

# FOR LEASE



## CROSSROADS TWO-STORY MIXED USE BUILDING

2018 Main Street | Kansas City, MO 64108



### PROPERTY OVERVIEW

- Mixed use building located on the KC Streetcar Line
- Entire 4,683 SF 2nd floor space for lease
- Elevator access
- Access to one of the only rooftop bars in the city
- Operating cocktail lounge on 1st floor
- Perfect for event space or 2nd floor office space
- Lease Rate: \$24.50/SF, NNN



**SAM HAGAN**

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7227 Metcalf Avenue, Suite 201  
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### WALKABILITY

Kansas City's renewed focus on walkability and transit-oriented development (TOD) is revitalizing urban living, with projects like the Main Street streetcar extension making car-free lifestyles more viable. With key stops like the Crossroads and Kauffman Center within walking distance, this location is ideally positioned to benefit from this growing trend toward sustainable, connected communities.



The Greenline is a proposed new 10-mile loop that will circle downtown, inspired by the High Line in New York, and the Beltline in Atlanta. Designed to connect neighborhoods, add walkability and spur development. People can park and ride the streetcar or park and walk the Greenline.



After decades of expansion and development, the completion of the KC Streetcar extension in 2025 will enhance demand and attract residents seeking a lifestyle free from automotive dependence.



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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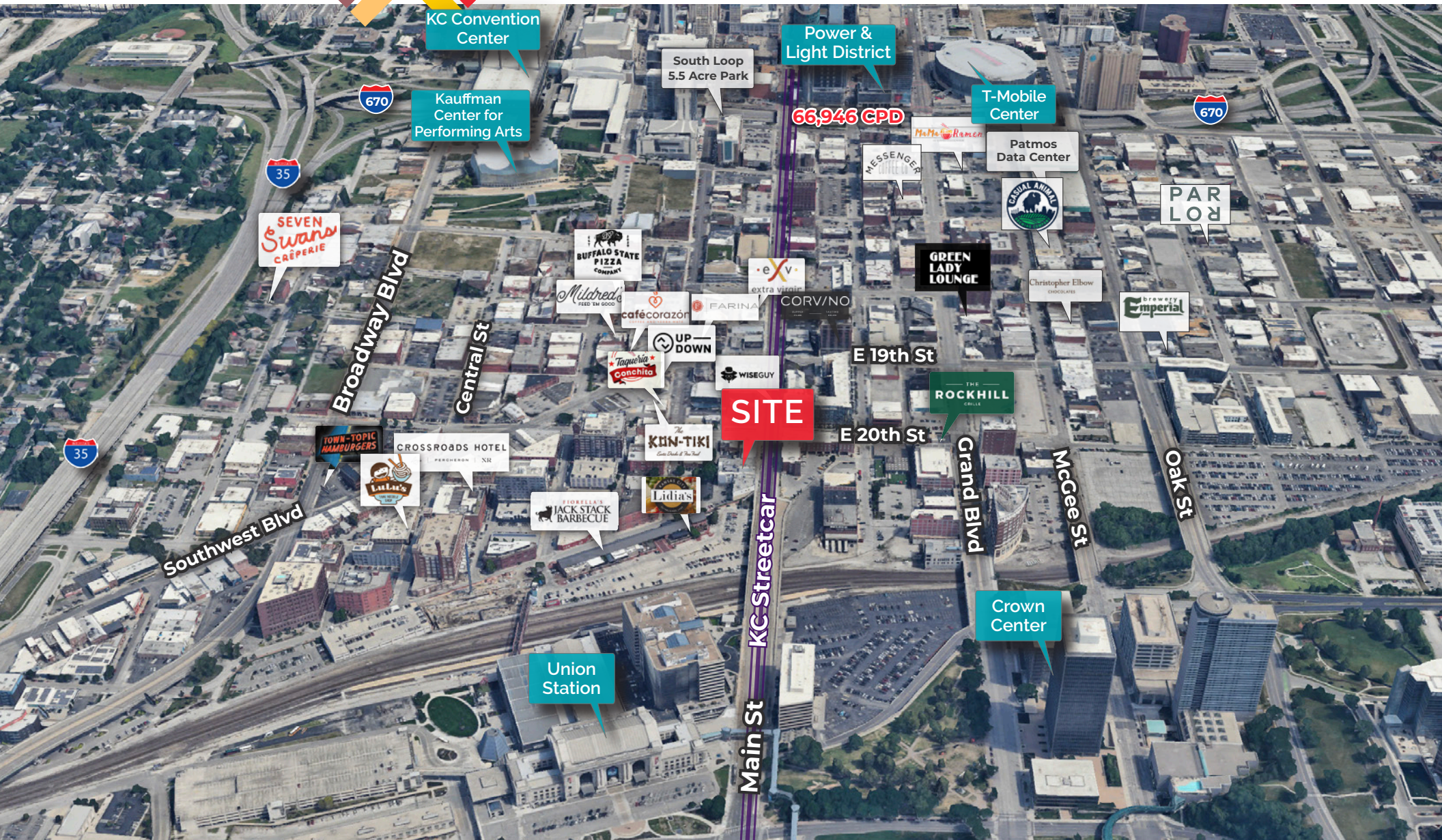


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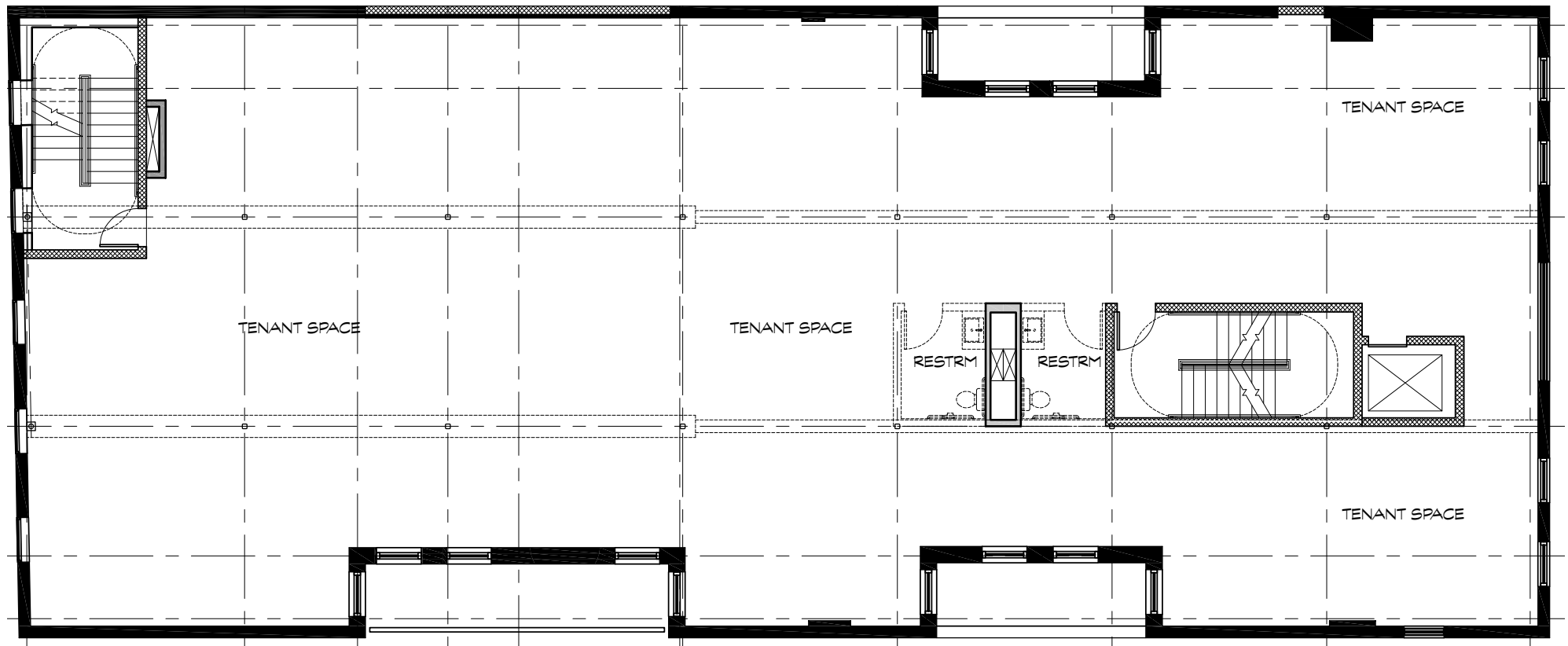
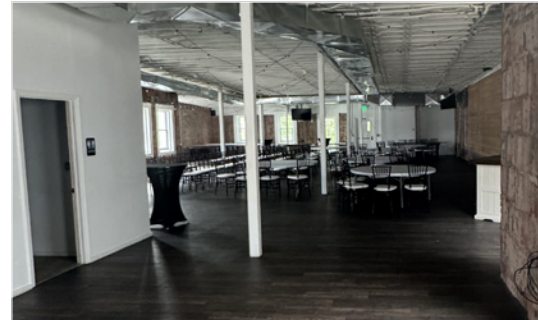


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### 2ND FLOOR PLAN

- 4,683 SF 2nd floor space available for lease
- Perfect for event space or 2nd floor office space



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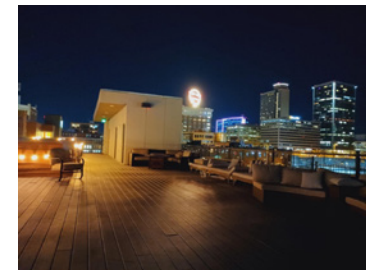
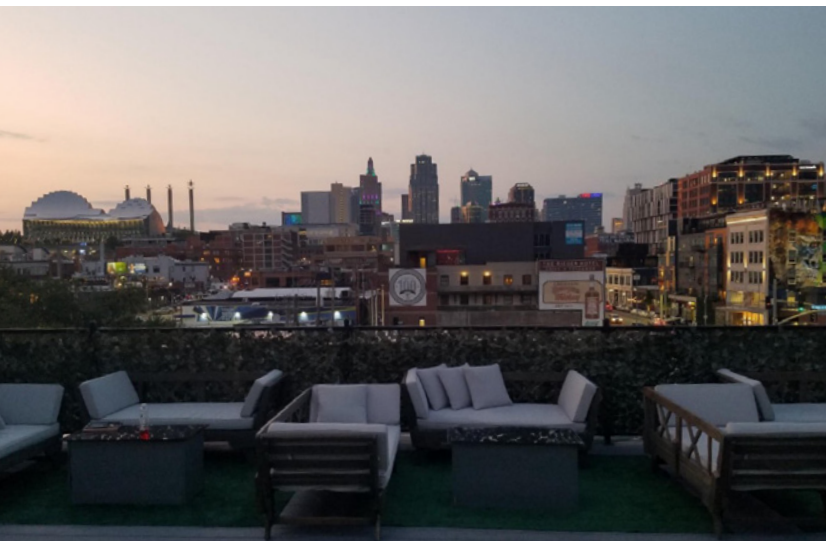
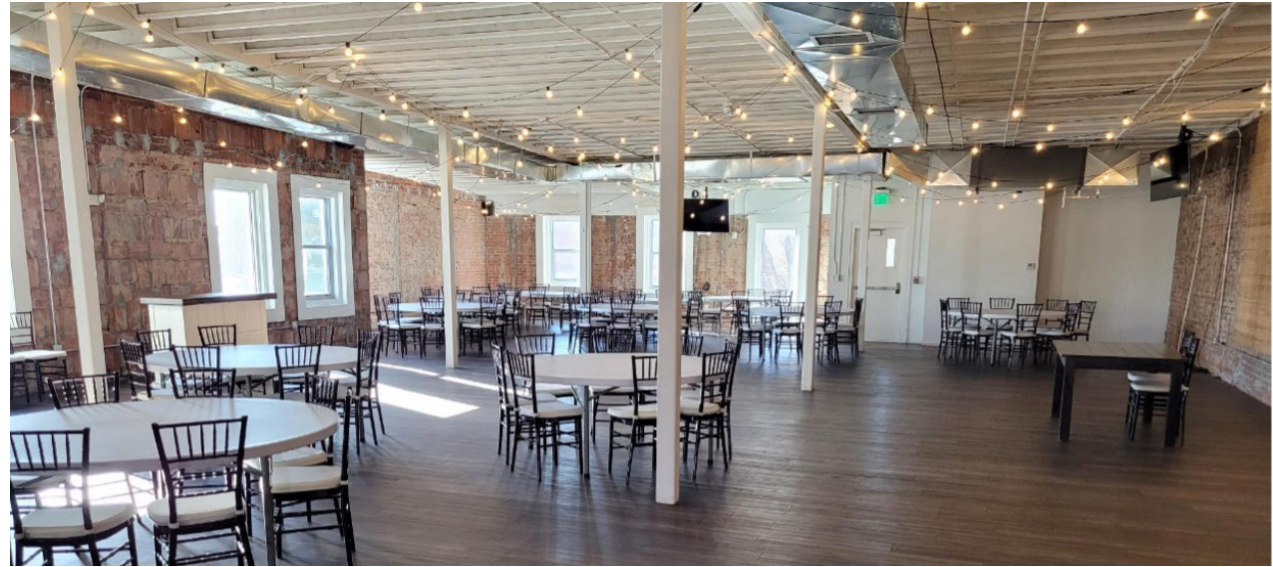
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