

1006 GRAND BOULEVARD

KANSAS CITY, MISSOURI 64106

OFFICE/RETAIL FOR LEASE | 2,040± & 2,057± SF SUITES AVAILABLE



PROPERTY FEATURES

- Located right on the corner of 10th and Grand with 134 recently renovated, Class A apartment units overhead.
- Just down the street from the Power and Light District and Sprint Center, right by government and large office buildings, new Embassy Suites, and Pickwick Redevelopments.
- Proximate to 7,800 existing multifamily units with an additional 1,700 units under construction. Demographics skew young, single, and professional.
- First Floor – 2,040± SF; beautiful retail space directly on the street corner. Features 14' ceilings and a north-facing wall of windows that bring in great natural light. Entrance features Travertine floors and marble clad columns. Perfect for coffee shop, restaurant, retail, or creative office.
- Lower Level – 2,057± SF; first-generation space with doorway directly on 10th Street. Could be configured for any number of retail, creative, or office uses.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	12,317	83,713	230,469
EST. HOUSEHOLD INCOME	\$58,875	\$41,937	\$46,018



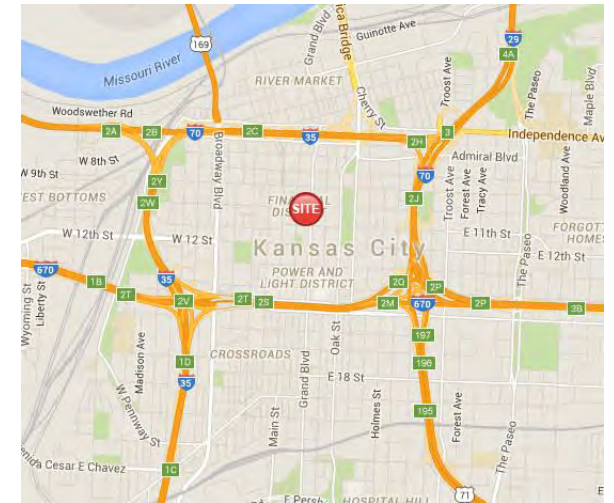
For more information, please contact:

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