

FOR SALE

1101 WALNUT STREET
KANSAS CITY, MISSOURI 64106

OFFICE/RETAIL
CONDO | GARAGE PARKING

11 SPACE SURFACE PARKING LOT
ON WALNUT STREET ADJACENT

est. 1879

KH

KESSINGER HUNTER
commercial real estate

THE FACTS | WALLSTREET TOWER CONDOMINIUM & ADJACENT SURFACE PARKING LOT

1101 WALNUT - OFFICE/RETAIL CONDO (SUITE 101) WITH GARAGE PARKING

- First floor space with 4,411± SF
- Direct access to Walnut at 11th Street, the Building Lobby & 1113 Walnut surface parking area
- 10 reserved spaces in the Parking Garage
- Zoned DC-15

Will sell separately or combined

1113 WALNUT - SURFACE PARKING LOT

- Existing 5,271± surface parking lot
- Currently holds 11 parking stalls
- Located adjacent to the Condo entrance
- Zoned DC-15

Property Highlights

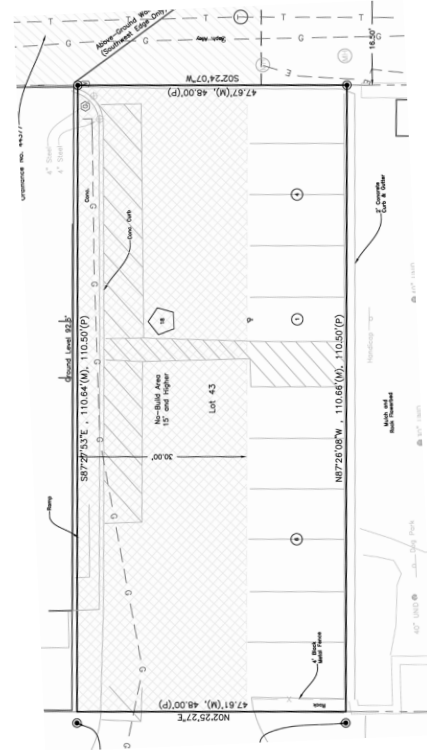
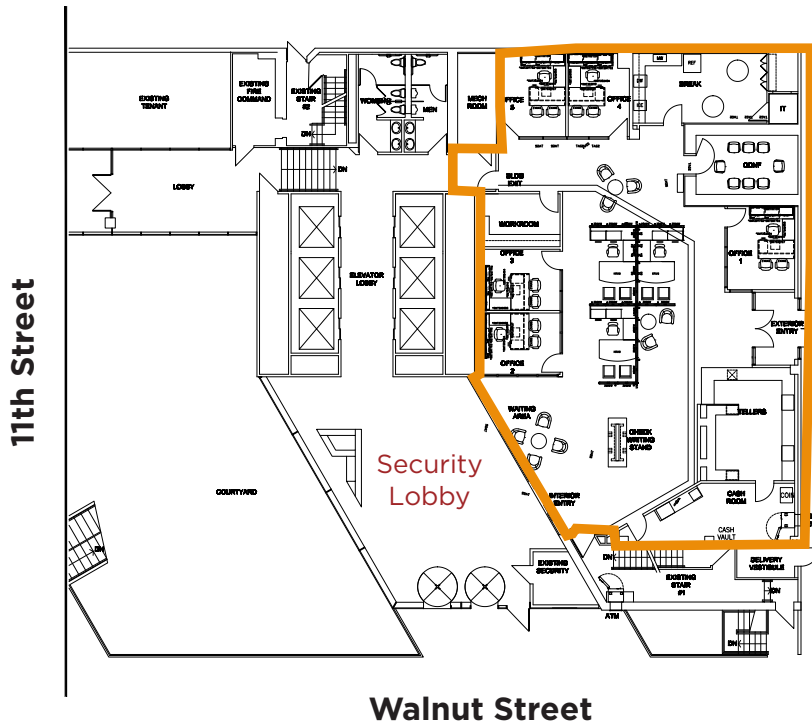
- *Location and Identity* - New opportunity to purchase a small Office/Retail Condominium in the heart of Kansas City's Central Business District at 11th & Walnut Streets.
- *Live, Work, Play* - Downtown's revitalization with new amenities including Sprint Center, Power & Light District, KC Streetcar, planned office construction for Waddell and Reed's new 150,000± SF headquarters and talk of new \$133 Million Strata Tower at 1220 Grand offers the "Live, Work, Play" lifestyle to today's employment generation.
- *Ownership* - The Properties size allows a small business to own their own office/parking in the Kansas City Central Business District and pay rent to themselves.

Property Summary

The Offered Properties consist of a Class A Office/Retail Condominium redeveloped in 2008 for M&I Bank, and ten reserved parking stalls located inside of the adjacent 1120 Grand Parking Garage. Additionally, Seller will consider selling the adjacent 5,271± SF surface parking lot on Walnut together with the Office/Retail Condo and Garage spaces, or separately.



THE PLANS



CONDO LOCATED BLOCKS FROM SPRINT CENTER & IN THE HEART OF POWER & LIGHT DISTRICT

AMENITIES

STREETCAR

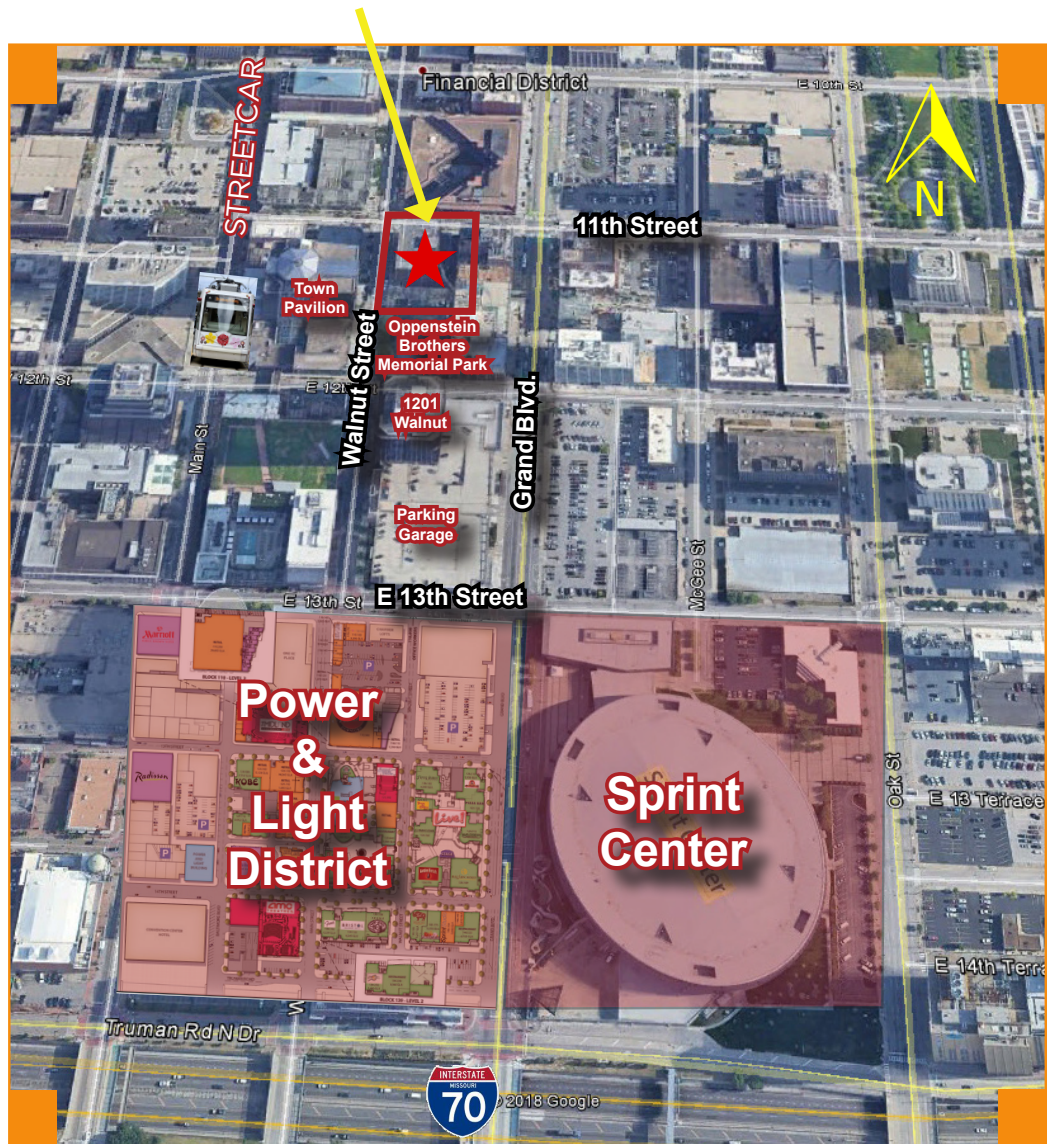
Enjoy easy access to the \$100 Million streetcar which runs along a 2.2 mile route between River Market and Union Station, going through the Central Business District and the Crossroads, mostly along Main Street. The streetcar makes stops every couple of blocks for your convenience.

POWER & LIGHT

\$850 Million Power & Light has redefined downtown Kansas City. With it comes eight blocks of more than 50 restaurants, shops/boutiques, bars, and entertainment venues.

SPRINT CENTER

Located at 14th Street and Grand Boulevard and just east of the Power & Light District, Here you can enjoy your favorite concert or basketball team. The \$276 Million arena seats over 19,000 people and has 72 suites.



1101 WALNUT STREET
KANSAS CITY, MISSOURI 64106

4,411± RSF
SUITE 101

CONDO WITH
PARKING LOT

10 RESERVED
PARKING GARAGE
SPACES

11 SURFACE SPACES
ON WALNUT

FOR MORE INFORMATION, PLEASE CONTACT:

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