



1660 Genessee Street  
Kansas City, MO 64101

For Lease: Retail/Restaurant/Creative Office - 3,170-3,900 SF / Lease Rate: \$18.00 PSF NNN

**NEWLY COMPLETED  
NOW READY  
FOR TENANT  
BUILD-OUT**

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# PROPERTY HIGHLIGHTS

- For Lease: The Yards
- Retail/Restaurant/Creative Office space located in the booming Stockyards District
- Lease Rate: \$18.00 PSF NNN
  - » 10 year tax abatement so tenant would pay very little in taxes
- Brand new first generation space with negotiable build-out allowance
- Suite designed to maximize natural light
- Adjacent to the new Hy-Vee Arena (recently underwent a \$40 million redevelopment)
  - » Hy-Vee Arena is now an 84,000 SF mixed use sports and event facility drawing thousands of attendees each week



# PROPERTY HIGHLIGHTS

Located in the northeast corner of The Yards mixed-use development (232 luxury apartments), this premier suite has direct frontage on Genessee Street's booming restaurant row.

The Yards is authentic to the district's rich heritage by stitching together the iconic, modern Kemper Arena and the historic Livestock Exchange building.

The Yards is focused around the active lifestyle currently found in the Stockyards District, with access to the levy, Kansas River and trails.



# ADDITIONAL PHOTOS



# LEVEL ONE FLOOR PLAN



# SITE PLAN

## RETAIL/ART

- A1 Haw Contemporary
- A2 Plug Projects
- A3 Freight House Fitness
- A4 The Yards Athletic Club
- A5 Dolphin Frames
- A6 PoleWorx

## BUSINESS

- B1 KEM Studio
- B2 Pronesis Design
- B3 DMH Advertising
- B4 Butler Manufacturing
- B5 Freight House Fitness
- B6 Standard Battery
- B7 Sierra Building Products
- B8 WJ Cole Floor Products
- B9 Livestock Exchange Bldg

## FOOD & DRINK

- C1 Stockyards Brewery
- C2 Rockstar Burgers
- C3 Lucky Boys
- C4 Voltaire
- C5 KC Pinoy
- C6 The Campground
- C7 Amigoni Urban Winery
- C8 The Golden Ox/Ox Cafe



# AERIAL



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DISTRICT

THE YARDS

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