

FOR SALE/LEASE



FULL-FLOOR BRICK-&-BEAM OFFICE SPACE

Crossroads Arts District | 210 W 19th Terrace | Kansas City, MO 64108

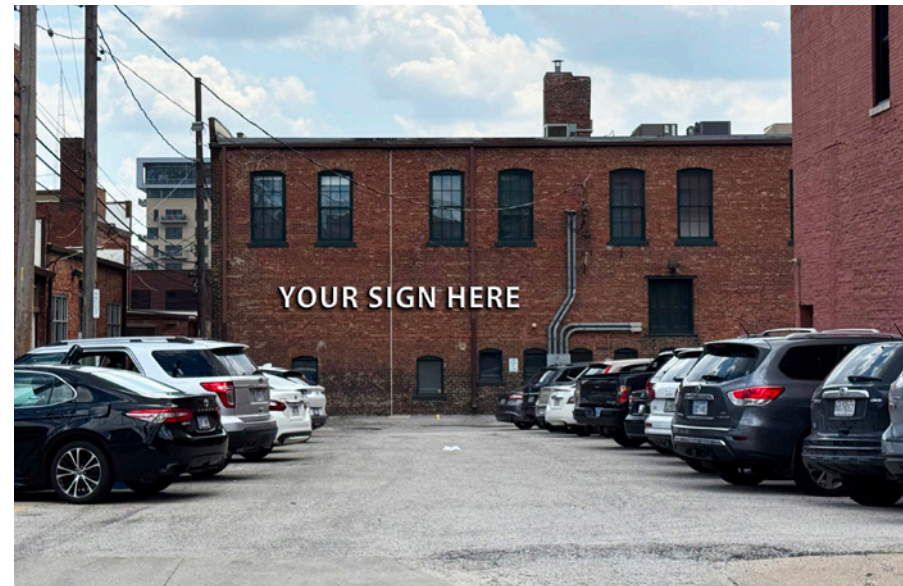


PROPERTY OVERVIEW

This 12,000+ SF office suite combines historic character with modern functionality in the heart of Kansas City's Crossroads. Exposed brick, timber beams, and perimeter windows highlight the space's authentic charm.

The layout features an expansive work area with floor-integrated power, seven private offices, two conference rooms, break room with kitchenette, multi-stall restrooms, and in-suite shower. Fully ADA accessible, the space is ready to support a range of work styles and team structures.

Situated in the Crossroads Arts District surrounded by restaurants, coffee shops, local retail, and transit options, this office positions your business at the center of Kansas City's creative culture. Contact us to schedule a tour or to learn more.



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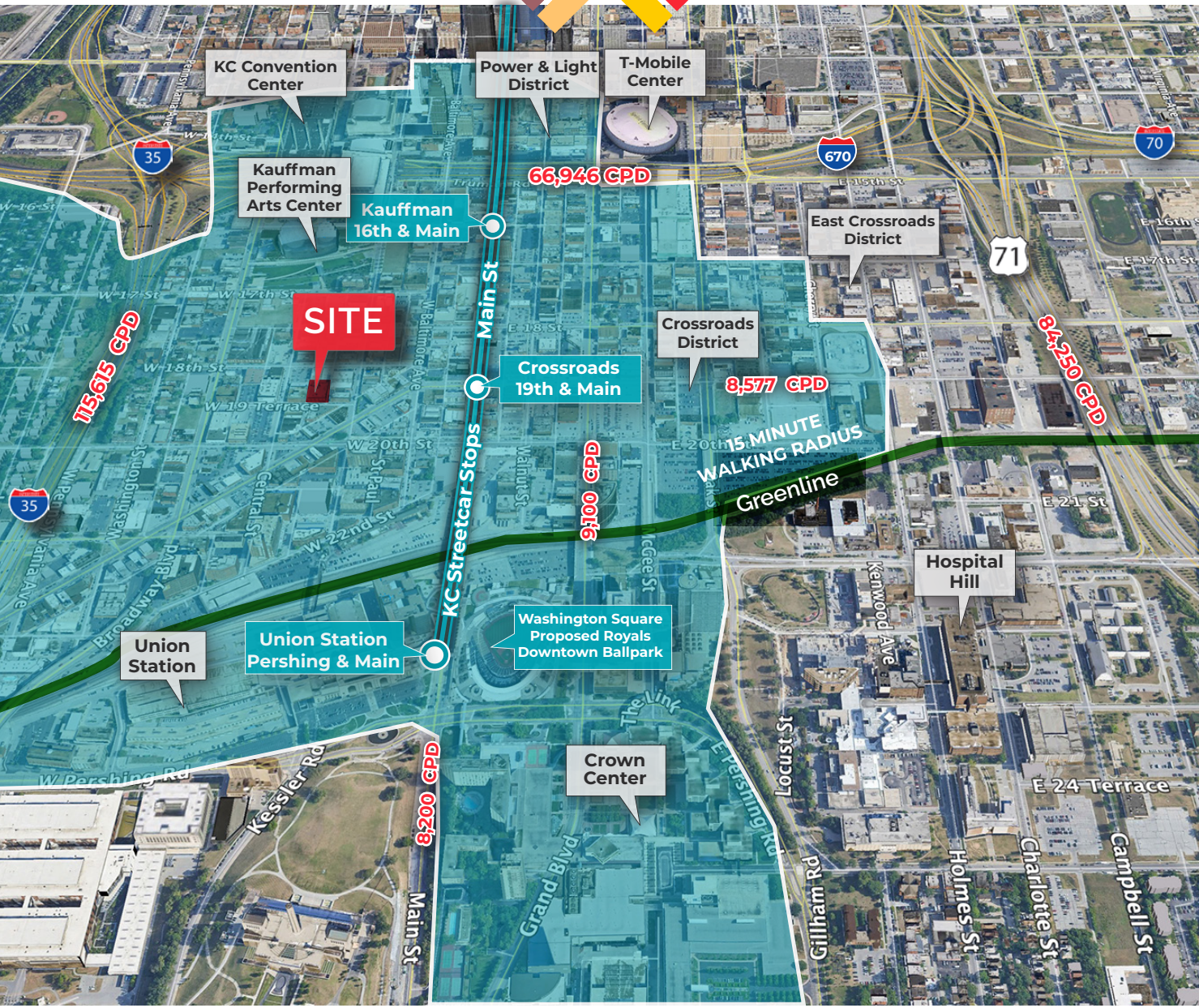


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WALKABILITY

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.



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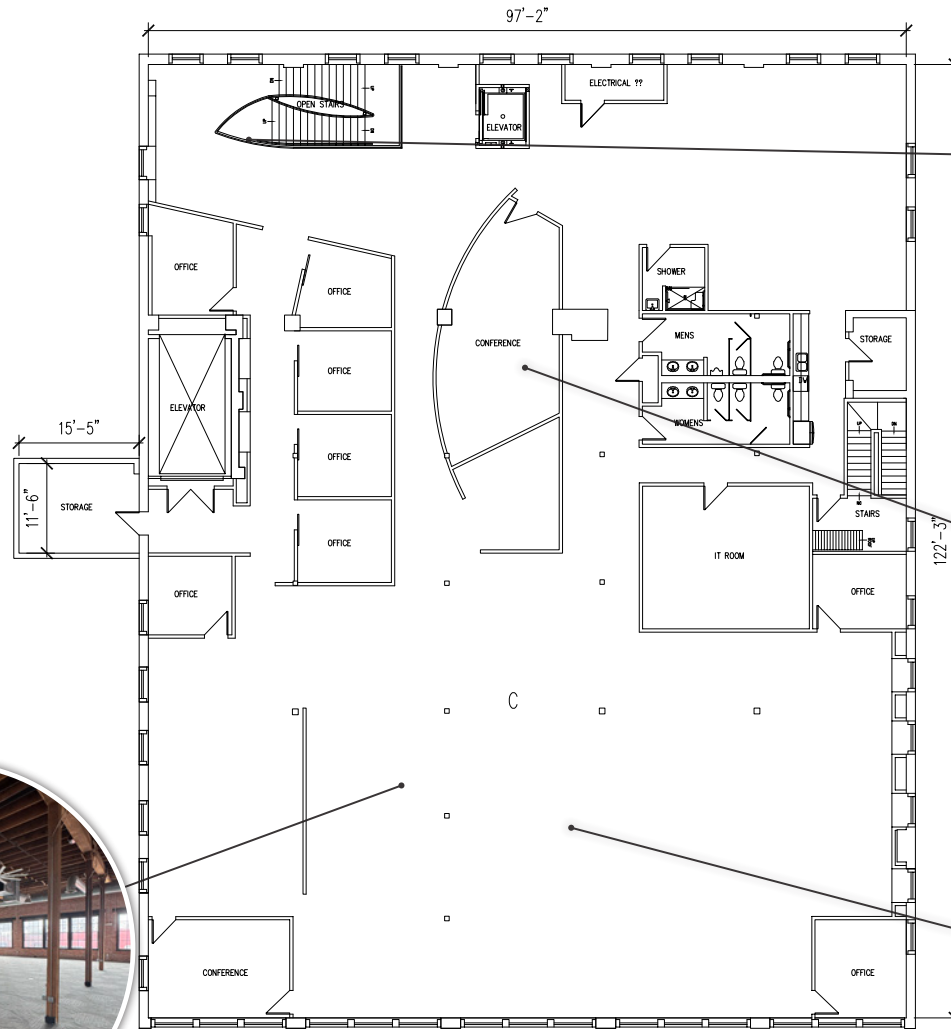


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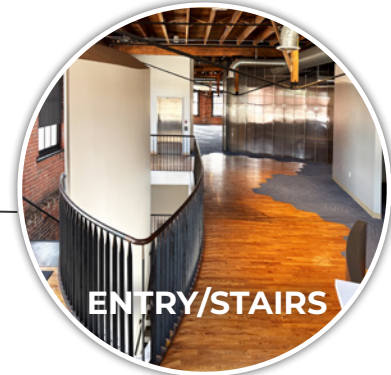
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SPACE HIGHLIGHTS

- Adaptable layout for creative, traditional, or mixed office use
- Power-integrated expansive open workspace, seven private offices, two conference rooms and reception area.
- Natural light from full 360-degree perimeter windows
- Private elevator
- Private garage parking
- ADA compliant
- 5-minute walk to the KC Streetcar
- In-suite shower/ changing room
- Surrounded by coffee shops, dining options, boutique and retail, galleries, and hotels



2ND FLOOR



ENTRY/STAIRS



CONFERENCE



OPEN OFFICE



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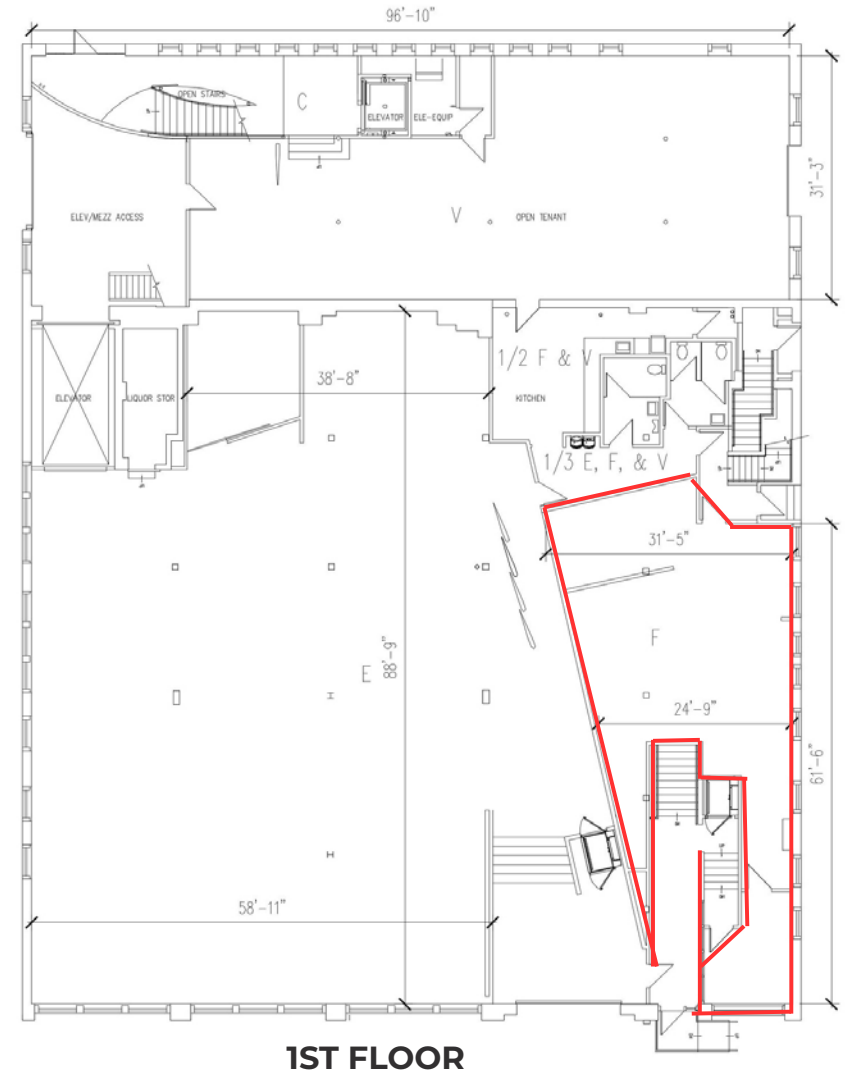
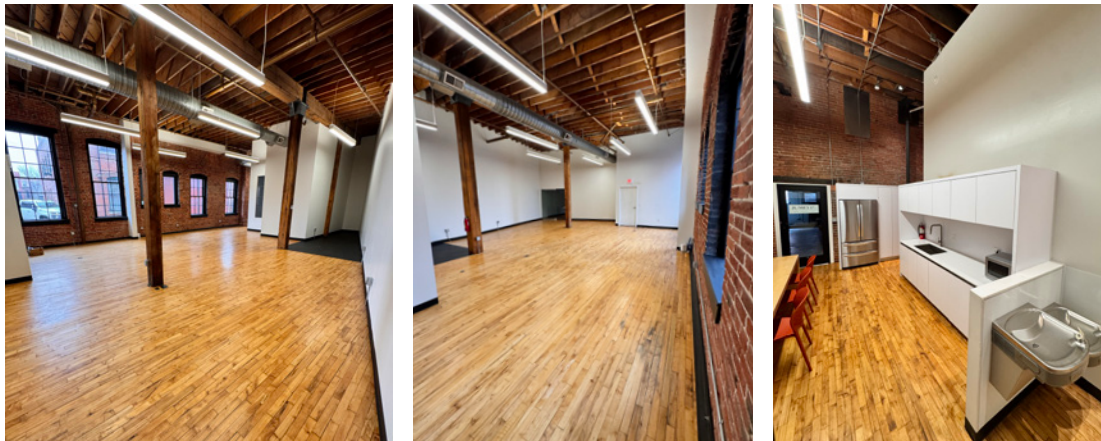
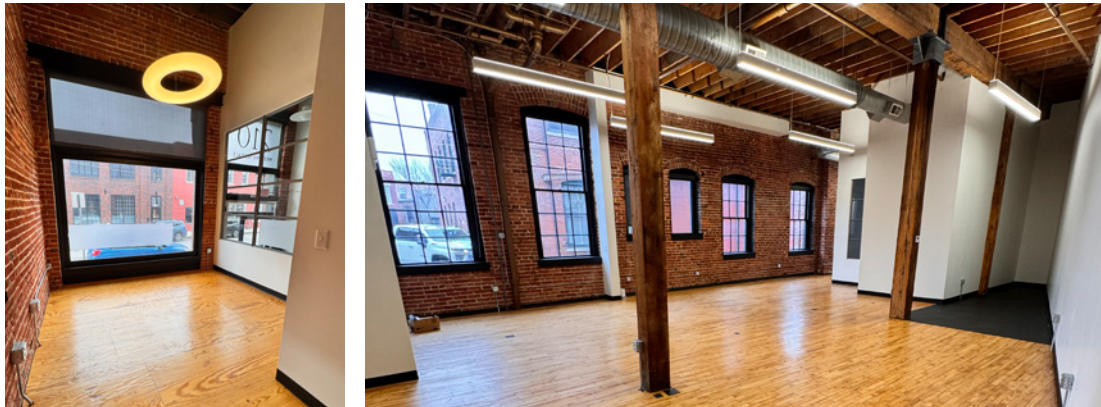


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1ST FLOOR LOFT/OFFICE

- 1,652 SF - open floorplan
- Adaptable layout for creative or traditional office space
- Full kitchen with refrigerator, sink and water fountain
- \$30/SF, Modified Gross



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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2024)	15,059	111,950	256,583
Total Households	8,728	52,590	111,018
Average HH Income	\$102,311	\$71,891	\$72,080

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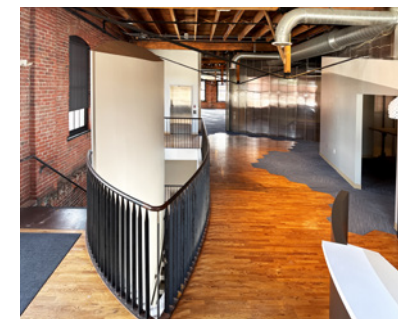
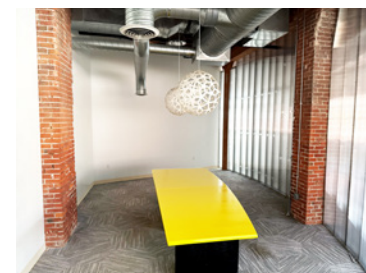
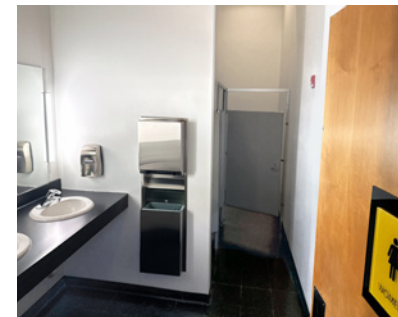
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