

FOR LEASE



# WONDER SHOPS AND FLATS

2999 TROOST, KANSAS CITY, MO 64109

**MONICA ENLOE**

COMMERCIAL & INVESTMENT SALES

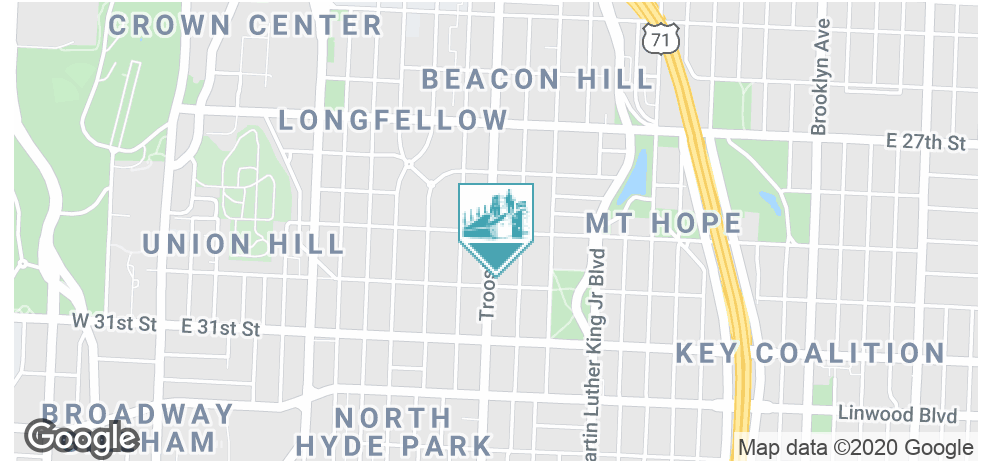
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## OFFERING SUMMARY

Retail Level-Suite A Turn Key Coffee Shop

Basement Suite 908 SF Can Be Combined With

Basement Suite A Turn Key Fitness

## PROPERTY OVERVIEW

Join the Wonder Shops and Flats-- A unique community just east of ordinary. Only 3 spaces left! Other tenants include Solid State Pinball, Bike Walk KC, The Combine, and Home Room Health. Unique, creative, trendy spaces still remain. Join the revitalization of Troost!

## PROPERTY HIGHLIGHTS

- Turn Key Coffee AND Turn Key Fitness available!
- Creative spaces are abundant in the Wonder Lofts and Flats
- Up and coming corridor with new businesses moving in every month
- Walkable to multiple restaurants

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



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2999 Troost, Basement Suite	Available	900 SF	NNN	\$850 per month	Located adjacent to Freight House Fitness and Home Room Health Clinic, this basement space is ideal for a complimentary health concept or creative users will appreciate the hip decor, high ceilings, and character. This does not feel like a basement space!
Turn Key Coffee	Available	1,350 SF	NNN	\$2,200.00 SF/month	Turn Key Coffee Shop available! Equipment and furniture included! Sign a lease and you are ready to open. Would also make a great dessert shop, bakery, art gallery, or retail.
Turn Key Fitness	Available	4,600 SF	NNN	\$4,000.00 SF/month	Beautifully built out basement space with high ceilings and personality galore. Four changing rooms, two shower rooms, two additional restrooms, and wide open space ready for your fitness concept to open for business.

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