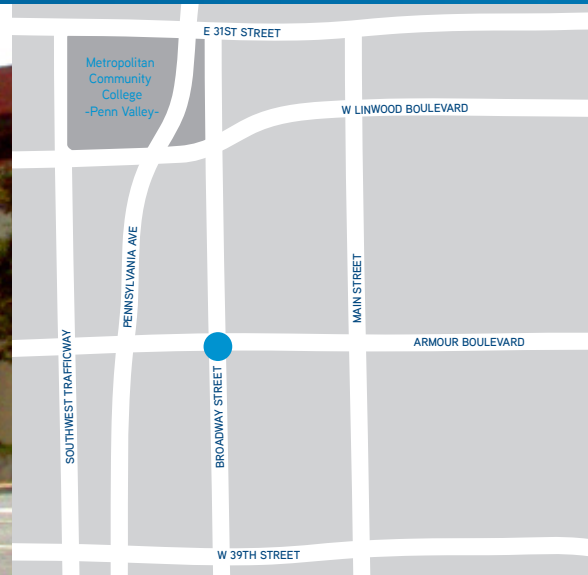


FOR LEASE > OFFICE SPACE

3501-3509 Broadway

KANSAS CITY, MO



Property Description

- > 7,759 SF office/retail building for lease (14,000± total SF including basement)
- > \$6.00-\$7.00 PSF, NNN
- > Tenant finish negotiable

Building Amenities

- > Freestanding building
- > Prominently located on the SEC of Armour Boulevard and Broadway, providing an excellent signage opportunity and retail frontage
- > Immediate access to Downtown, Crown Center and the Country Club Plaza
- > Exterior signage available
- > Ample off-street parking available
- > 12± height ceilings
- > 4 walk-through doors, plus 2 drive-in garage doors
- > Abundant power
- > 1DH & 1 DI loading

Contact Us

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3501-3509 Broadway

FLOOR PLAN

