

Office Building For Sale or Lease Located on Expanded Streetcar Line 2940 Main Street

Kansas City, MO 64108

Virtual Tour: [2940 Main Street](#)



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W A T E R F O R D

PROPERTY COMPANY, LLC

2940 Main Street

Available Space

Available Space

<u>Building</u>	<u>Size</u>
2 stories	14,188 SF



Virtual Tour: [2940 Main Street](#)



Chuck Connealy, SIOR, CCIM

Direct: (913) 789-9020

Cell: (913) 515-6616

chuck.connealy@waterfordproperty.net

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

2940 Main Street

Features



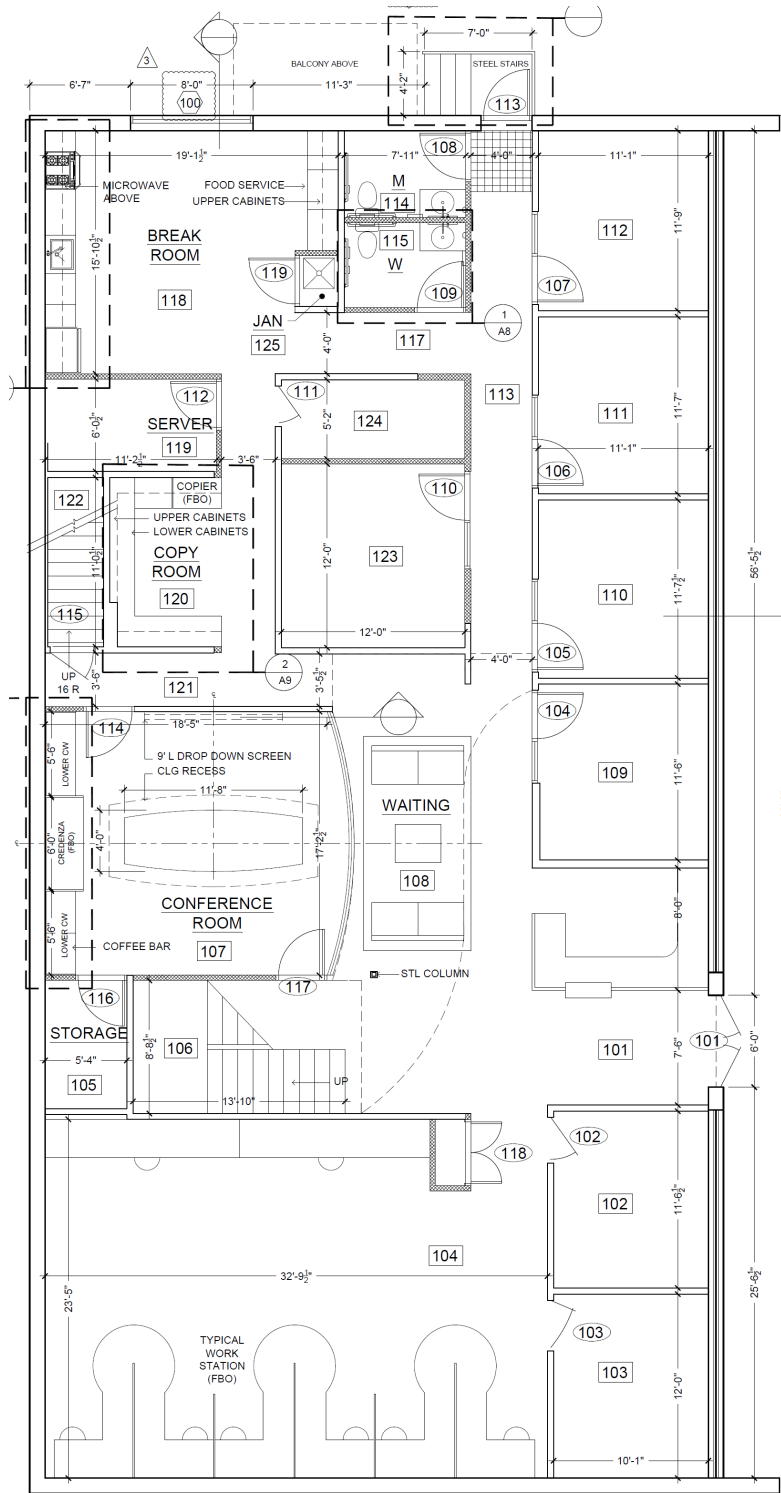
- Approximately 14,188 rentable square feet.
- Sale price: \$2,550,000.
- Lease rate: \$21.50 net of utilities and janitorial.
- Located on the proposed expanded Street Car Line.
- Solar panels on the roof.
- New roofs installed in 2013 and 2018.
- 8,136 square feet of fully renovated office space with high ceilings.
- Excellent signage on Main Street.
- Deck on north side of building with view of Downtown.
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1st Floor

4,068 square feet



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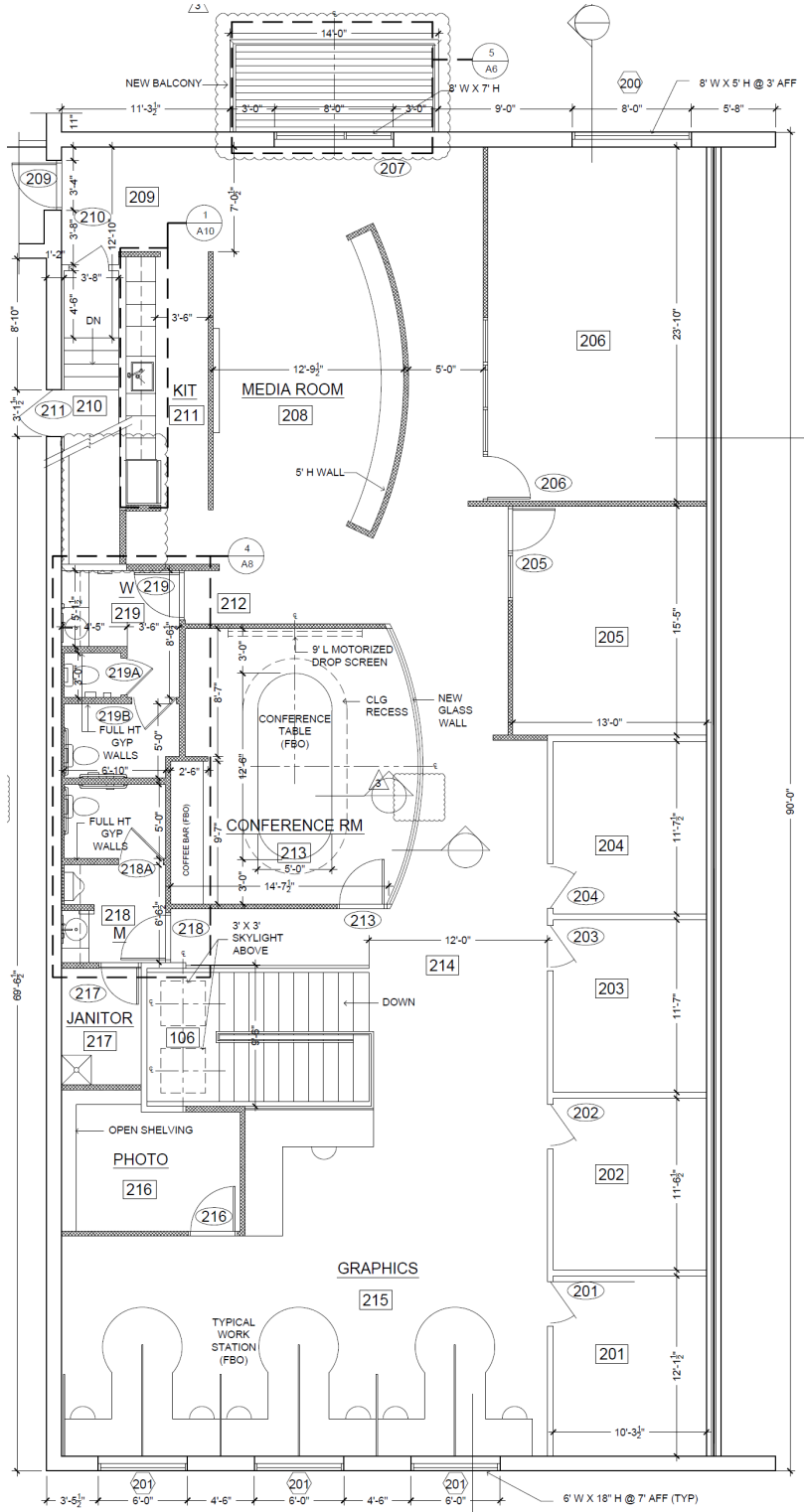
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2940 Main Street

Space Plans

2nd Floor

4,068 square feet



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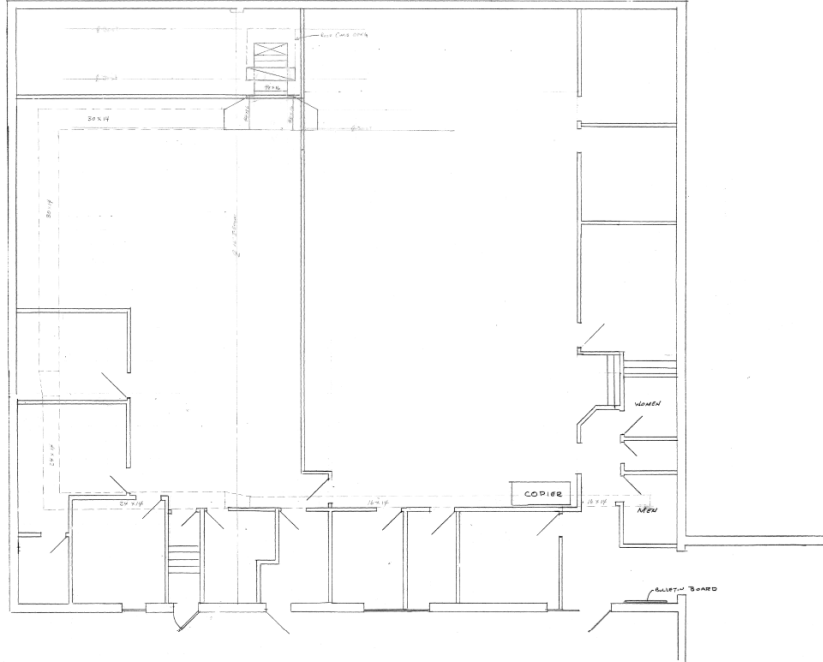
2940 Main Street

Space Plans

2nd Floor

North Building

6,052 square feet



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