

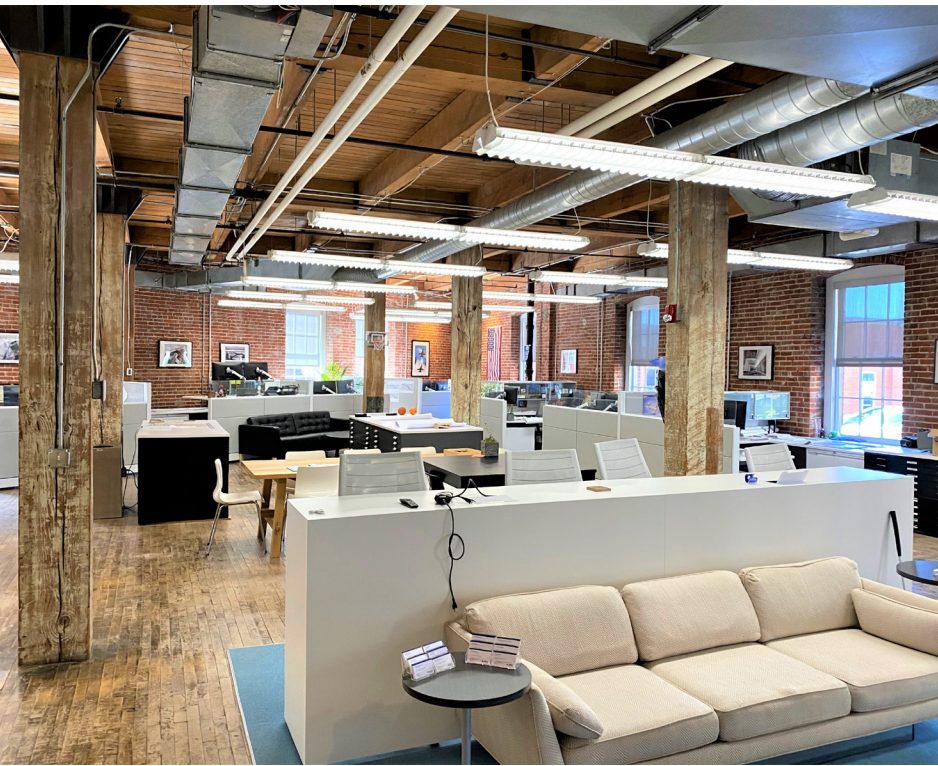


**CUSHMAN &  
WAKEFIELD**

2020

2020

**2020  
BALTIMORE AVE**



# 2020 BALTIMORE AVE

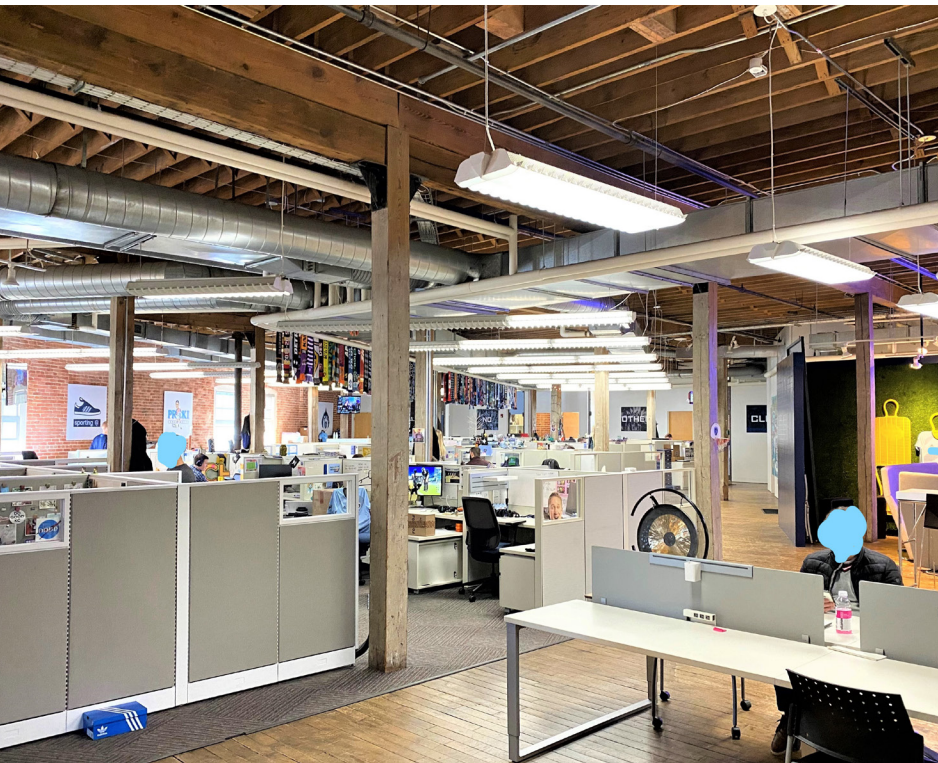
**FOR LEASE:**

**2,550 - 12,809 SF OFFICE SPACE**

**1,562 SF RETAIL SPACE**

## PROPERTY HIGHLIGHTS

- Availability
  - » ±3,620-12,809 SF open loft style, collaborative office space on full second floor
    - Charming spaces with great natural light, exposed brick, and original polished hardwood floors
    - Lease Rate: \$23.50 PSF Full Service
  - » ±1,562 SF retail space available on first floor
    - Ideal for boutique retail, coffee shop, designer, art gallery or bistro
    - Lease Rate: \$15.00 PSF NNN
  - » ±2,550 SF office space located on lower level
    - Perfect space for growing companies or startups
    - Lease Rate: \$12.00 PSF Full Service
- Beautiful renovated historic building
  - » Rooftop space for use by building tenants with extraordinary 360-degree views of Downtown and Crossroads skylines
  - » Lobby available for private events
  - » Two elevators
  - » On-site ownership
  - » Convenient parking
    - On-site executive underground parking available



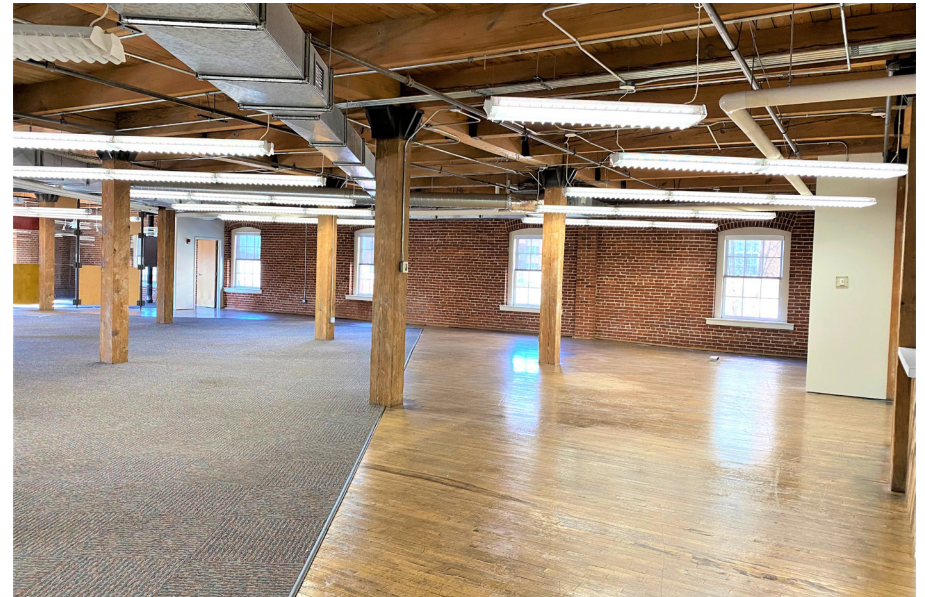


## PROPERTY HIGHLIGHTS

- Incredible location
  - » Nestled right in the heart of the Crossroads action, including some of the finest restaurants, bars, speakeasys, and art galleries in the city
  - » Less than 4 minute walk to the 19th & Main KC Streetcar stop
  - » Located right across the street from the historic Freight House
    - Includes Fiorella's Jack Stack Barbecue, Lidia's, and Grunauer

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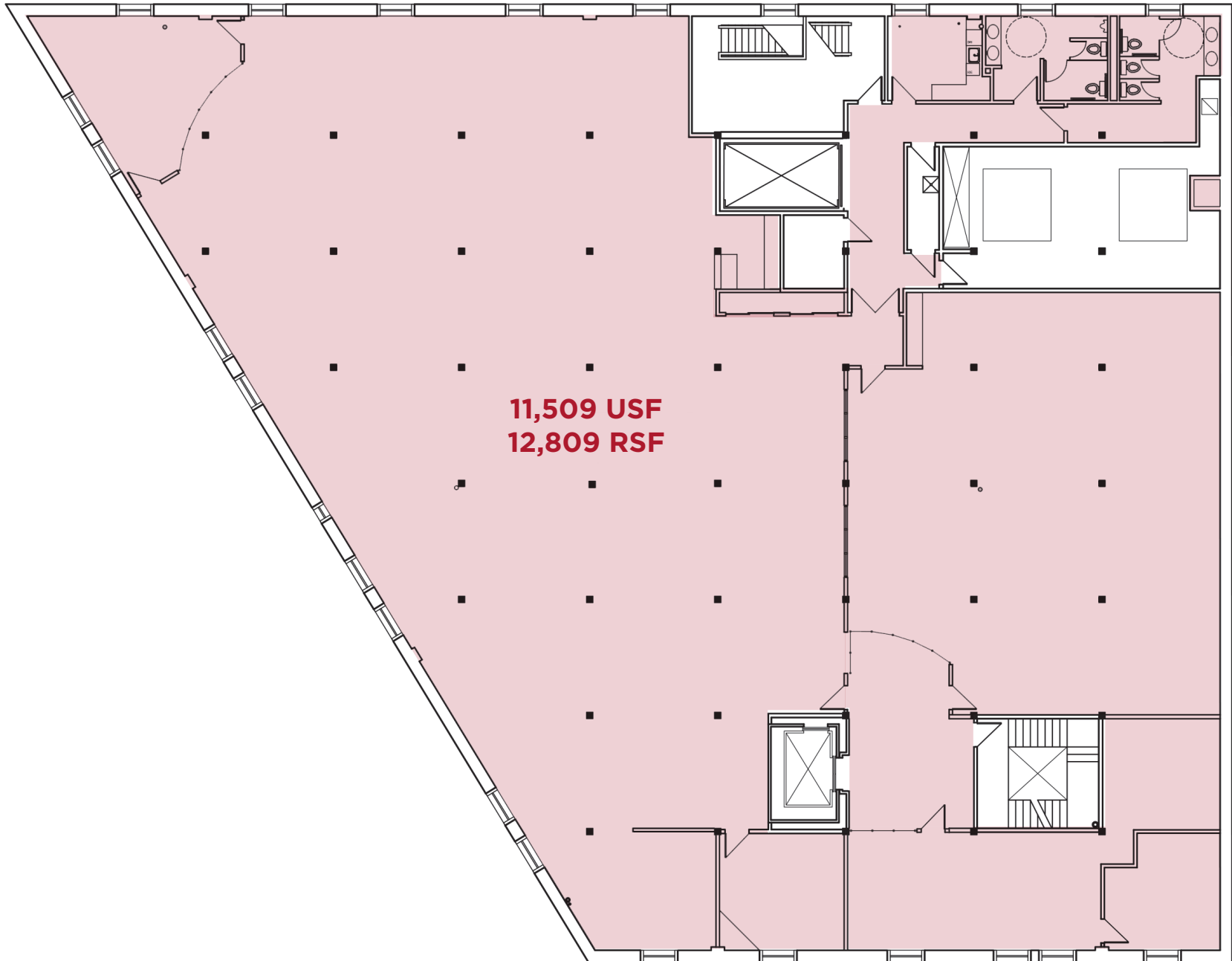
# SECOND FLOOR FULL FLOOR OFFICE SUITE



12,809 SF OPEN  
LOFT STYLE,  
COLLABORATIVE  
OFFICE SPACE

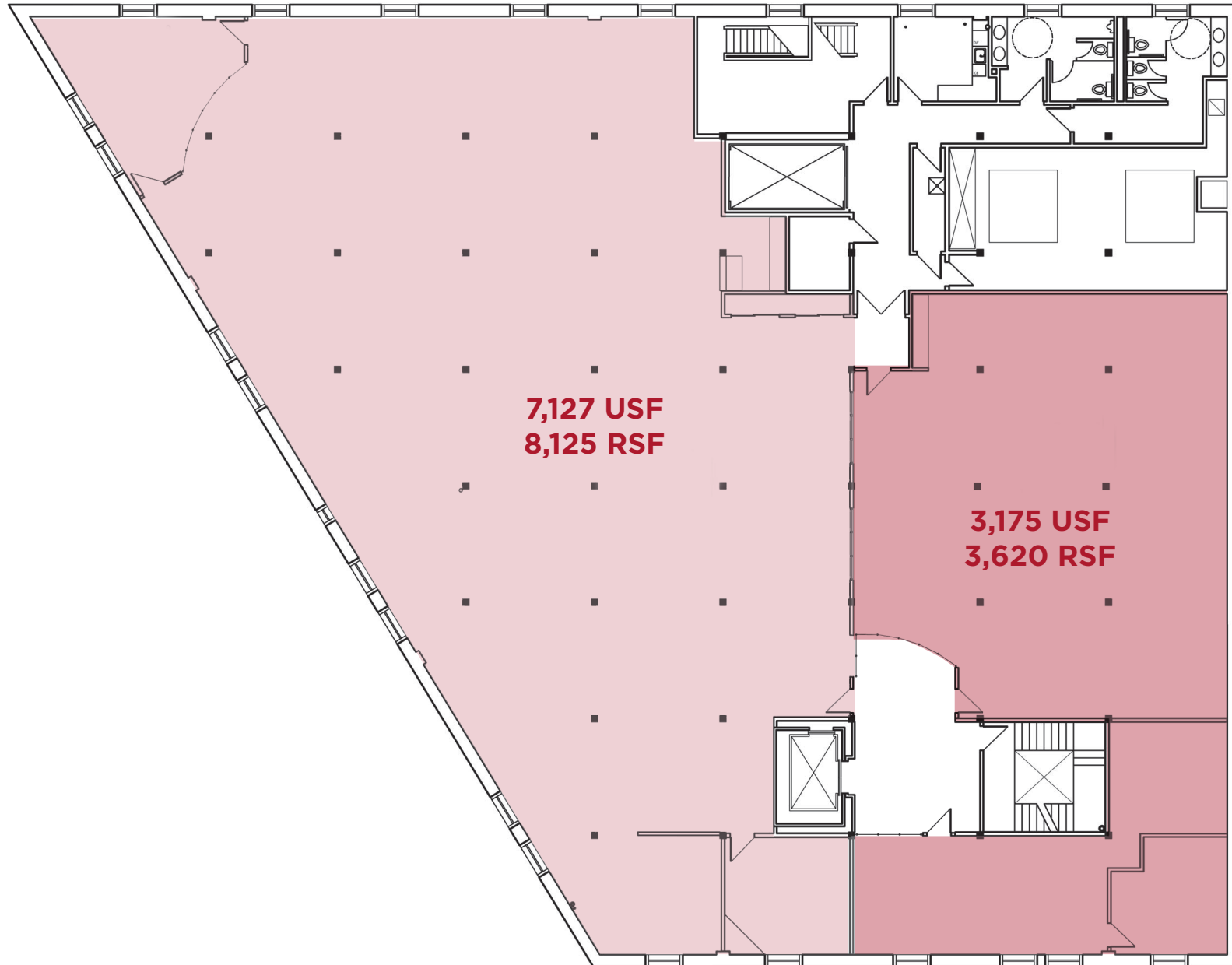
# FLOOR TWO - OPTION A

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# FLOOR TWO - OPTION B (DEMISED)

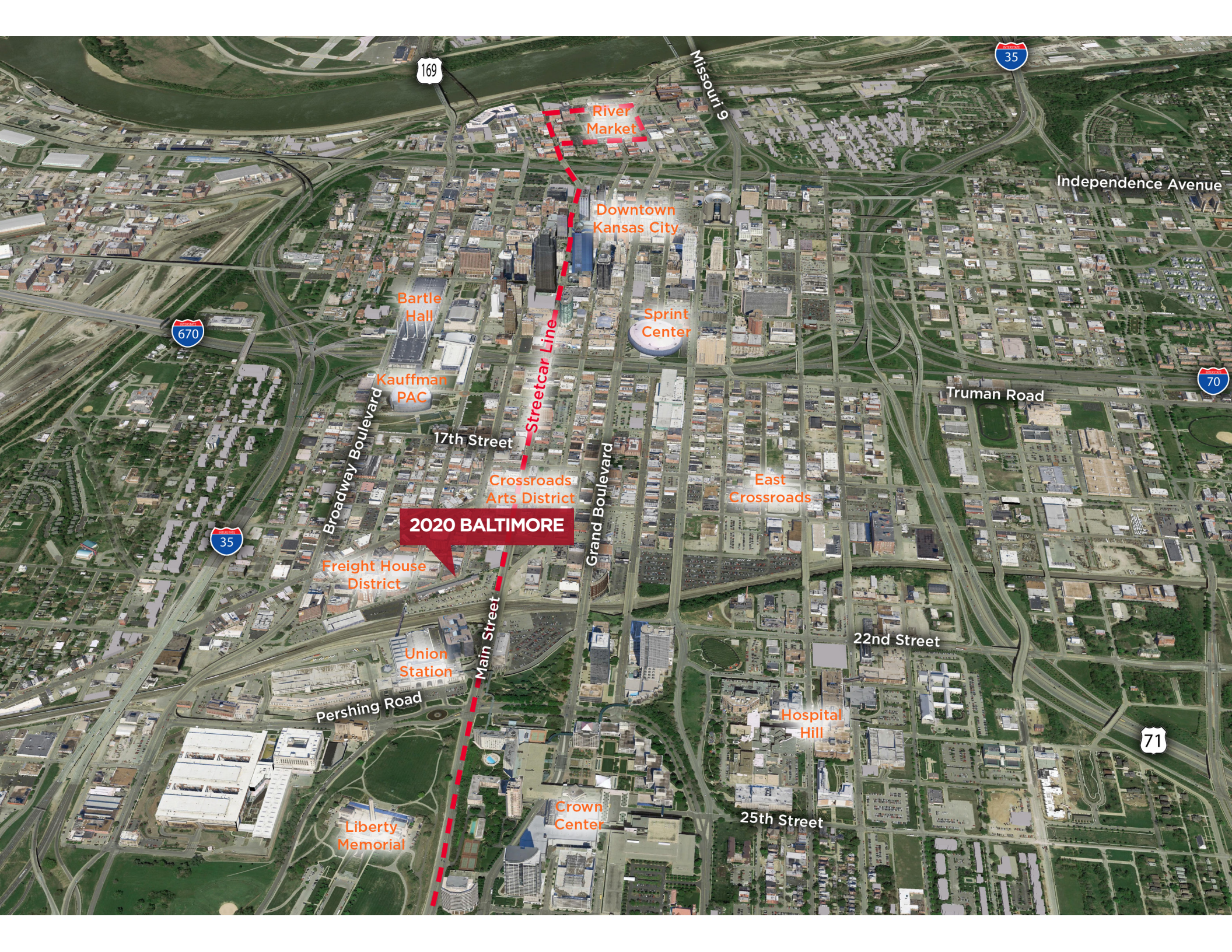
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# FIRST FLOOR RETAIL SPACE

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2020 BALTIMORE

River Market

Downtown Kansas City

Sprint Center

Bartle Hall

Kauffman PAC

17th Street

Crossroads Arts District

East Crossroads

Freight House District

Union Station

Pershing Road

Liberty Memorial

Crown Center

Hospital Hill

25th Street

169

670

35

35

70

71

Missouri 9

Independence Avenue

Truman Road

22nd Street

Grand Boulevard

Broadway Boulevard

Main Street

Streetcar Line





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WAKEFIELD**

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**ABOUT CUSHMAN & WAKEFIELD**

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.