

SAMPLE Building

NW of W 17th St and Broadway Blvd | Kansas City, MO | Jackson County
Available SF: 600,000 | Lease Rate: Negotiable | Lease Terms: Negotiable
| Sale Price: 1,200,000



Property and Area Description

Sample Building is a duplicate of "Broadway Redevelopment" Copaken Brooks maintains the redevelopment rights to the two blocks immediately west of Broadway and contiguous to the new Kauffman Center for the Performing Arts, from Truman Road to 17th Street. With the Kauffman Center opening in 2011, this well positioned location is primed for numerous redevelopment possibilities. However, as of Q1 2013, no development plans were in place, or is anticipated in the near term.

Population



Source: ESRI®, 2018

Households



Source: ESRI®, 2018

Transportation

Nearest 4-Lane Hwy: 24 (1.20 mi.)

Nearest Interstate: I-35 (0.30 mi.)

Ingress/Egress Notes: Landlord is the owner of Big Boulder Drive which provides access to the Property. Tenant shall pay its proportionate share of the expenses for snow removal, road maintenance and road repair of all access roads to the Property including Big Boulder Drive. The proportionate share of said expenses shall be as determined by Landlord. Tenant shall also pay its proportionate share of a reserve for future road maintenance, repair and road improvements. A proposed Agreement for allocation of costs has been provided to Tenant. Tenant acknowledges receipt and approval of said Agreement. Tenant shall be responsible for the repair, replacement and maintenance of all parking areas on the Property, or off the Property

Nearest Airport: Johnson County Executive Airport (3.6 mi.)

Nearest Commercial Airport: KCI (23.20 mi.)

Rail Served: BNSF Railway, Kansas City Southern Railway

Rail Type: Active

Rail Accessible: Yes

Rail Infrastructure in Place: Yes

Utilities

Electric: KCP&L

Natural Gas: Spire

Water: Kansas City Water Services Department

Sewer: Westside Wastewater Treatment Plant

Telecommunications: Mogan Communications Telecommunications

Building Type:	Office
Available SF:	600,000
Total SF:	600,000
Number of Stories:	2
Ceiling Peak:	15 Ft.
Ceiling Eaves:	4 Ft.
Expandable:	No
Zoning:	Commercial
Site Size:	4.50 Acres
Year Built:	2010
Former Use:	New building
Specialty Features:	Data Center
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Lease Rate:	Negotiable
Lease Terms:	Negotiable
Last Updated:	Jan 26, 2018

Economic Development Contact

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