

FOR LEASE

3142 Troost

Ruby Jean's  
Juicery

The Wonder  
Shops + Flats

Operation  
Breakthrough

# 3142 TROOST AVE

KANSAS CITY, MO 64109

**MONICA ENLOE**

COMMERCIAL & INVESTMENT SALES

913.961.5314

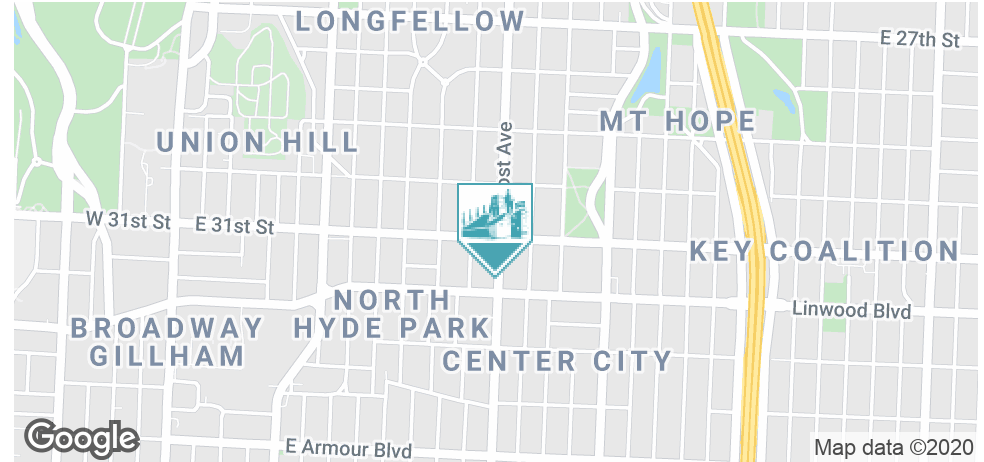
monica@clemonsrealestate.com





# PROPERTY INFO

3142 TROOST AVE, KANSAS CITY, MO 64109



## PROPERTY DETAILS

**Building Size:** 3,250 SF

**Lease Rate:** \$10-\$12/SF NNN  
(dependent on build-out needed)

## LOCATION OVERVIEW

Determined to build on the success of other urban renewal projects in the area, Clemons Real Estate is pleased to participate in the development of Legacy Crossing - an urban gem amidst some of Kansas City's most historically significant architecture. The Troost Corridor was once home to an affluent, dynamic community of residents and business owners. Over time, however, it has become an unfortunate symbol of division and neglect of Kansas City's urban core. 3142 is a unique, historic building that will attract entrepreneurs who want to play an active role in revitalizing the city.

## PROPERTY HIGHLIGHTS

- Located in the heart of the Legacy Crossing Redevelopment
- Building offers 800SF basement as bonus space
- Building will be completely renovated, with new mechanical, electrical and plumbing.
- Historic facade to be restored and preserved
- 15 foot ceilings

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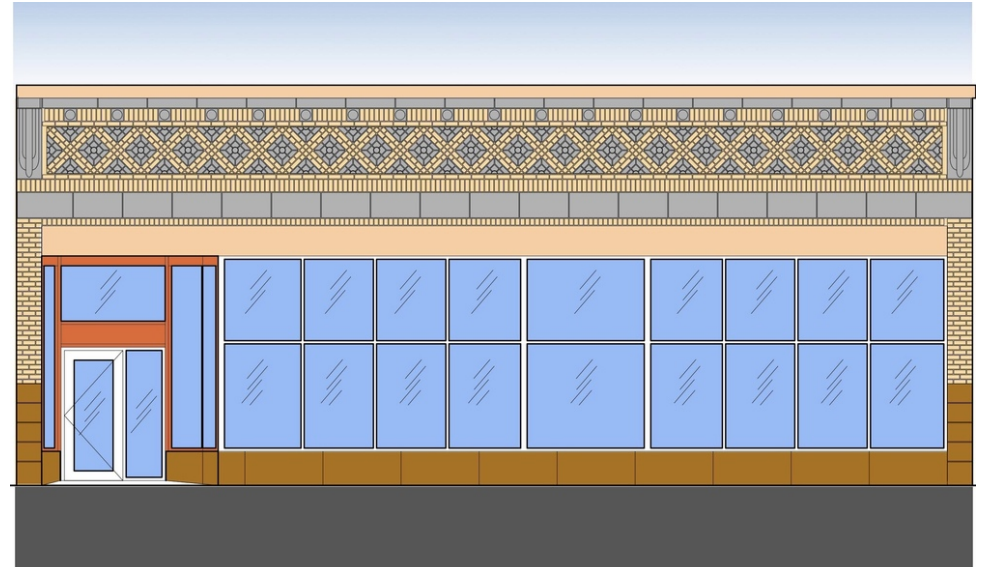
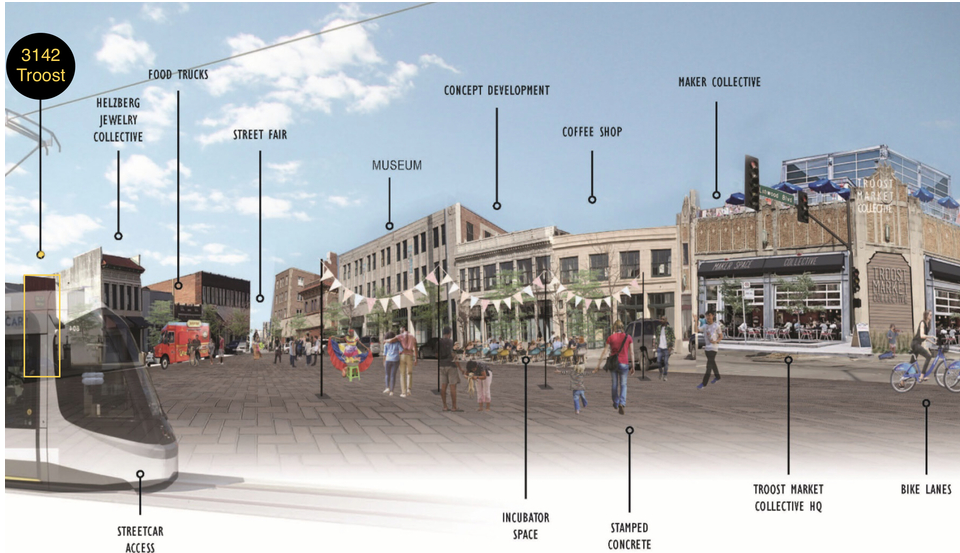
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# LEGACY CROSSING

KANSAS CITY, MO 64109



CLEMONS REAL ESTATE, LLC 2999 TROOST AVE SUITE 3 816.774.4250 CLEMONSLIFE.COM



## LEGACY CROSSING

- Concept for a revitalized Troost Corridor at Legacy Crossing (top left)
- Historic photo Troost in its original prime (bottom left)
- Proposed improved facade for 3142 Troost, pending approval for historical preservation (top right)

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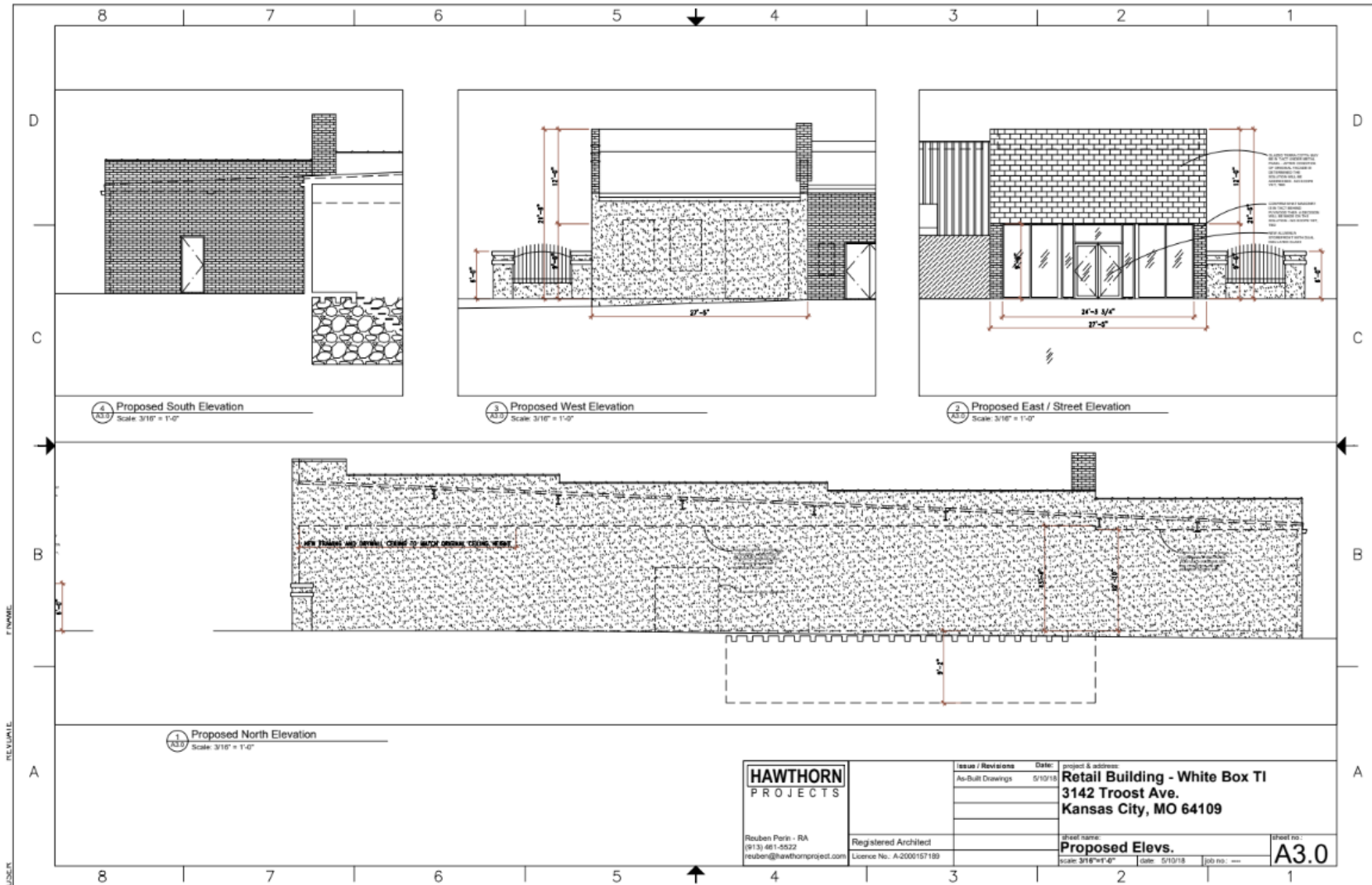
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# FLOORPLANS

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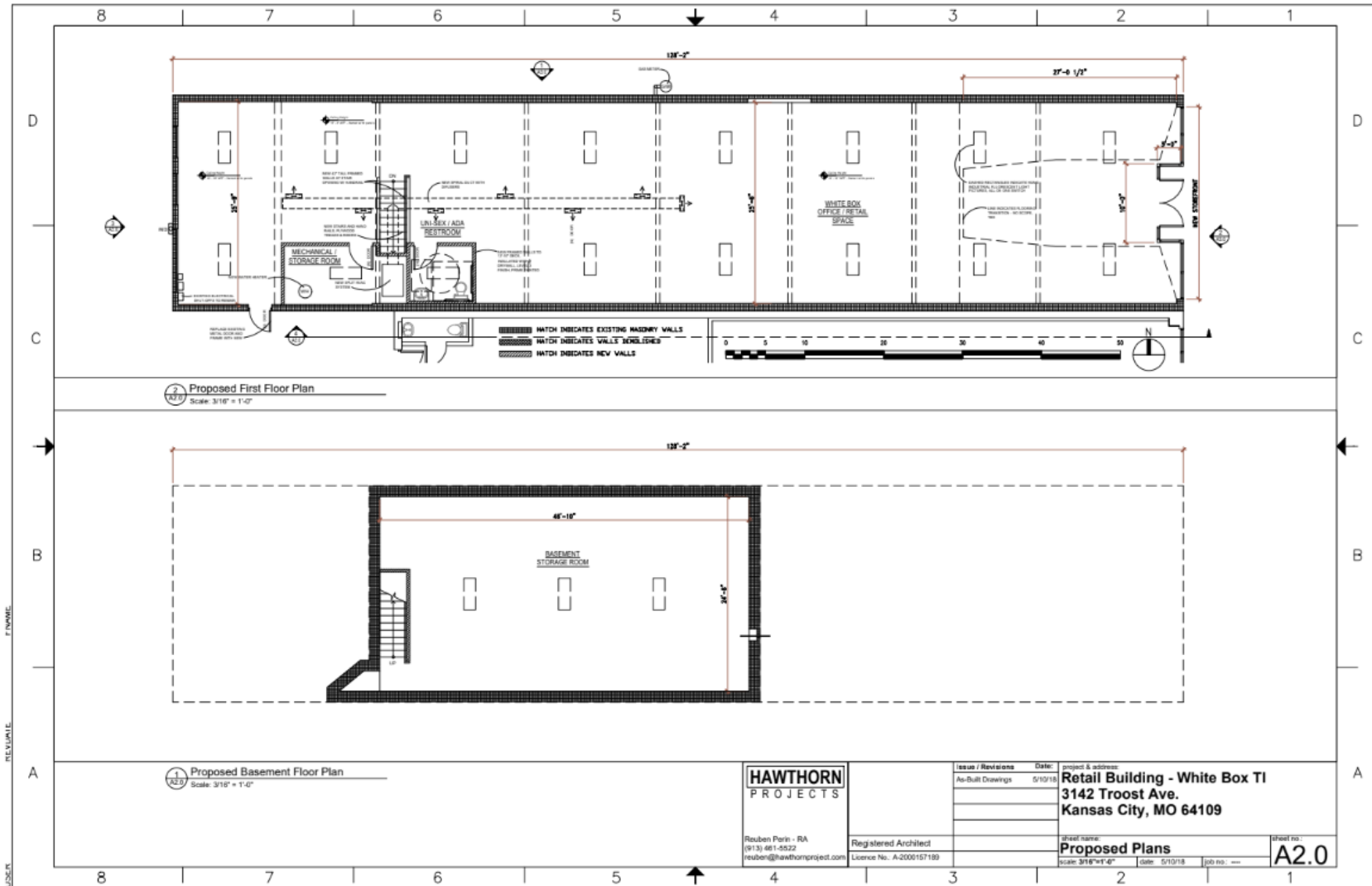


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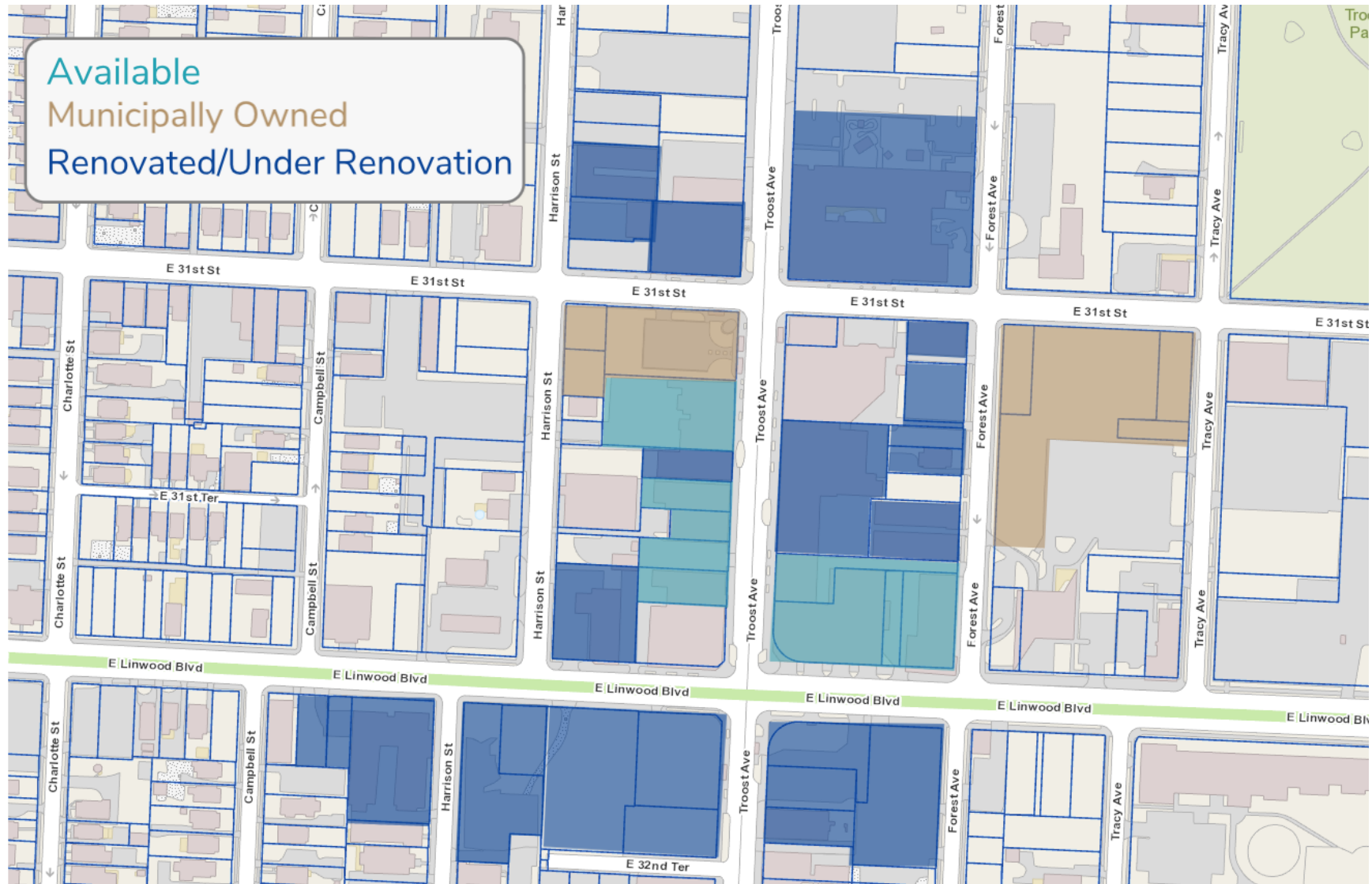
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# TROOST CORRIDOR DEVELOPMENT

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