

322 Southwest Boulevard
KANSAS CITY, MO 64108

Office Building for Sale or Lease



Rare Owner/User Opportunity in Crossroads
with Existing Value-Add Tenant



FOR MORE INFORMATION, PLEASE CONTACT:

Tom Ward
Office Brokerage
816.936.8527
tward@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

322 SOUTHWEST BOULEVARD

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FEATURES

- Income producing existing first floor retail Tenant
- Current Owner will vacate after closing
- Extensive renovations in 2018 have converted the building to multi-tenant with 1st Floor Retail, 2nd Floor Office (Current Ownership) & 3rd Floor Office (Vacant)
- Rooftop solar array w/25-Year LG Electronics Warranty
- Operating Expenses: \$2.50/PSF - solar array nearly powers the entire building currently, no gas
- Tuck-pointed facade, new glass and 24-Surveillance/Security System
- Parking: Street parking only



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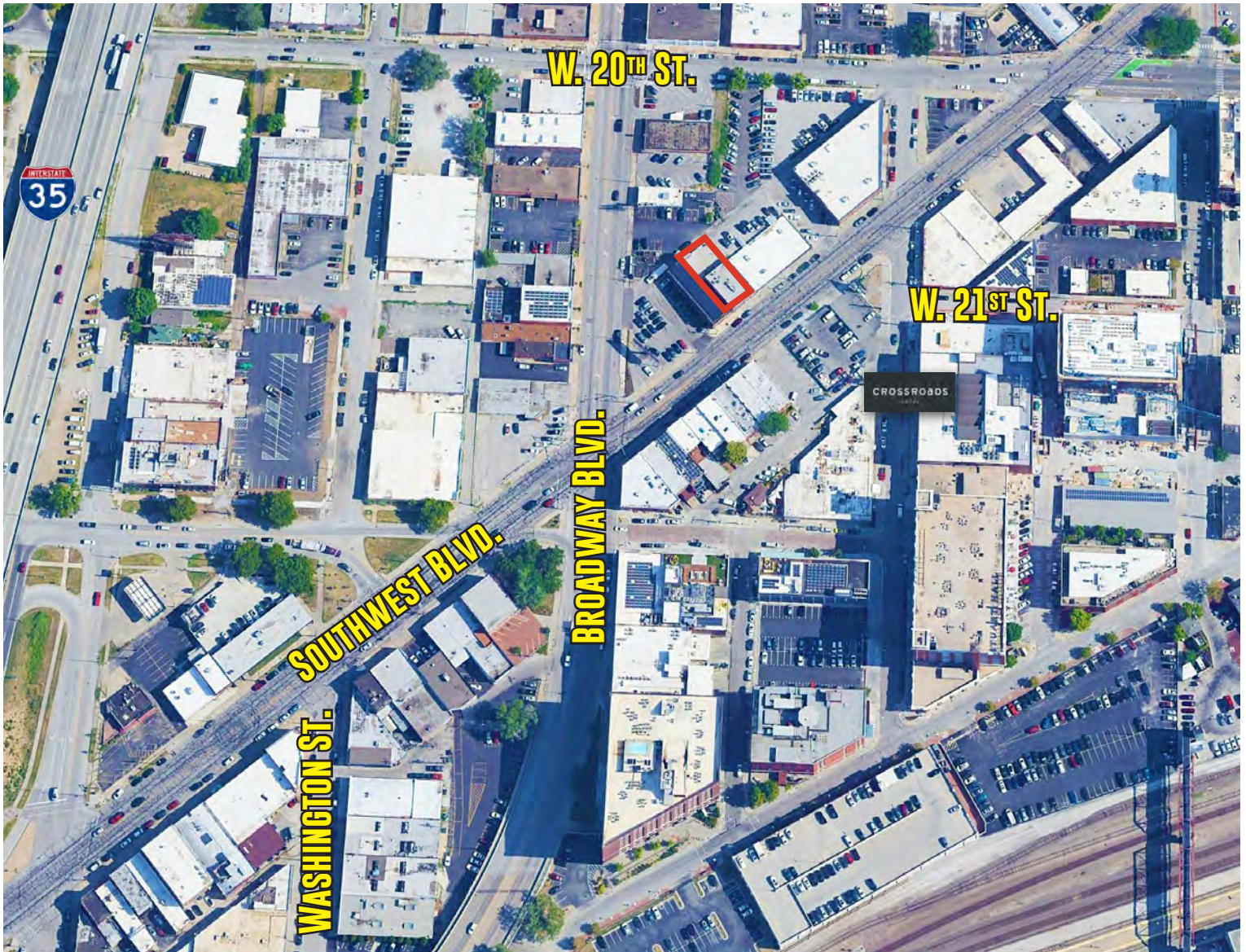
SALE TERMS

PREMISES	322 Southwest Boulevard (Crossroads)
SALE PRICE	\$1,975,000
GBA	8,100 SF
TAXES	\$12,955.70

LEASE TERMS

PREMISES	SUITE 200/300 2,500-5,000 SF (2 ND & 3 RD FLOORS)
LEASE RATE	\$20 RSF
LEASE TYPE	MG (NET OF UTILITIES & JANITORIAL) MIN. 5-YEAR TERM
AVAILABILTY	IMMEDIATE / 3 RD FLOOR COMPLETING RENOVATIONS
PARKING	POTENTIAL FOR RENTAL SPACES IN LOT ADJACENT TO BUILDING





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