

FOR SALE/LEASE



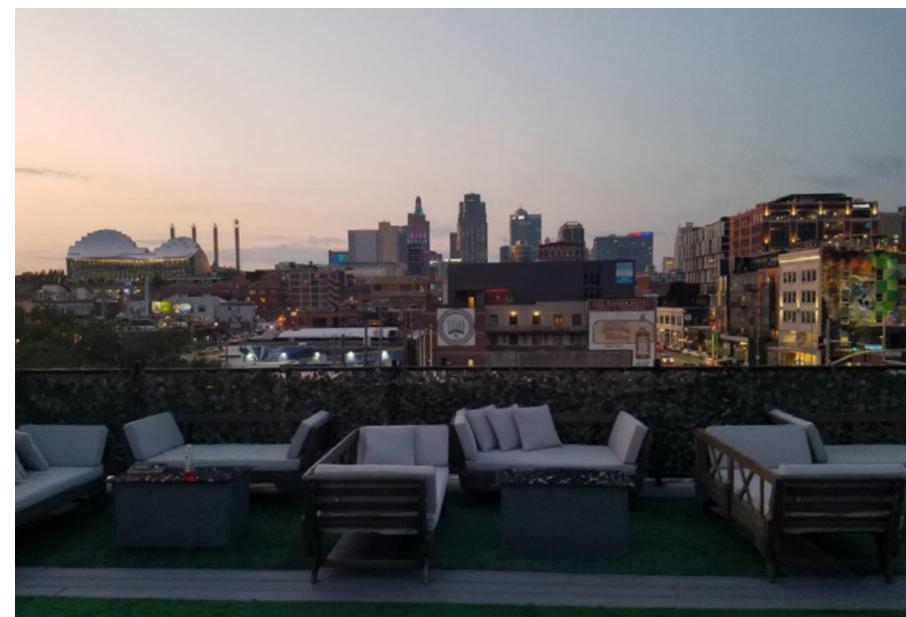
## CROSSROADS TWO-STORY MIXED USE BUILDING

2018 Main Street | Kansas City, MO 64108



### PROPERTY OVERVIEW

- Located on the KC Streetcar Line
- Two-story multiple tenant building with a functional basement and rooftop patio
- Fully functioning pedestrian elevator added in 2018
- Operating cocktail lounge on 1st floor
- The 2nd floor space is available for lease; perfect for an event space



**SAM HAGAN**

shagan@Crossroads-KC.com

M (316) 680-6631

Crossroads Real Estate Group

O (816) 298-9998

7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



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### WALKABILITY

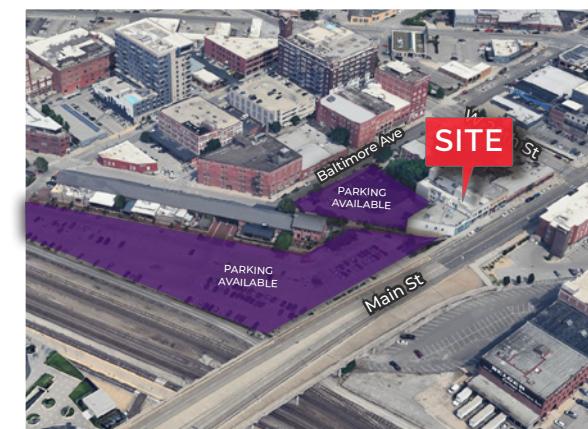
Kansas City's renewed focus on walkability and transit-oriented development (TOD) is revitalizing urban living, with projects like the Main Street streetcar extension making car-free lifestyles more viable. With key stops like the Crossroads and Kauffman Center within walking distance, this location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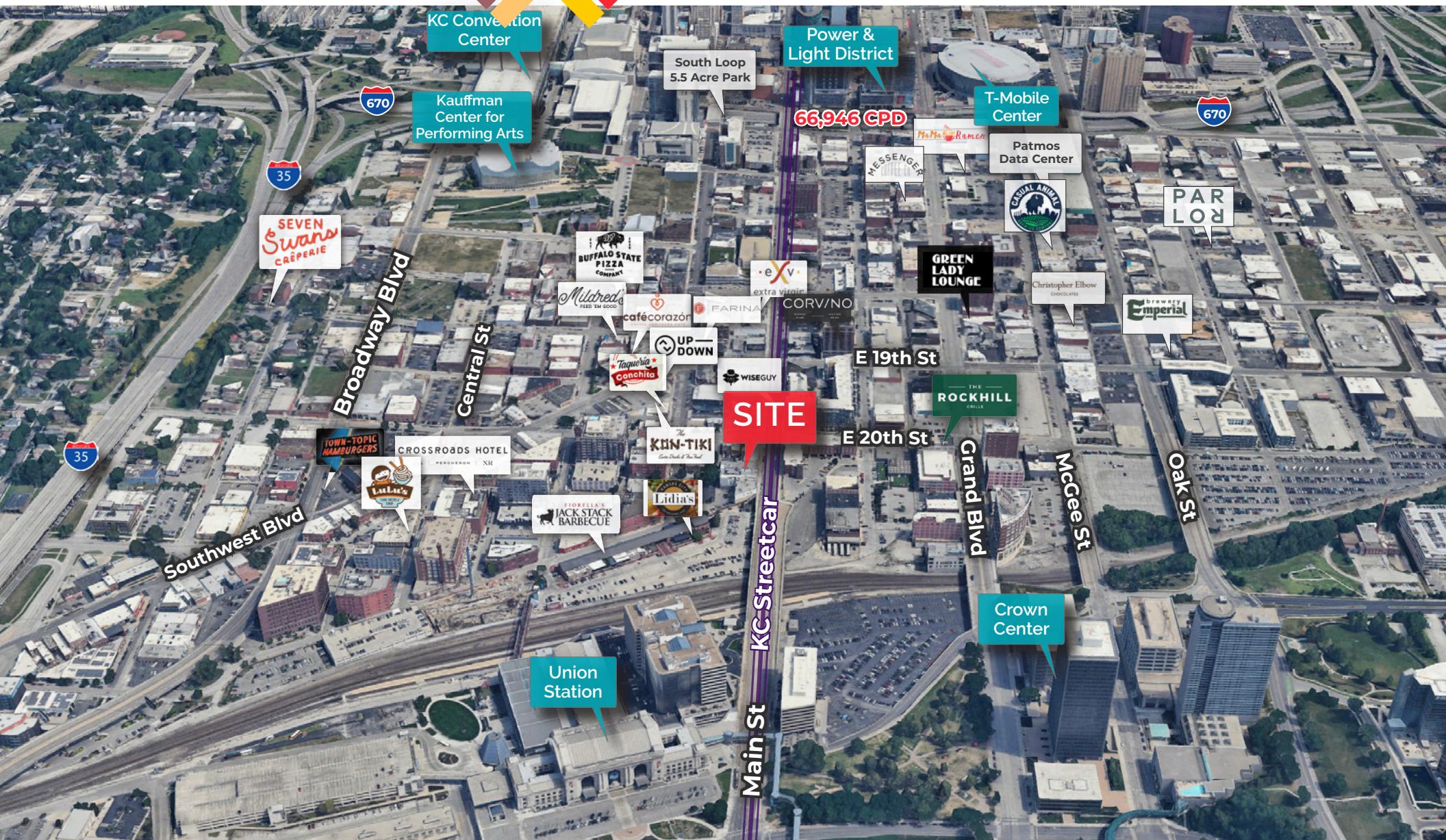


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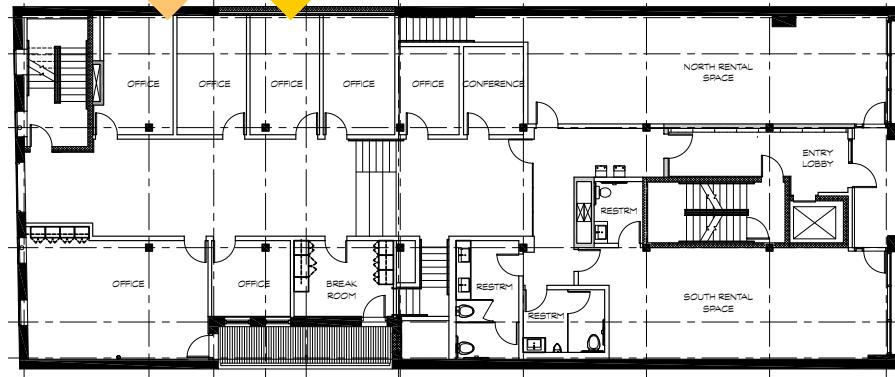


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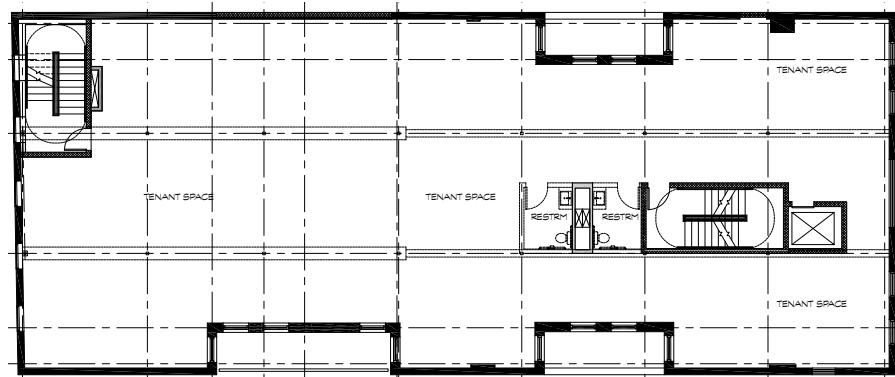
### MAIN FLOOR

- Vye Cocktail lounge operates 1,501/SF
- Office tenant leases 2,684/SF
- 669 SF is available for lease



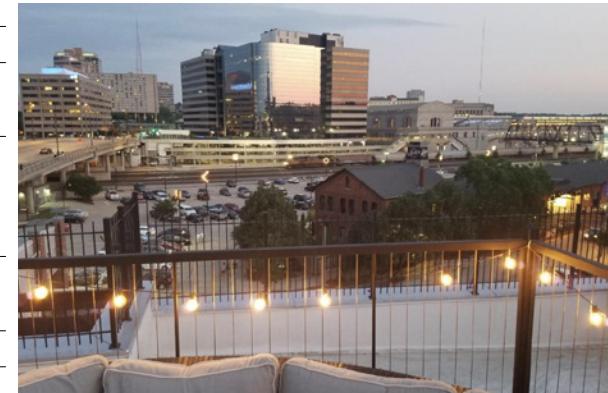
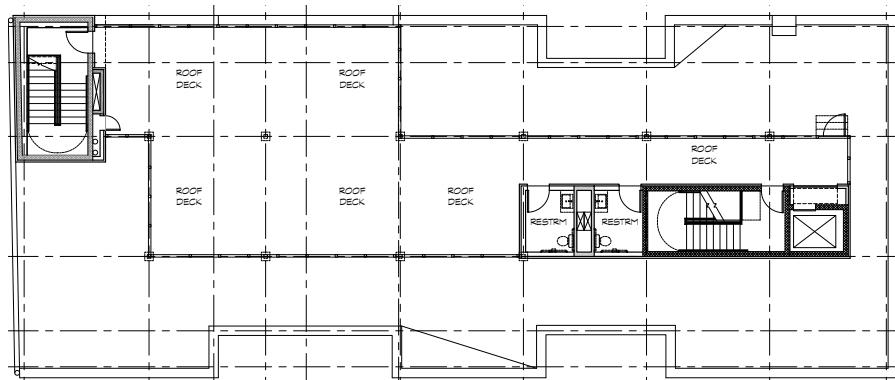
### 2ND FLOOR PLAN

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



### ROOF DECK

- 50 person capacity
- Elevator access
- Private restrooms
- Built in bar



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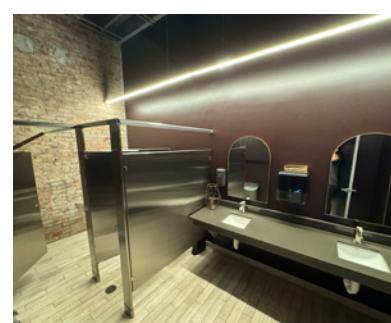
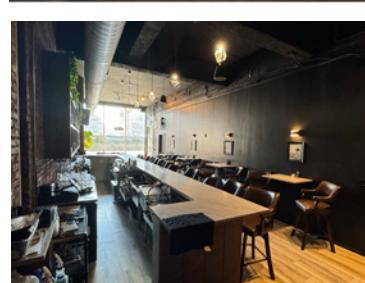
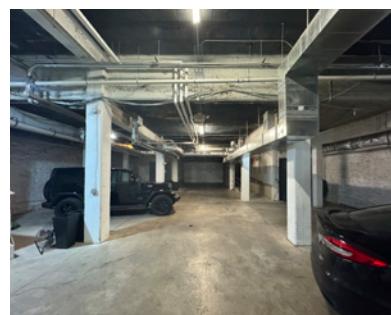
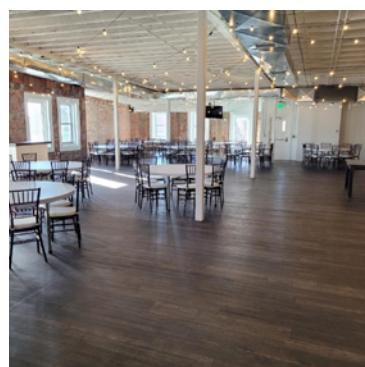
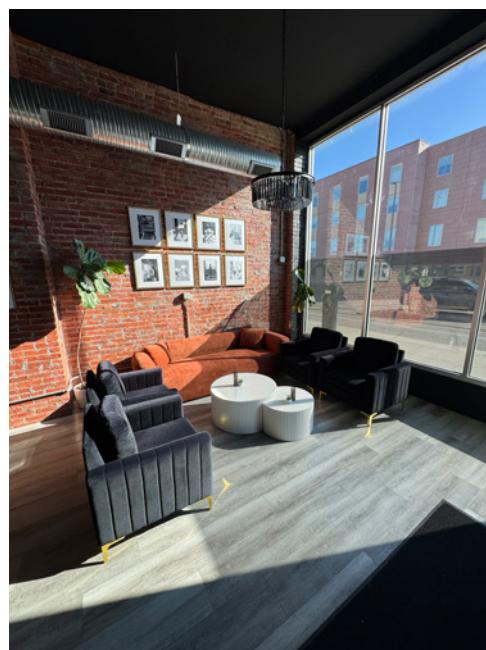
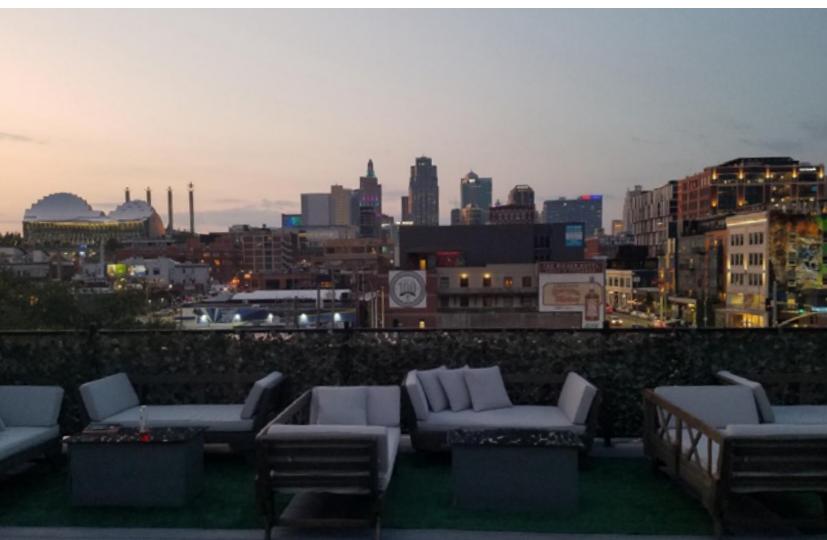
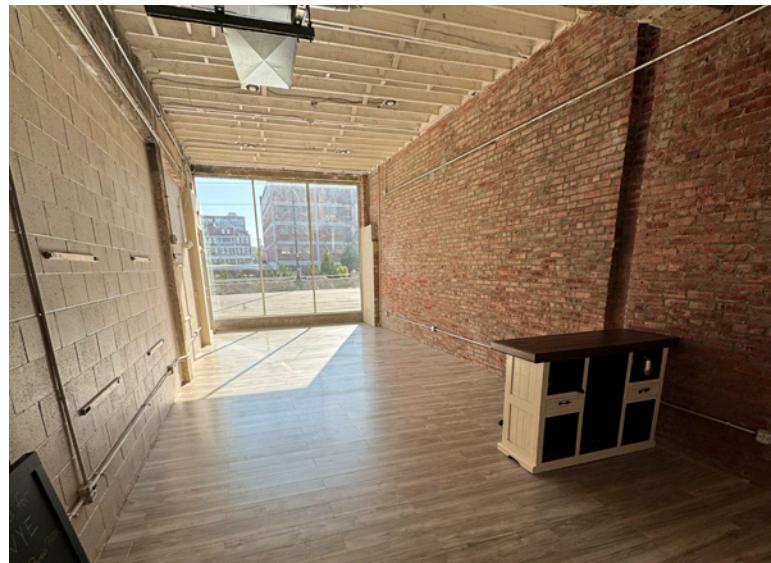
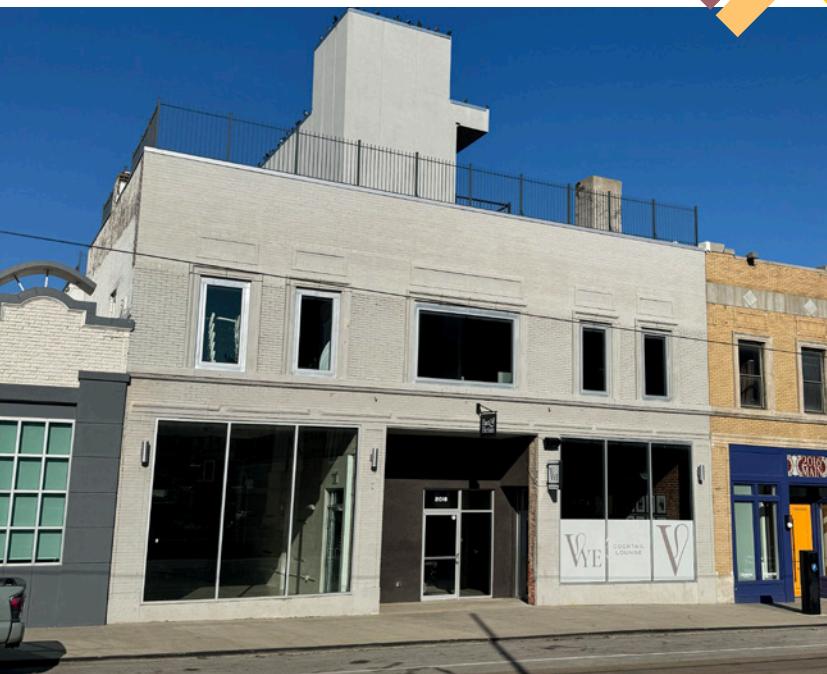
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