

UNION BERKLEY

1000 Berkley Parkway, Kansas City, MO



Creative Office / Restaurant / Retail Space - \pm 4,315 - 6,534 SF Available for Lease






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PROPERTY HIGHLIGHTS

- ±4,315-6,534 SF available for lease
- Lease Rate: \$23.00 PSF NNN
- Ideal for creative office, destination restaurant, co-working operator, veterinarian office, etc.
- Brand new first generation space with negotiable build-out allowance and 10 year tax abatement
- Second floor unique rooftop indoor (1,239 SF) and outdoor (980 SF) space with spectacular views overlooking the Missouri River
- Adjacent to Berkley Riverfront Park (walking/biking trail, volleyball courts, dog park, events, etc.)
- Future KC streetcar stop (Riverfront extension) will be directly in front of space
- Convenient parking

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	7,499	\$40,243	19,020
3 Miles	69,043	\$46,503	180,736
5 Miles	192,111	\$49,147	328,860

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INCREDIBLE POSSIBILITIES



- Located in the northeast corner of the Union Berkley Riverfront mixed-use development (407 luxury apartments)
- 407 apartments with an average unit size of 935 SF (studios, one and two bedrooms) including luxury penthouses and direct-access townhomes
- Average rents ~\$1,475 (\$1.57 PSF)
- 407 parking space garage



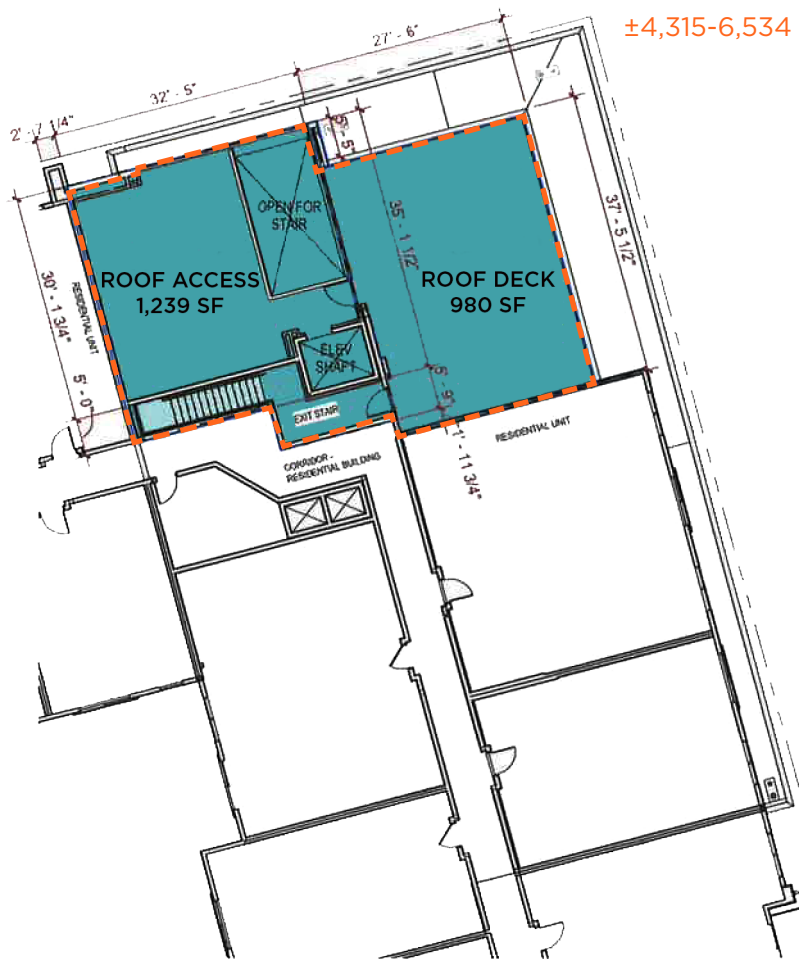
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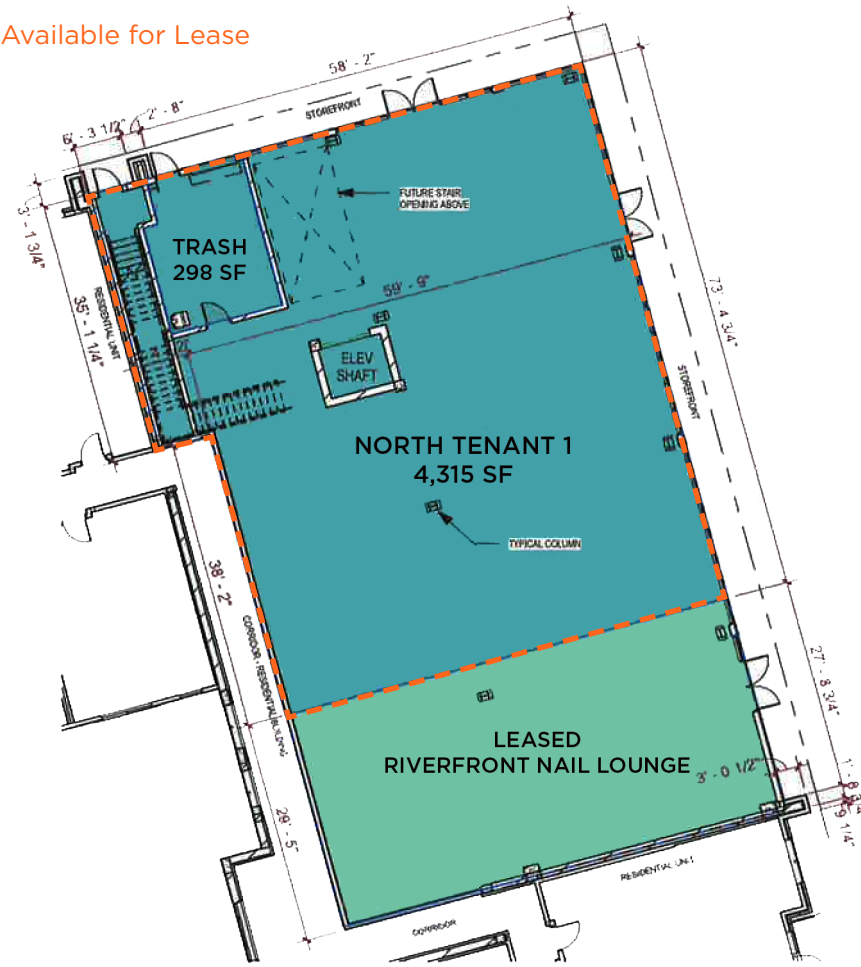
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North Tenant Layout (Upper Level)



North Tenant Layout (Lower Level)

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