

# Retail Suites For Lease

## Valentine Place

3701 – 3711 Southwest Trafficway  
Kansas City, MO 64111

SE Corner of SW Trafficway & 37<sup>th</sup> Street



- Valentine Place is a High Traffic, High Visibility Retail Center
- Great Signage Opportunity
- Negotiable TI for Qualifying Tenants
- 19 Private Parking Stalls in Back of Building and Street Parking Available
- 612 – 4,415 SF Available For Lease

**For more information, questions, or to schedule a tour of the property, please call Josh Haith**



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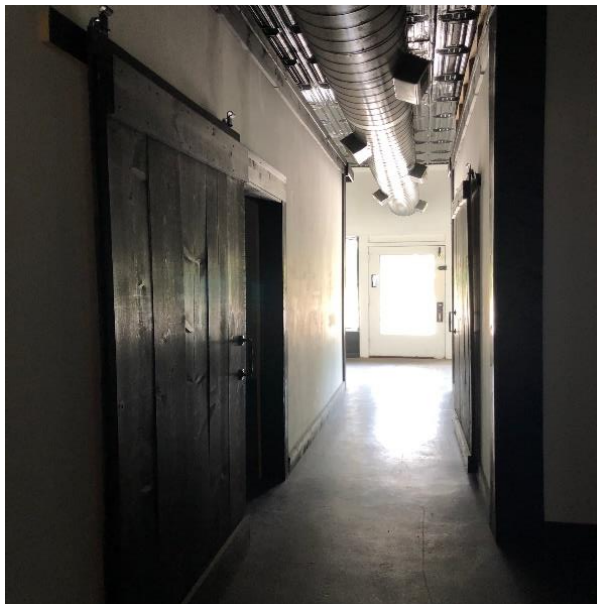
# Available Suites

Rents Starting at \$15.00 / SF and \$4.00 / SF NNN

- **3701 Suite** – 950 SF End Cap with lots of windows, wide open with back hallway, bathroom, and changing room



- **3707 Suite** – 1,460 SF – Built out with reception area, 3 offices, breakroom, and 1 bathroom. Exposed duct work



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- **3709 Suite** – 990 SF – wide open multipurpose suite



- **3711 and 3709A Suites** – 1,965 SF – Previous Restaurant with full kitchen, quaint bar, dining room, and a private dining room within the kitchen. Lots of Kitchen equipment which can be leased with the suite.



	950 sqft	3701
LEASED	612 sqft	3701A
LEASED	909 sqft	3703
LEASED	1,530 sqft	3705
	1,460 sqft	3707
	990 sqft	3709
	990 sqft	3709A
	975 sqft	3711

