



CUSHMAN &
WAKEFIELD



14 W. 3RD STREET

HISTORIC 14,000 SF OFFICE BUILDING



**ELEVATED
CEILING HEIGHTS**



**NATURAL
LIGHT**



**ATTACHED
PARKING LOT
20 SPACES**



**EXPANSIVE
WINDOW LINES**



- Offered for sale at \$2,400,000
- For Lease: $\pm 7,000$ - $\pm 14,000$ SF
 - » Lease Rate: \$17.50 PSF net utilities and janitorial
- Extraordinary owner-user office opportunity in the heart of Kansas City's vibrant River Market
- Historic 14,000 SF two-story office building with elevated ceiling heights, expansive window lines and natural light
- Great building visibility on the NE corner of 3rd and Delaware with building signage
- Located on KC Streetcar line half a block from River Market West stop
- Directly north of the City Market restaurants, and retail amenities
- Includes 21 space parking lot west of the building
- Full basement with 7,000 SF of storage available





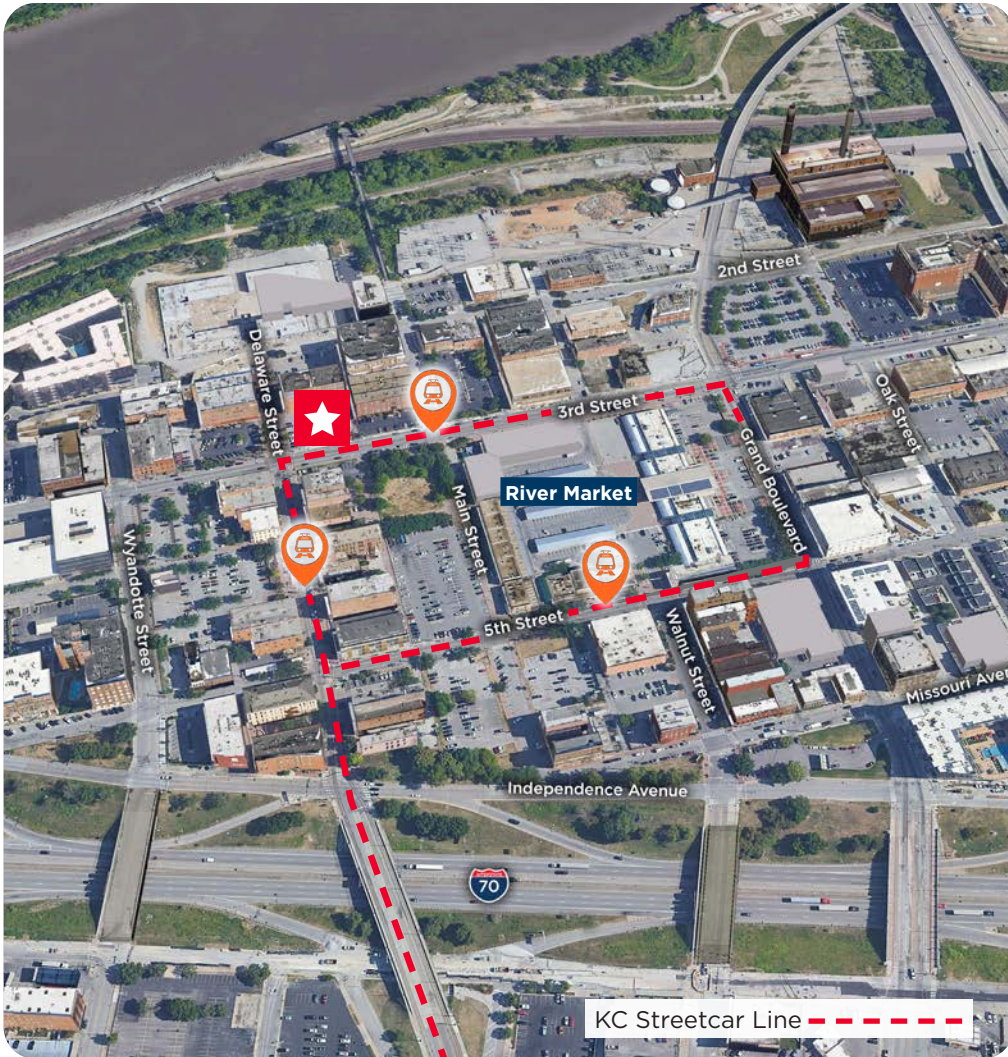
KANSAS CITY'S RIVER MARKET

Kansas City's River Market is an urban living neighborhood located just north of the primary business loop in Downtown Kansas City. The area started as a dock along the Missouri River and was the original basis for Kansas City, getting its start prior to the Civil War. Goods offloaded at what is now the River Market were shipped a little over four miles south to Westport, which served as the launching point for much of the country's westward expansion.

The revitalization of River Market got underway in the late 1990's with many of Kansas City's first true loft apartments located in the old warehouses that are still located throughout the area. The open air market that remains the biggest draw for River Market also saw a resurgence in popularity and today it is full of local restaurants such as The Local Pig and Carollo's, which are also a true local butcher and an Italian specialty market, respectfully, along with the more upscale Brown and Loe. The City Market that is held on Saturday and Sunday routinely attracts in excess of ten thousand shoppers looking to purchase all kinds of goods from local farmers and merchants.

Today the KC Streetcar loops its way through River Market's variety of restaurants, coffee shops, and local businesses while the distinctly more "low-rise" nature of the area creates the relaxing impression of a true, open neighborhood that looks directly into downtown and is really just one stop on the streetcar away. Along with the numerous loft conversions that have taken place over the years, new apartments have been constructed as well and development continues to move forward. River Market still has open parks for recreation dog walking, and with the recent development in Berkley Riverfront Park more and more people are now drawn to the actual banks of the river that are the original foundation of Kansas City.

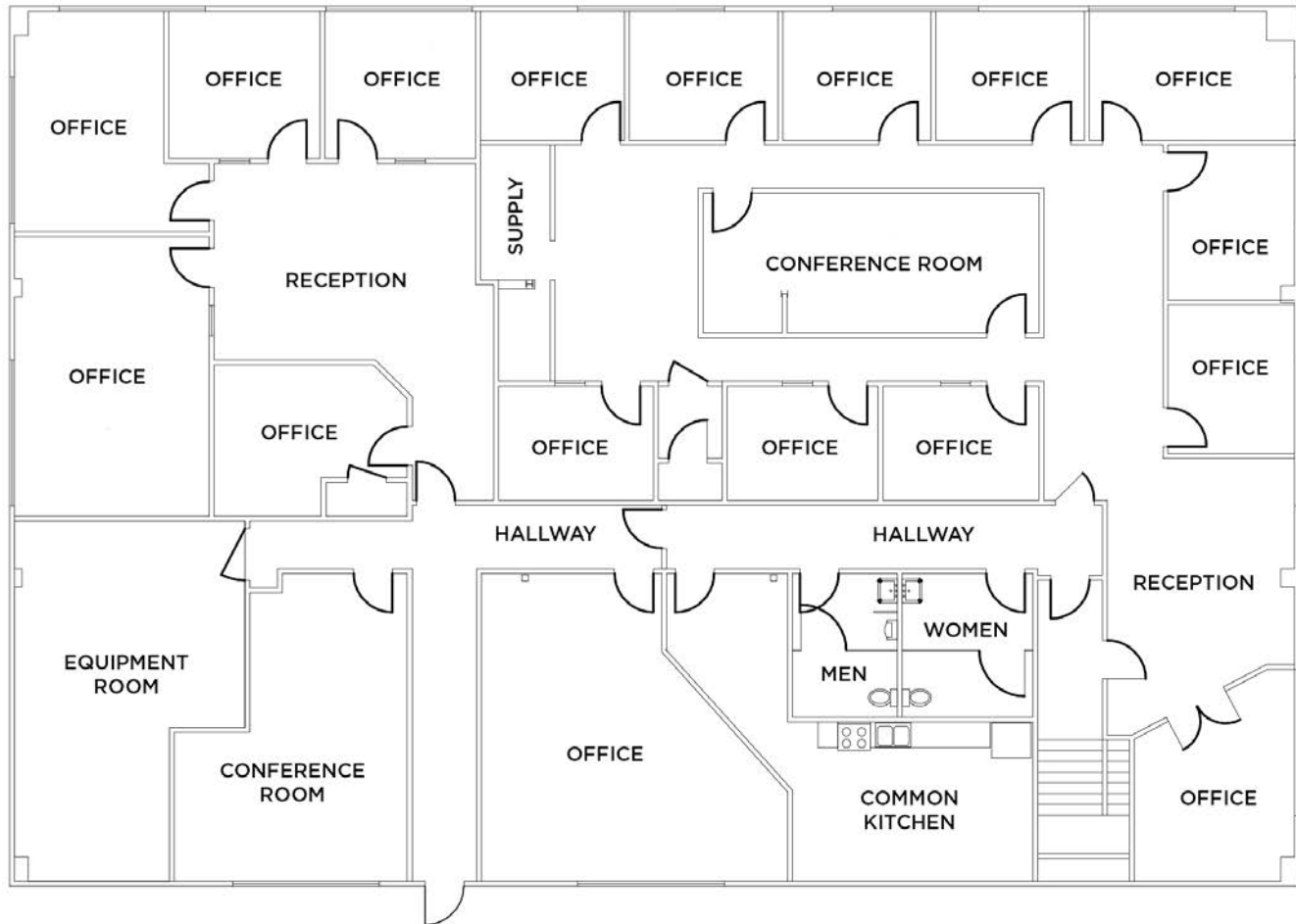




FIRST FLOOR - ±7,028 SF



SECOND FLOOR - ±7,028 SF





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WAKEFIELD**

For more information, please contact:

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