

## 3,750 SF Live/Work Available Immediately!



### Renovated Turnkey - Available Immediately

- Turnkey property in bustling crossroads arts district.
- Beautiful loft-style space with tall ceilings and second floor skylights.
- 30 Restaurants, coffee shops, and bars within walking distance.
- 1,875 SF partially finished dry basement ready for your speakeasy concept.
- 3 Dedicated parking spaces.
- For lease: \$22 PSF modified gross - tenant responsible for electric and janitorial.
- For sale: \$1,312,500.00

#### For more information:

Christel Highland  
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Aaron Mesmer, CCIM  
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The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Total Building SF:	5,625 SF
Year Built:	1890
Lot:	2,500 SF
Column Spacing:	Clear Span
Floor Type:	Wood Floors 1 and 2; Basement Concrete
Type of Lease:	Modified Gross
Offering Rate:	\$22 PSF
CAM:	Exterior, Structure, HVAC
Property Taxes (2023):	\$6,541.85

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325 Southwest Boulevard

Kansas City, MO 64108

For Lease/Sale

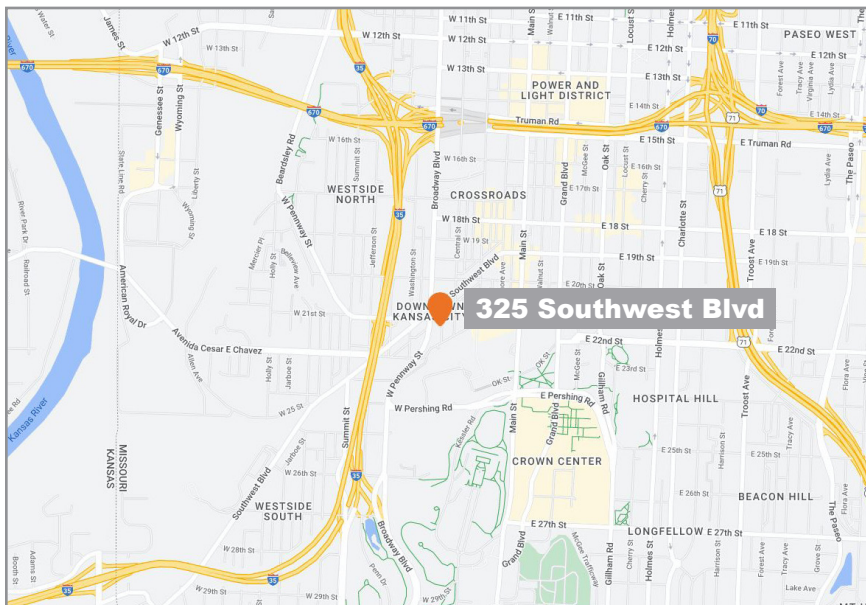
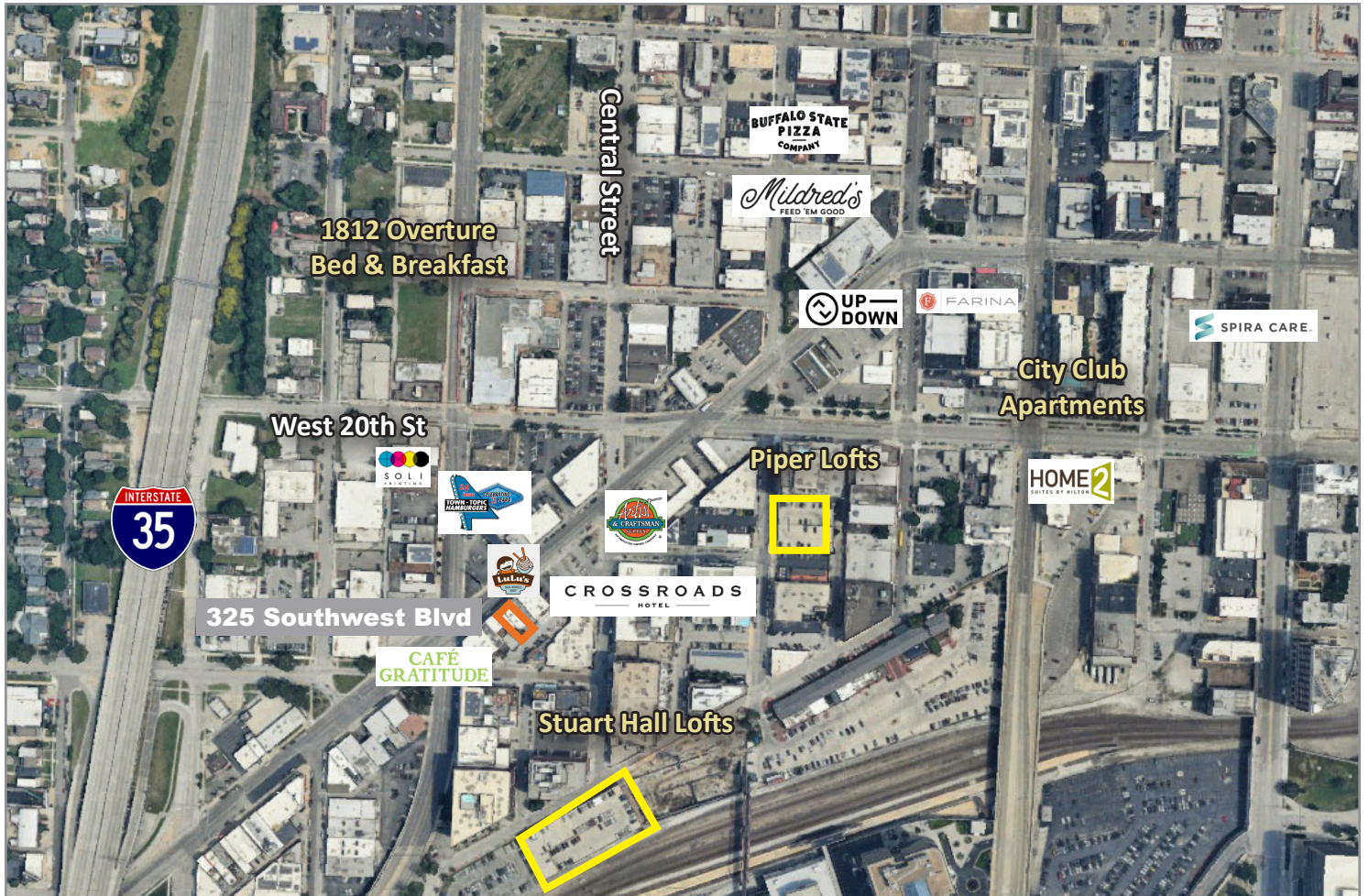
## Property Photos




# 325 Southwest Boulevard

Kansas City, MO 64108

# For Lease/Sale



 Parking Options



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