

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The main image shows a two-story office building with a red brick exterior and a large white rectangular section on the right side. A sign on the white section reads "Your Sign Here". To the left, a taller building with "Children's Mercy Clinics" signage is visible. In the foreground, there is a paved parking lot, a grassy area, and a "For Sale" sign with Colliers branding. A red and white striped pole stands near the entrance of the building. A tall red lattice tower is visible in the background on the right.

Your Sign Here

Office Building For Sale

3131 Broadway Boulevard
Kansas City, Missouri

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3131 Broadway Boulevard

Price: \$4,250,000

3131 Broadway offers a tremendous opportunity for an owner-occupant looking to own their property in a prime Midtown location. The property is located in the center of the city with easy access to I-35 and other major thoroughfares. The property is one block west of the extended streetcar line, surrounded by amenities, and minutes from the Country Club Plaza, Crossroads, and Central Business District. There's an ability to have highly visible building signage directly along the busy Broadway corridor. The oversized lot provides abundant parking and/or the potential to expand the existing building structure. The building has been well maintained by a single owner for the past 20+ years.

22,000± SF
Total Size

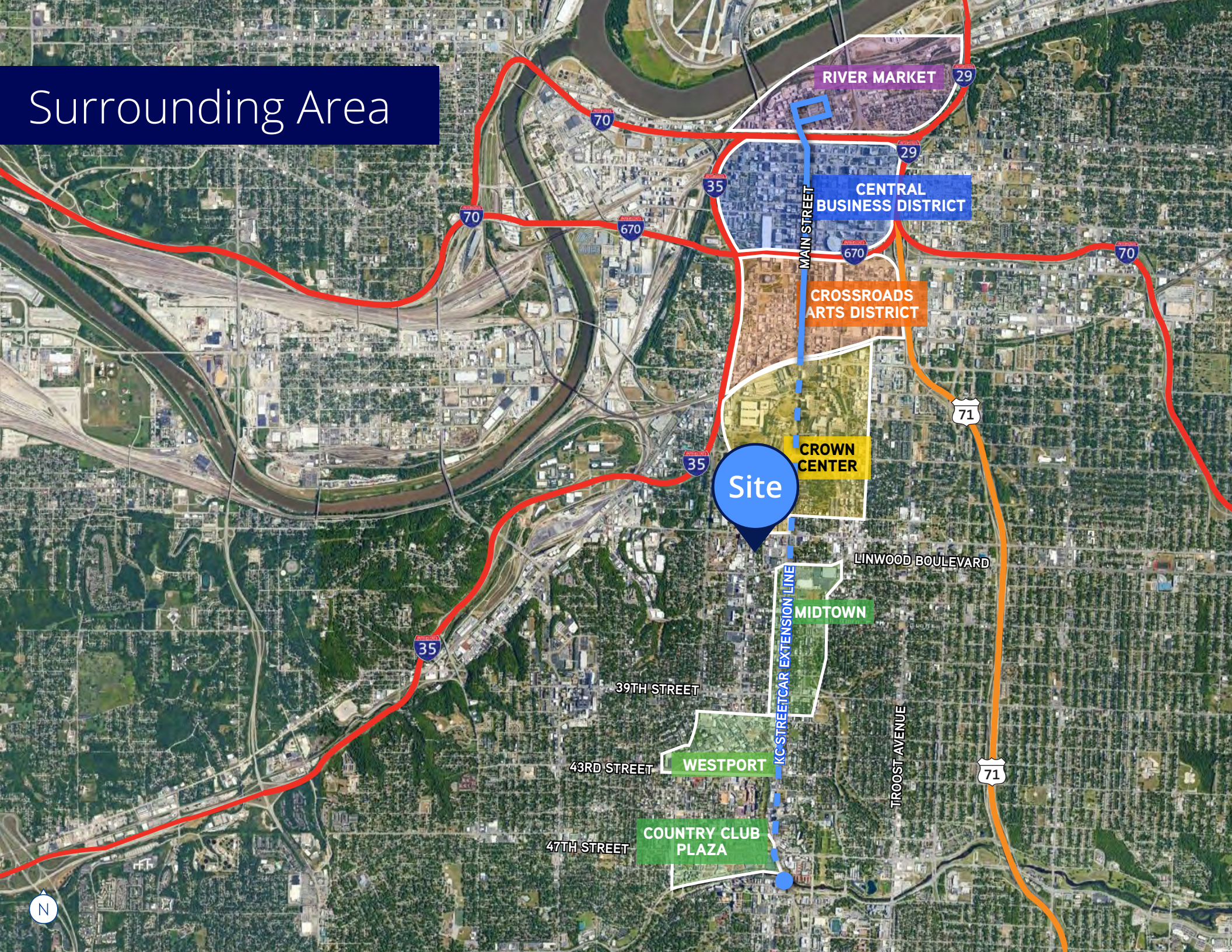
1958/2004
Year Built/Renovated

1.24 ACRES
Land Area

84
Parking Spaces



Surrounding Area

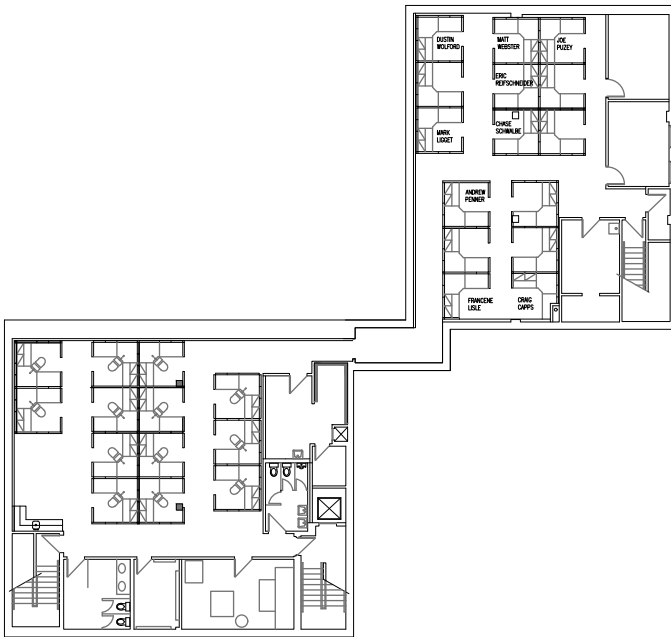


Property Aerial



Floor Plans

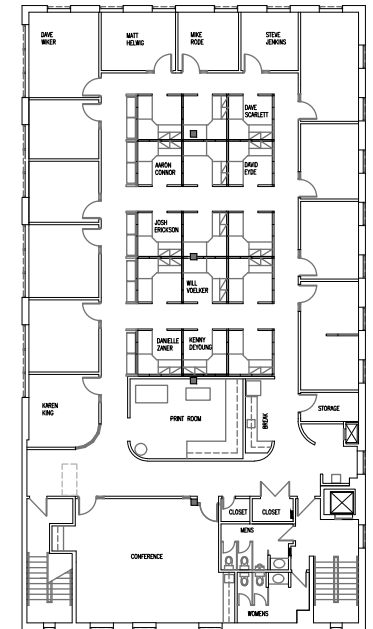
22,000± SF



Garden Level



First Floor



Second Floor



Property Photos



Midtown Kansas City Overview

Midtown Kansas City connects the roughly three-mile stretch between Crown Center and the Country Club Plaza. The intersection of 31st Street and Gillham Plaza is the convergence of four distinct, yet complimentary neighborhoods; Union Hill, Longfellow, Broadway/Gillham, and North Hyde Park. These neighborhoods have experienced commercial and residential development throughout the last ten years, creating new and future opportunities in the area.

Retail and entertainment amenities are in abundance within the area, with the largest being Crown Center to the north, offering a diverse mix of shopping, dining, and entertainment. Martini Corner, near 31st Street and Gillham Road, offers an eclectic intersection of local eateries and bars. The area is an urban environment, yet large retailers such as Costco and Home Depot, along with major hospital systems and universities, are all within a short drive.

Recent Development in Midtown

The KC Streetcar, currently serving 10 stops across downtown Kansas City and surpassing 14.5 million riders since its launch in 2016, has a new 3.5-mile extension line nearing completion. Its eight additional stops will create a seamless connection from downtown to UMKC and Country Club Plaza, linking more neighborhoods, hotels, and entertainment districts. The extension line will go directly through the heart of Midtown, including two new stops located in Midtown at the intersections of 31st & Main, and 35th and Main.

Several recent redevelopments in and around Midtown have added multifamily options to the immediate area as demand remains high to reside within the urban core of Kansas City, especially with the KC Streetcar expansion line heading further south.



The majority of the recent improvements to the area remain focused along main arterial roads such as Main Street, Troost Avenue, and Armour Boulevard. Recent multifamily deliveries in Midtown include The Crosswalks, The Residences at Park 39, The Dairy, and Katz on Main Street. Active multifamily construction projects throughout Midtown include the Citizen and Arrive KC. Several multifamily development opportunities in the immediate area are proposed in preparation for the completion of the new extension line. Economic development growth is expected to occur along the expansion line in the future.

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