



FOR LEASE: 2045 Broadway & 335-337 Southwest Blvd Kansas City, MO 64108

PROPERTY INFO

- Premier corner location in the heart of the Crossroads Art District
- Walkable from the Streetcar, Union Station, Freight House District, Performing Arts Center and many more of Kansas City's most popular destinations

MARCH 2020 DELIVERY

- Construction beginning 1st quarter 2020
- New energy efficient windows and doors
- Updated HVAC system and electrical panels
- Upgraded restrooms



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- Beautiful antique bank space, terrazzo floor & marble wall coverings
- Large picture windows, 12ft ceilings
- Exposure to Broadway Blvd & Southwest Trafficway, a major intersection connecting the Crossroads to Crown Center, West Side Neighborhood
- Very close access to I-35 south ramp & Southwest Blvd

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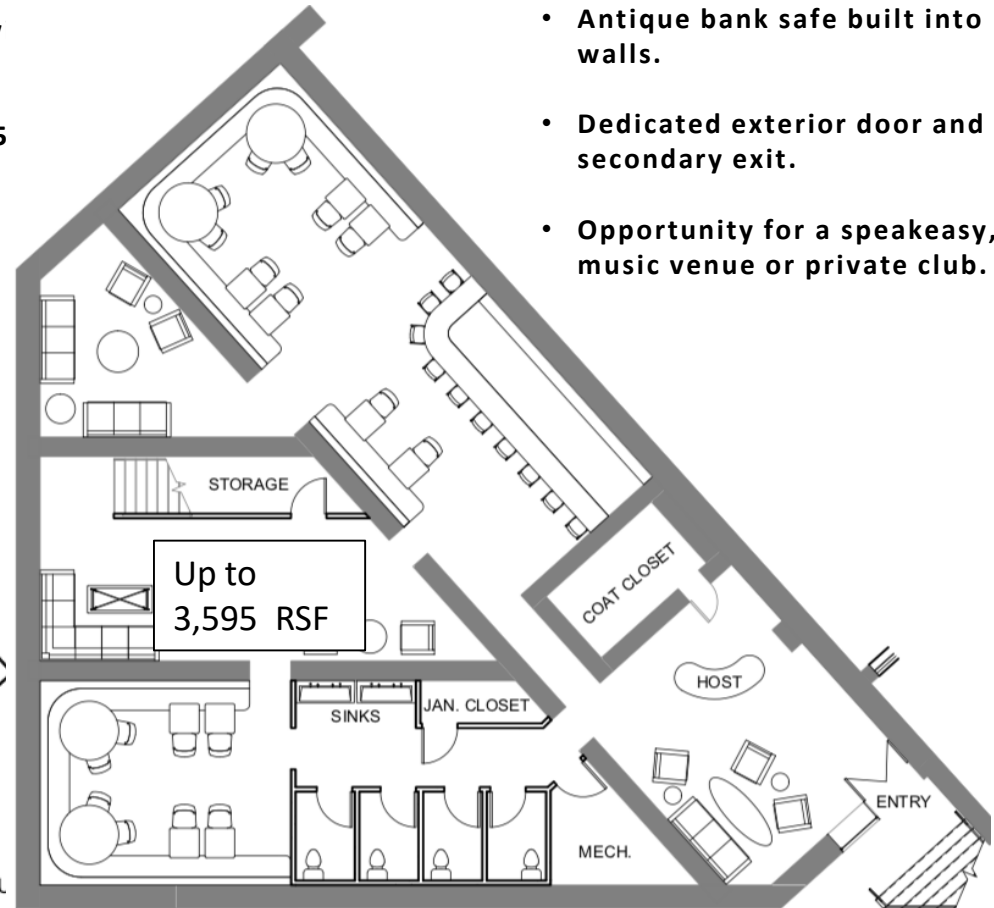
Second Floor

- **3,853 RSF office space** in 2045 Broadway
- Large picture windows w tall ceilings
- Residential unit over 335 Southwest Blvd



Lower Level

- Unique space with unusually shaped stone walled rooms.
- Antique bank safe built into walls.
- Dedicated exterior door and secondary exit.
- Opportunity for a speakeasy, music venue or private club.



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- The Crossroads Art District is an eclectic enclave of boutique shops, one-of-a-kind restaurants, creative businesses, studio and art galleries. It is Kansas City's hub for creativity and entrepreneurship. The district is a neighborhood within the greater Kansas City downtown, located between the Central Business District and Crown Center. Strong collaborative partnerships between city leaders, artists, entrepreneurs and residents is what keeps the Crossroads thriving.
- On the First Friday of every month, thousands of residents and visitors pour into the neighborhood. It has become one of Kansas City's most popular and liveliest events. Art organizations, galleries, studios and a wide variety of local businesses feature regional and national artists as well as live entertainment and music. Retailers and businesses are given exposure to the 10,000 people that attend this event and it's growing!



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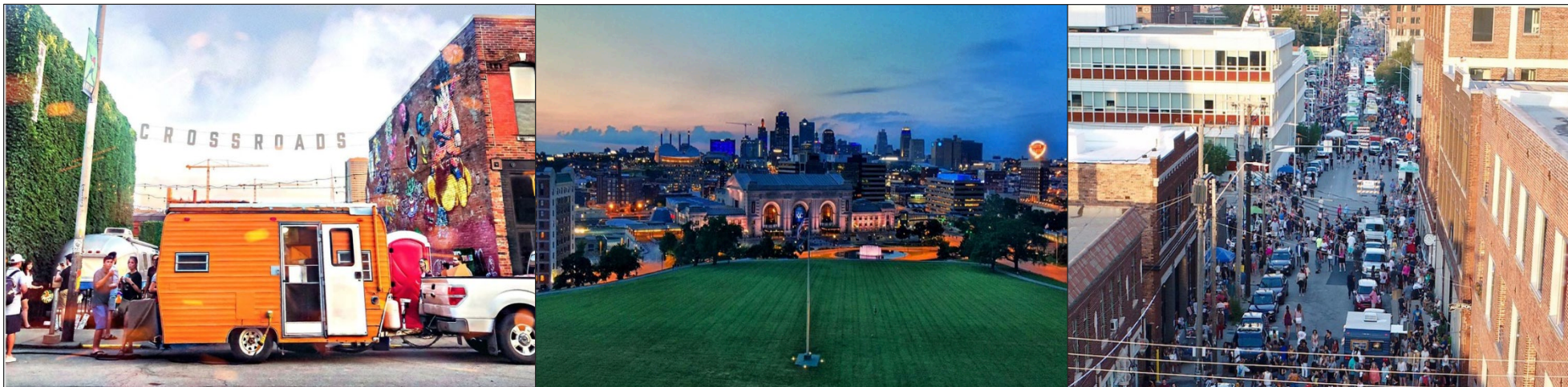
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- Downtown Kansas City is the region's largest business district. Kansas City's oldest neighborhood is undergoing a vibrant revival. It is home to a fast-growing community of creative, cutting edge companies. It's a vivacious urban center developing new trails in technology and entrepreneurship.
 - Downtown Employees: 123,191
 - Downtown Businesses: 3,903
 - Commercial Office Space: 19,974,432 SF
 - Coworking Space: 132,710 SF
- Downtown Kansas City is experiencing its highest population and growth rate since 1970. Downtown investment and construction continue to flourish in order to accommodate new businesses, expand existing ones, and establish new housing developments.
 - Downtown Development Completed or Under Construction: \$8,226,881,515
 - Downtown Development Planned: \$1,275,000,000
 - Downtown Residential Population: 28,148

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