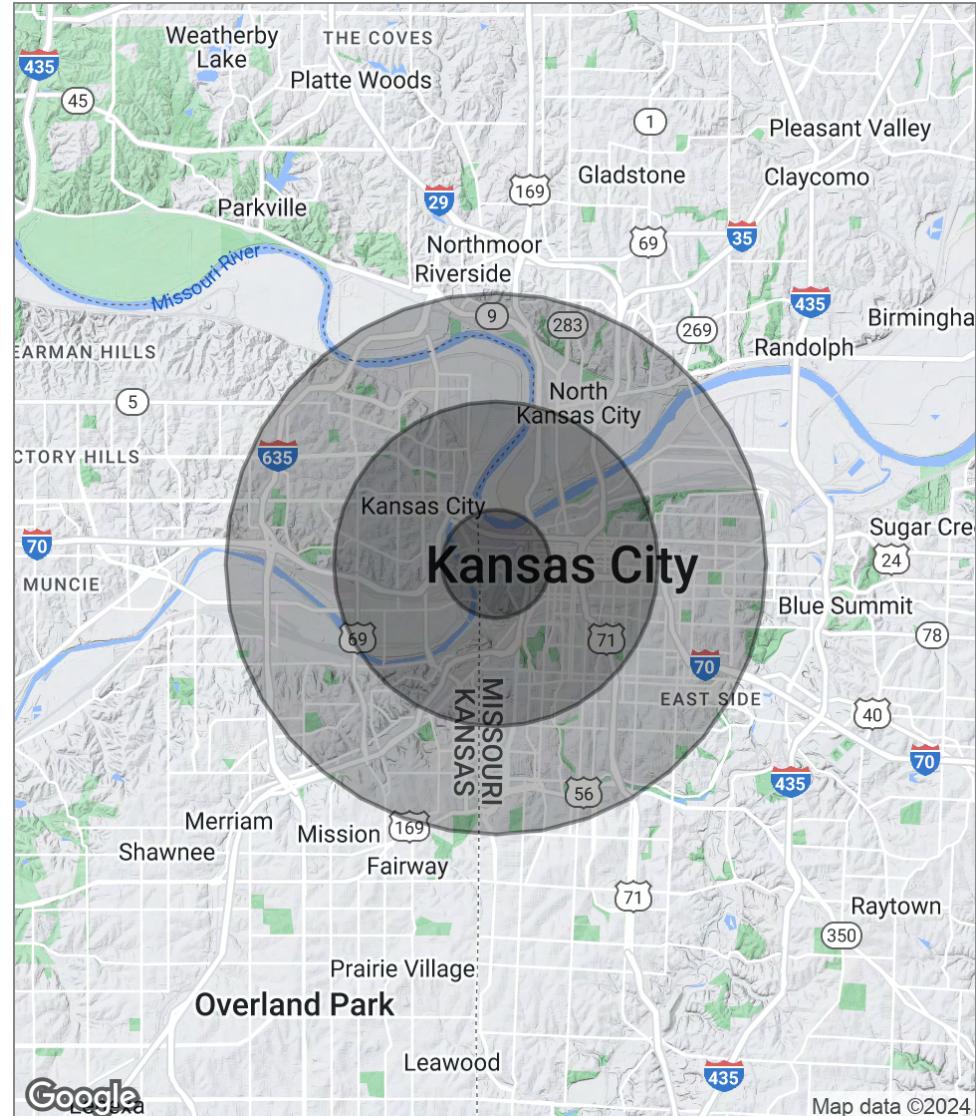
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# WEST BOTTOMS DEMOGRAPHICS

1400 WEST 13TH STREET, KANSAS CITY, MO 64102



## 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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