

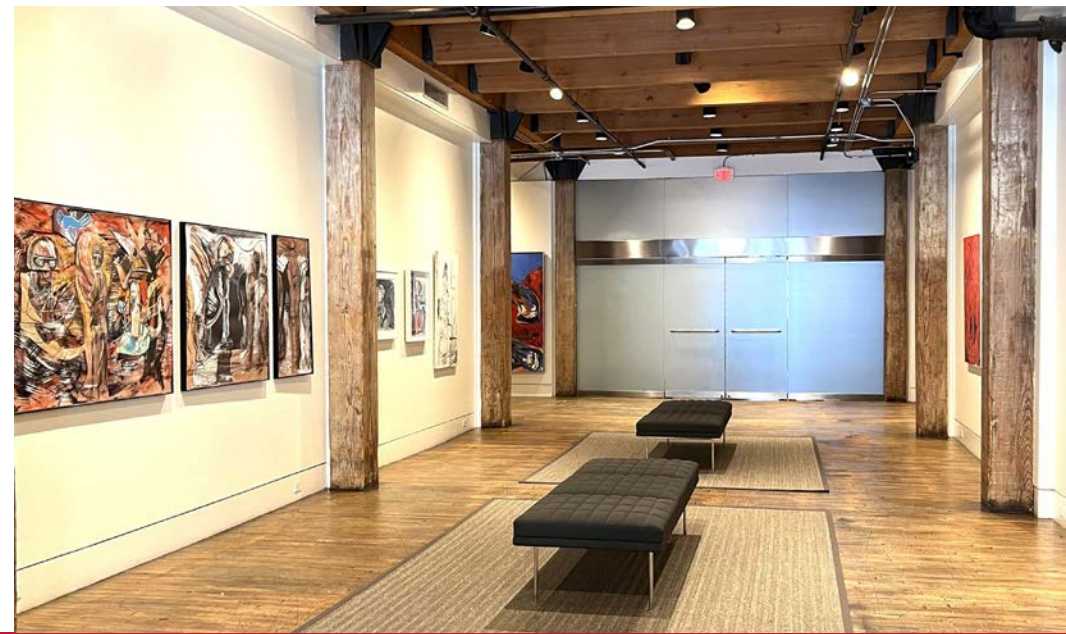


**CUSHMAN &
WAKEFIELD**

2020

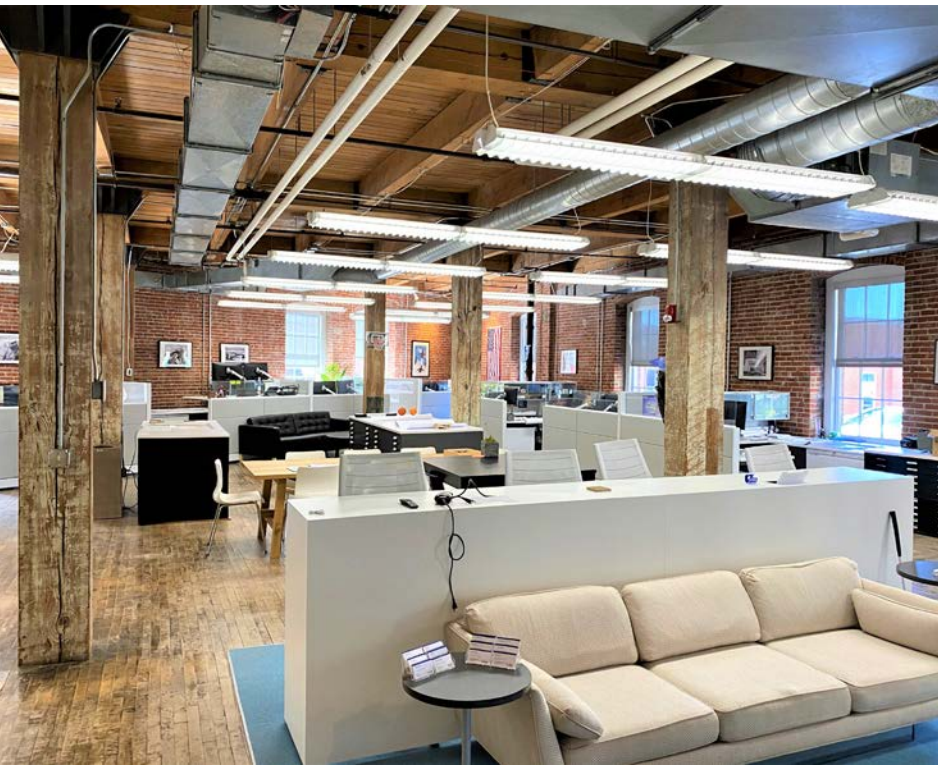
2020

**2020
BALTIMORE AVE**



PROPERTY HIGHLIGHTS

- Beautiful historic building
 - » New artist curated lobby (Summer 2024)
 - Ideal for use as event space and First Friday celebrations, tenant collaboration and team gatherings
 - » Rooftop space for use by building tenants with extraordinary 360-degree views of Downtown and Crossroads skylines
 - » Amenities include common area meeting space
 - » Lower level storage available
 - » Convenient parking
 - On-site executive underground parking available
- First floor retail includes:
 - » Organic wine shop - Big Mood Natural Wines 
 - » Boutique linen shop - Citrus & Sage 
- Incredible location
 - » Nestled right in the heart of the Crossroads action, including some of the finest restaurants, bars, speakeasys, and art galleries in the city
 - » Less than 4 minute walk to the 19th & Main KC Streetcar stop
 - » Located right across the street from the historic Freight House
 - Includes Fiorella's Jack Stack Barbecue, Lidia's, and Grunauer



2020 BALTIMORE AVE

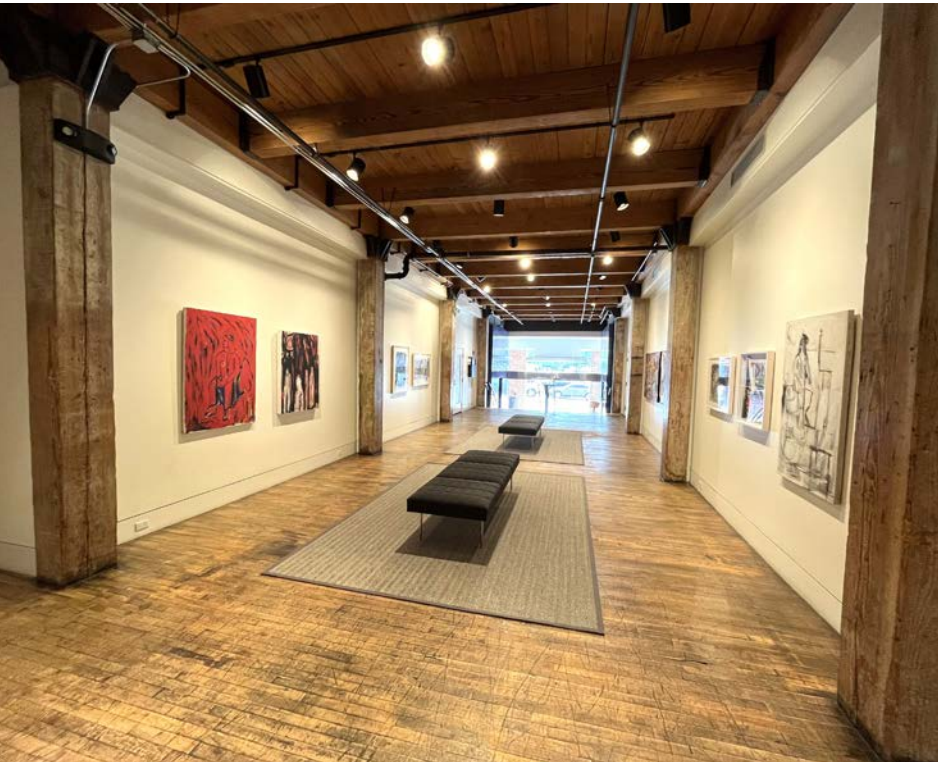
FOR LEASE:

8,125 - 25,806 SF OFFICE SPACE

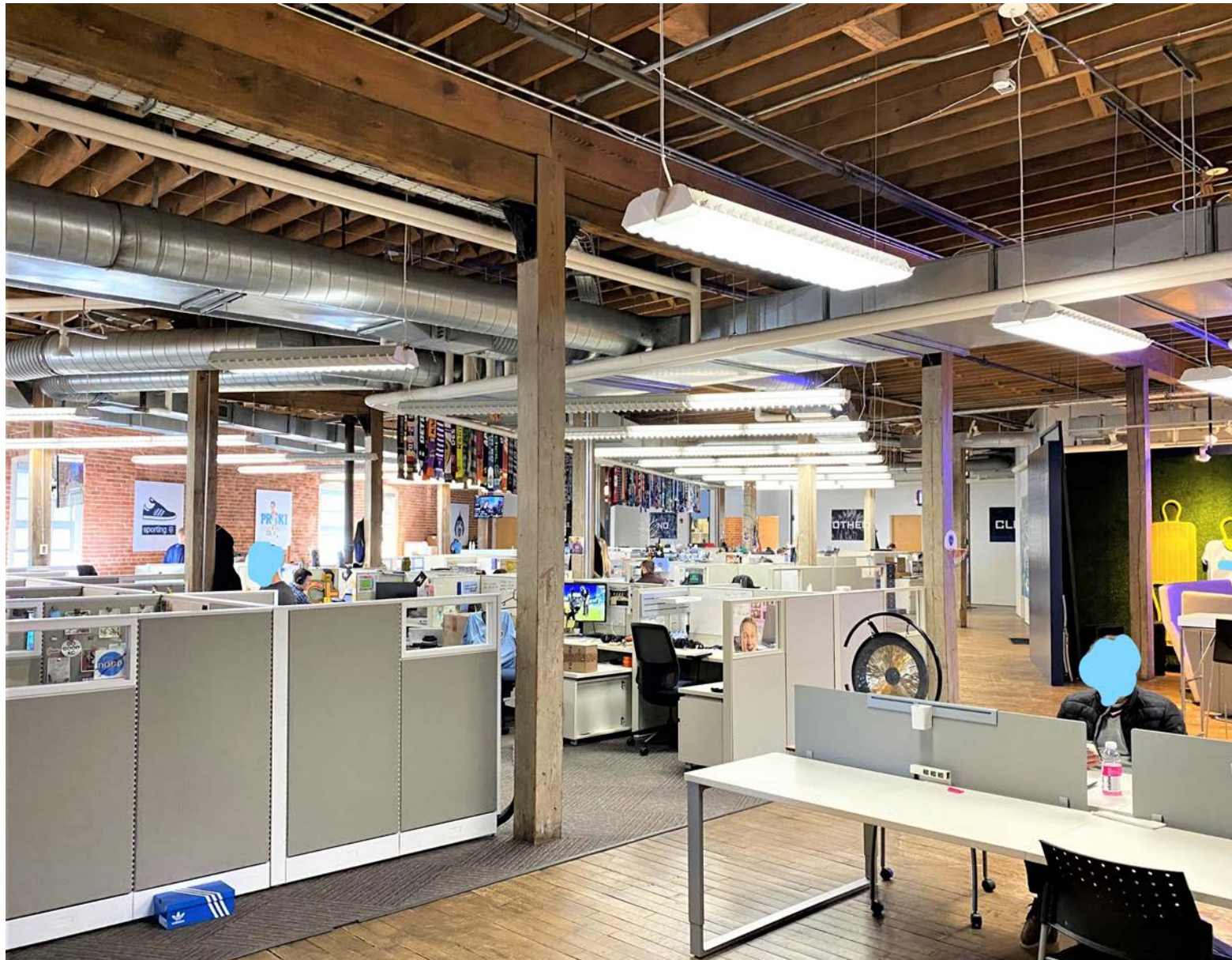
LEASE RATE: \$23.50 FULL SERVICE

AVAILABILITIES

- **Fourth Floor Availability**
 - » ±12,997 SF recently renovated full fourth floor
- **Second Floor Availability**
 - » ±8,125-12,809 SF open loft style, collaborative office space on full second floor
 - Charming spaces with great natural light, exposed brick, and original polished hardwood floors
- **Lower Level Availability**
 - » ±2,550 SF office space located on lower level
 - Perfect space for growing companies or startups
 - Lease Rate: \$12.00 PSF Full Service



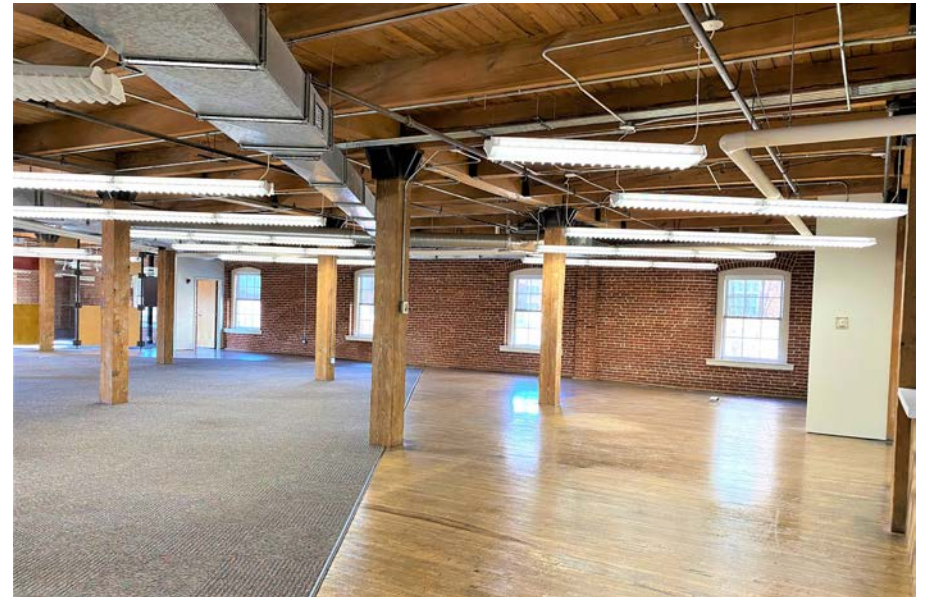
FLOOR FOUR - 12,997 SF FULL FLOOR - NEWLY AVAILABLE



FLOOR FOUR - 12,997 RSF

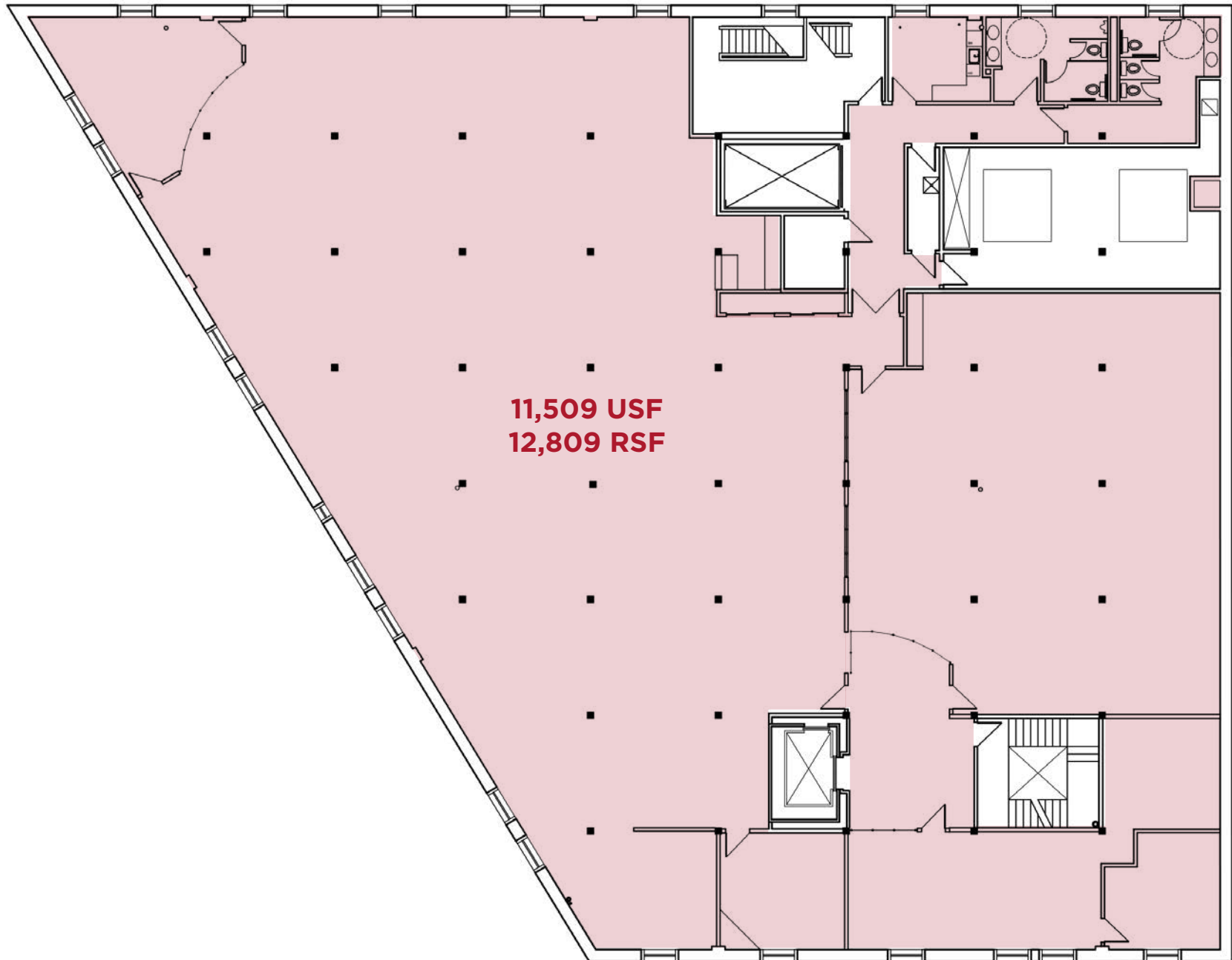


SECOND FLOOR FULL FLOOR OFFICE SUITE



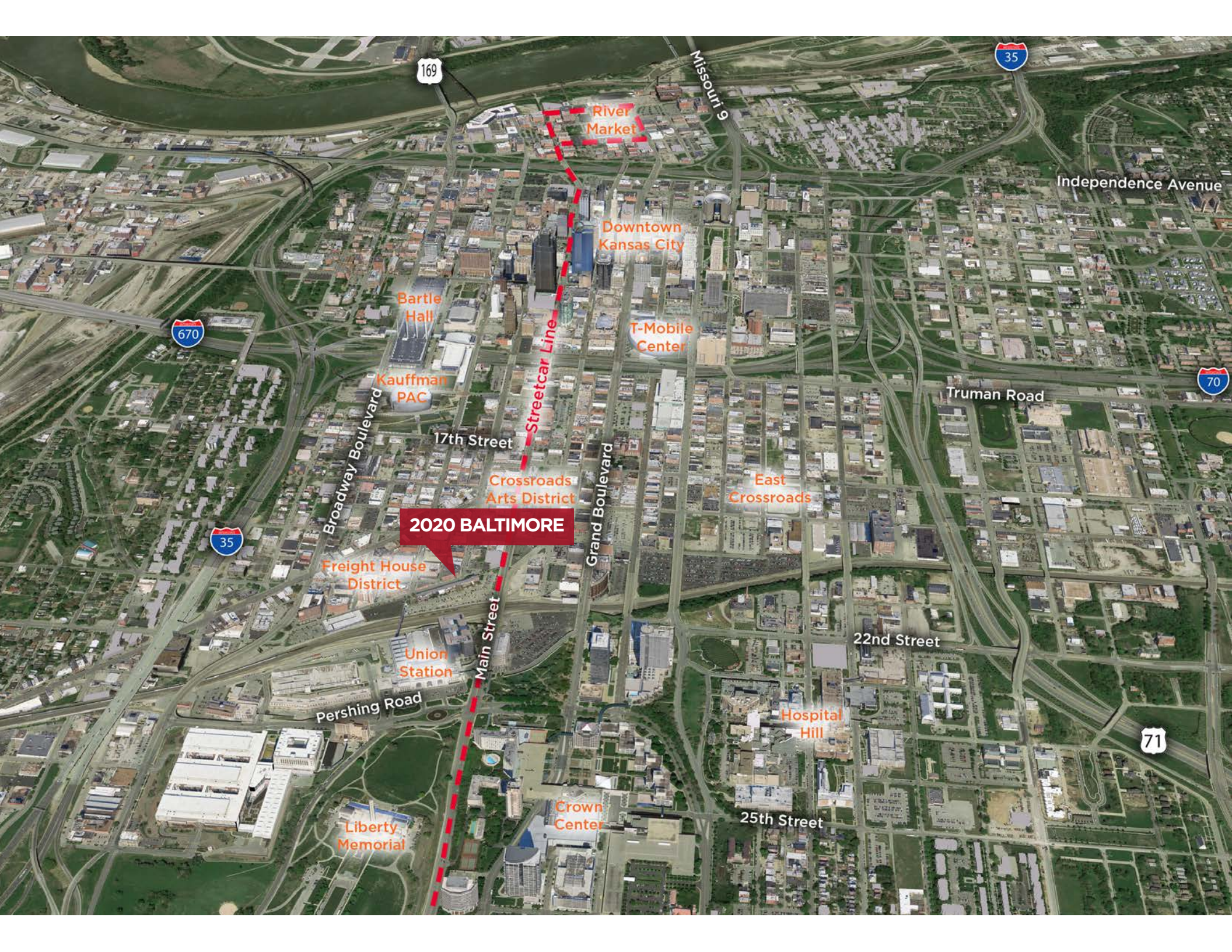
12,809 SF OPEN
LOFT STYLE,
COLLABORATIVE
OFFICE SPACE

FLOOR TWO - OPTION A



FLOOR TWO - OPTION B (DEMISED)





2020 BALTIMORE

Streetcar Line

River Market

Downtown Kansas City

T-Mobile Center

Bartle Hall

Kauffman PAC

17th Street

Crossroads Arts District

East Crossroads

Freight House District

Union Station

Pershing Road

Liberty Memorial

Crown Center

Hospital Hill

25th Street

22nd Street

Grand Boulevard

Broadway Boulevard

Missouri 9

Independence Avenue

Truman Road

169

35

670

35

70

71



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2020
BALTIMORE AVE

ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.