

# 1708 Baltimore

## Kansas City, Missouri



### Office / Retail Building For Lease

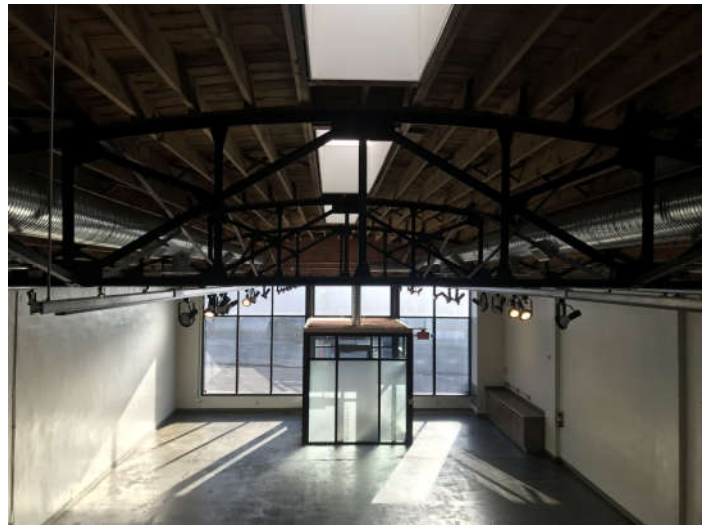
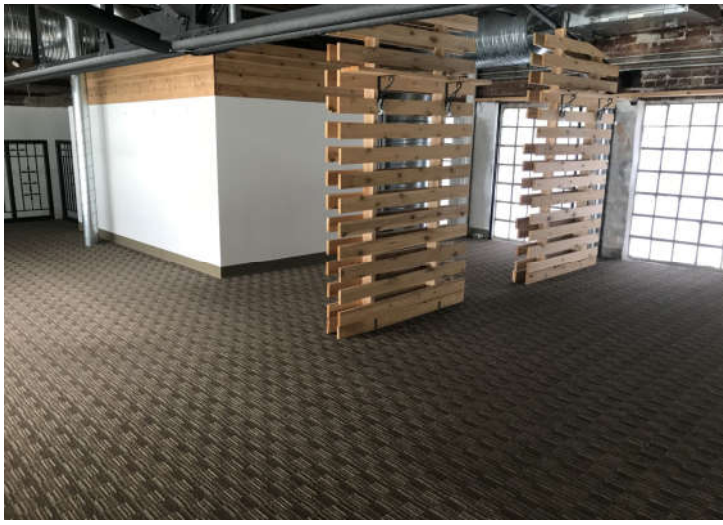
- 2,660 RSF on One Floor Plus Additional Mezzanine Space
- Fully Renovated in 2012
- Barrel Vaulted Wood and Steel Truss Ceiling with Skylights
- Covered Parking Available in Nearby Webster Garage
- One Block from Streetcar Line
- Negotiable Tenant Improvement Allowance
- Minimum 5-Year Lease Term
- Building Signage Available
- \$22.50 / RSF plus Utilities



Peter T. Lacy, CRE, CCIM  
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Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

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## LOCATION

Located in the heart of the Crossroads Arts District of Kansas City, Missouri, The 1718 Baltimore is walking distance to The Kauffman Center for the Performing Arts, Bartle Hall, and the new Loews Convention Center Hotel. It is one block from the Kansas City Streetcar line that runs between the River Market, Downtown, and Union Station. This location has great access to all parts of the metropolitan area via nearby I-35 and I-70.

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