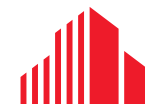


331 SOUTHWEST BLVD KANSAS CITY, MO



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com



331 SOUTHWEST BLVD

KANSAS CITY, MO

SALE PRICE: \$900,000

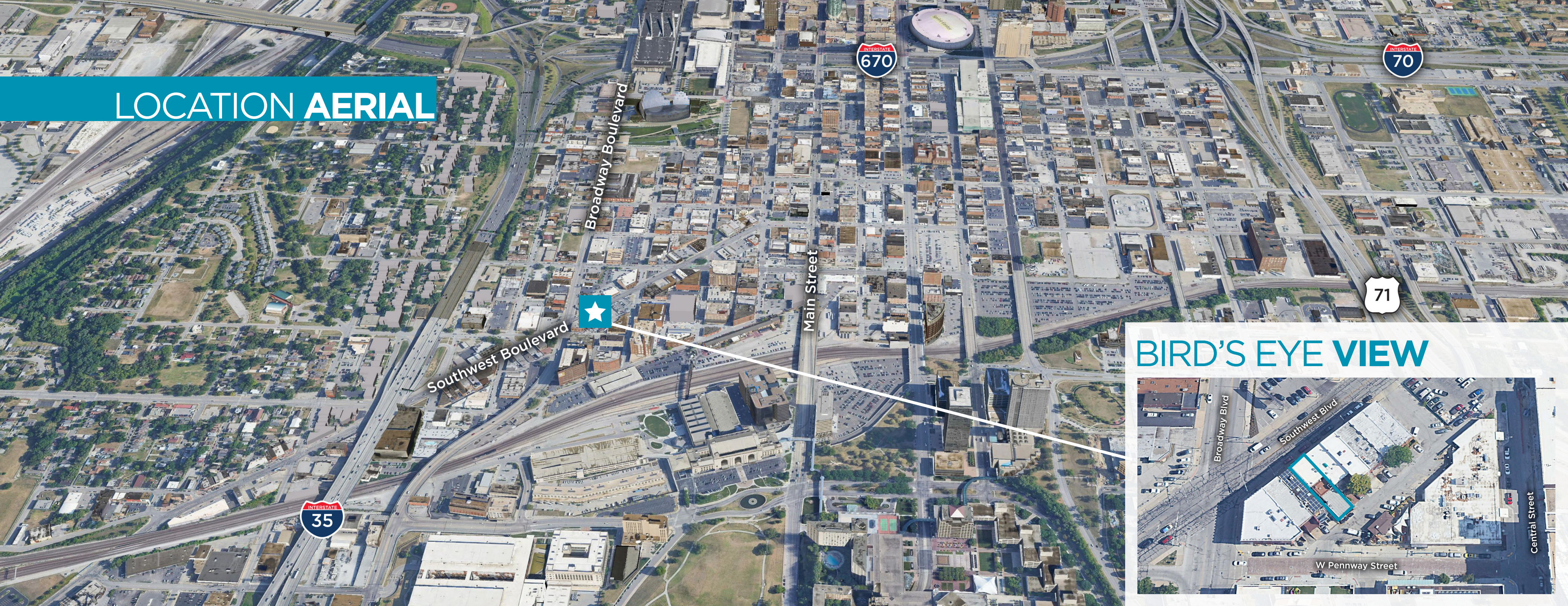
EXECUTIVE SUMMARY

Cushman & Wakefield (C&W) is pleased to present the opportunity to acquire the fee simple interest in 331 Southwest Blvd, a 4,850-square-foot 2-story office building located in the heart of the Crossroads Arts District.

331 Southwest Blvd offers a unique opportunity for an owner-user or investor to acquire premier office space in the highly sought out Crossroads submarket. The property features high end modern office finishes throughout the lower level and main floor of the building. The 2nd floor comes with a 1,330 sf fully furnished apartment with its own private rooftop terrace.

FOR MORE INFORMATION:
TRAVIS HELGESON DIRECTOR
Direct +1 816 412 0215
travis.helgeson@cushwake.com

LOCATION AERIAL

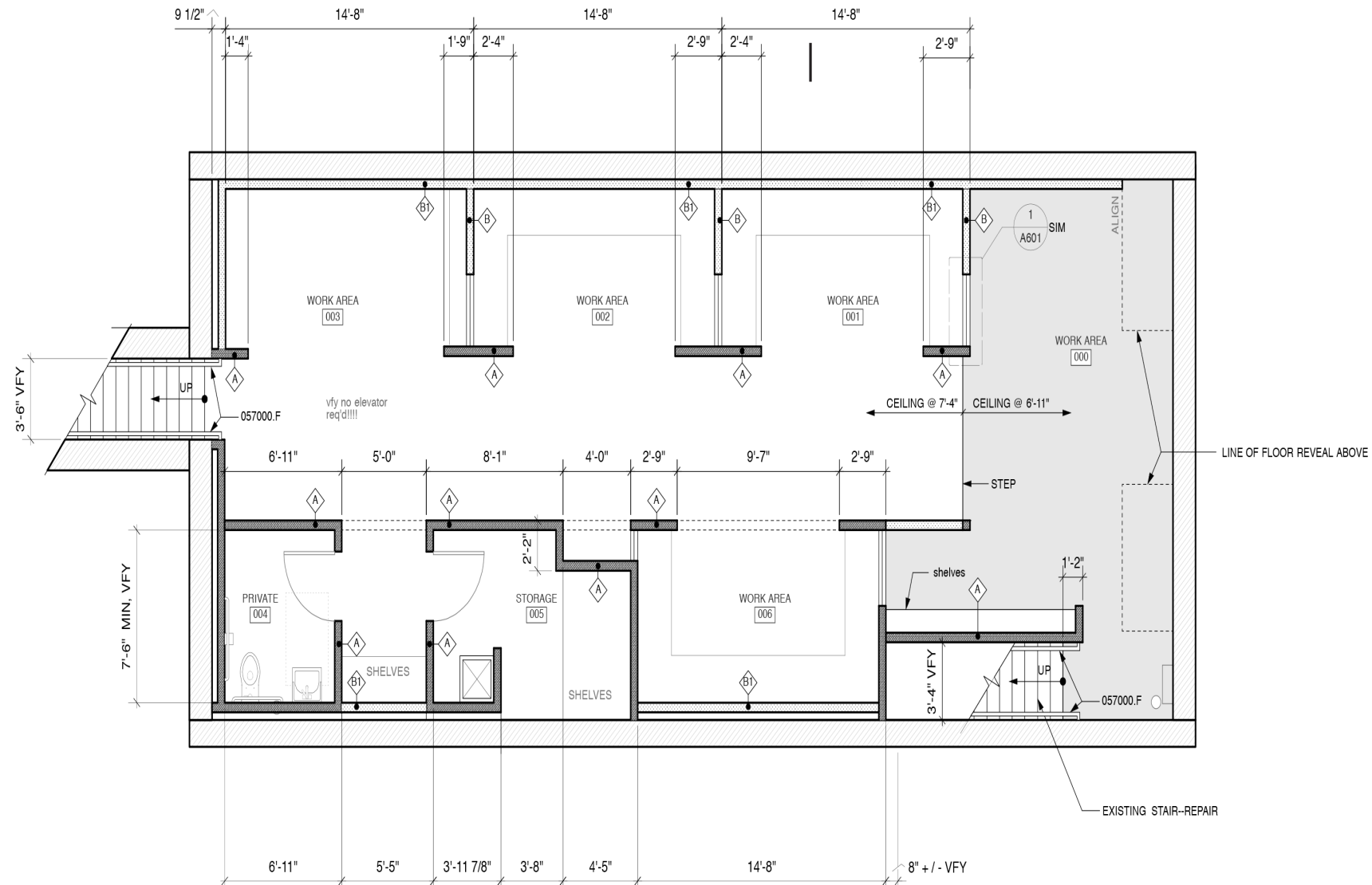


BIRD'S EYE VIEW

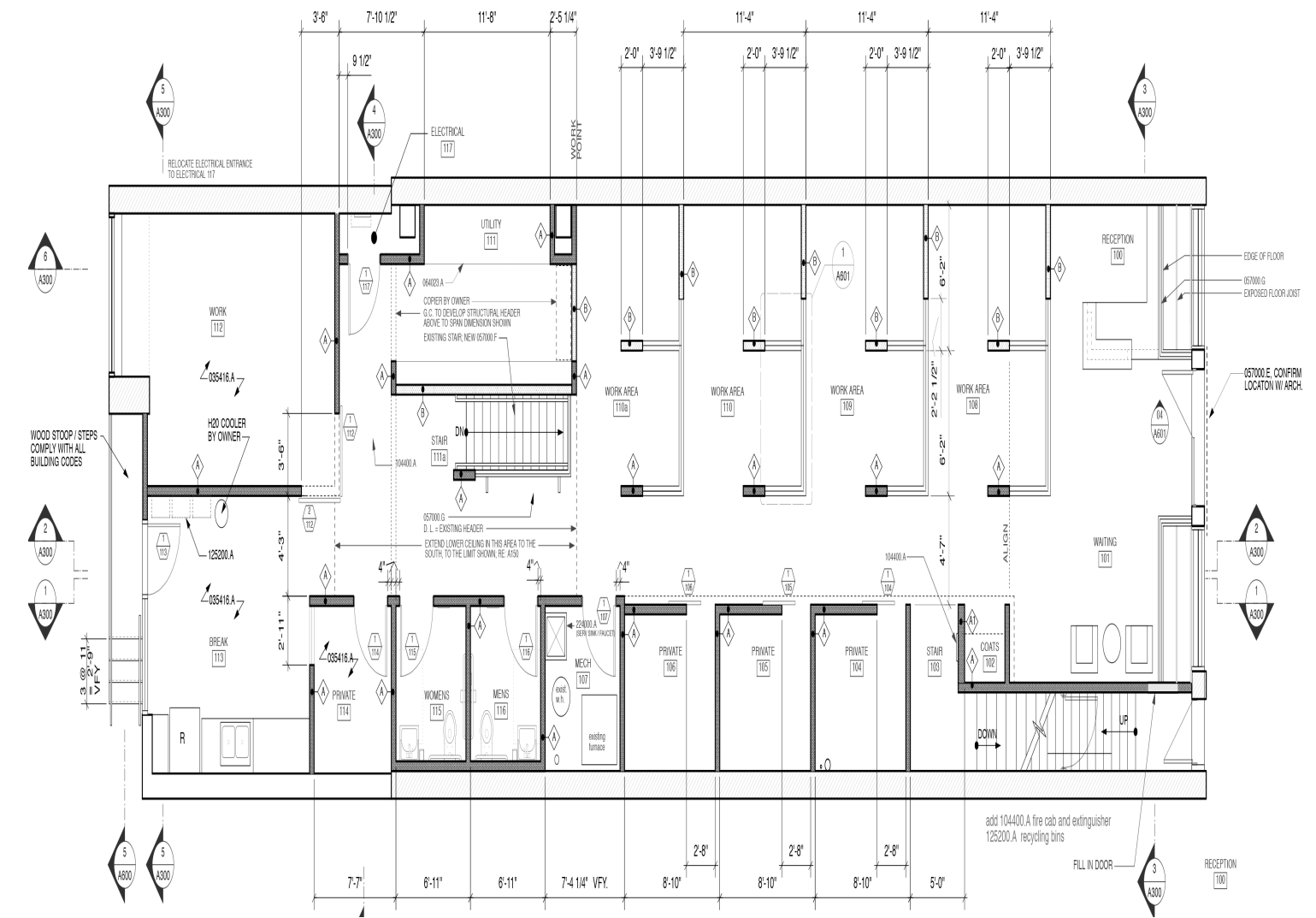


FLOOR PLANS

LOWER LEVEL: 1,275 SF AVAILABLE



MAIN FLOOR: 2,245 SF AVAILABLE



PROPERTY DESCRIPTION

331 SOUTHWEST BOULEVARD

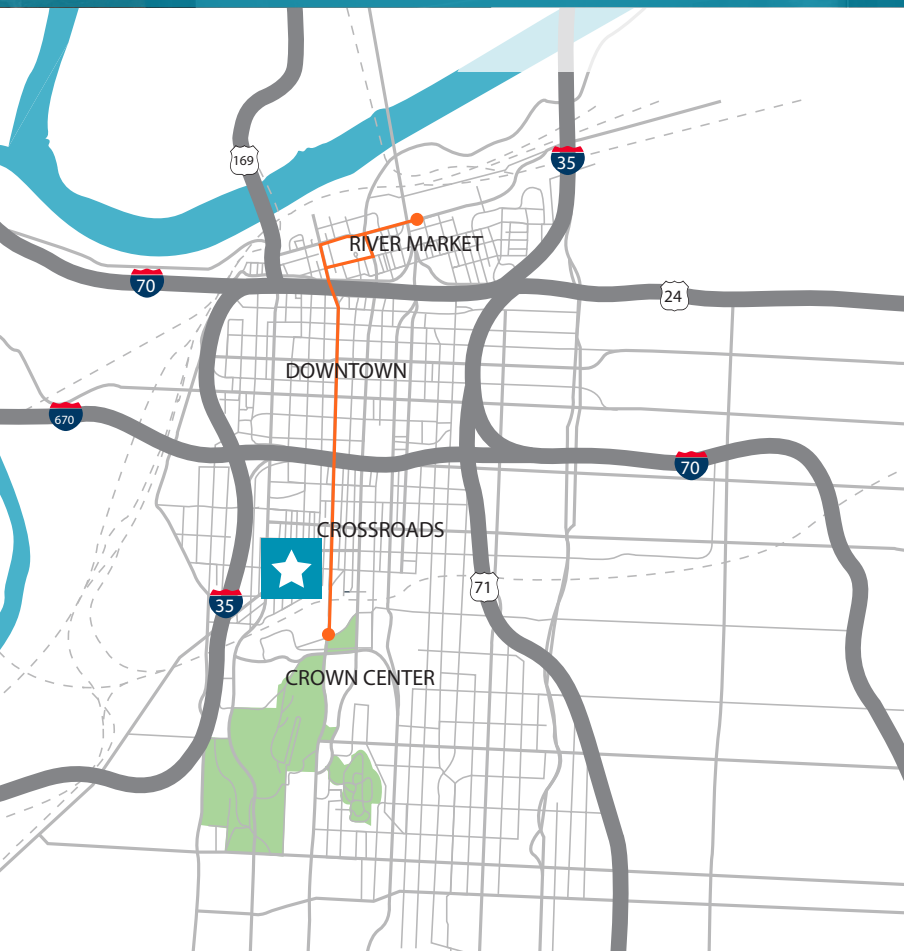
Address	331 Southwest Boulevard, Kansas City, MO
Building Area /Site	4,850 Total Rentable Square Feet / .057 Acres
Building Description	Two-story office building with 2nd floor Apartment (fully furnished)
Location Access	South side of Southwest Blvd between Broadway and Central in the prominent Crossroads submarket; features easy access to I-35 interstate; abundance of walkable amenities
Occupancy/Income	LL & Main Floor under lease through September 2021 / \$7,310 per month NNN
Zoning	M1-5
HVAC/Mechanical	Updated in 2019
Roof	Installed in 2010
Interior	Class A modern finishes with high ceilings, exposed brick, mix of private offices and open area
Purchase Price	\$900,000





331 SOUTHWEST BOULEVARD

KANSAS CITY, MO



FOR MORE INFORMATION, CONTACT:

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ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield is a leading global real estate services firm with 45,000 employees in more than 70 countries helping occupiers and investors optimize the value of their real estate. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$6 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.