

322 Southwest Boulevard  
KANSAS CITY, MO 64108

Office Building for Sale or Lease

est. 1879

KH

KESSINGER HUNTER  
commercial real estate

Rare Owner/User Opportunity in Crossroads  
with Existing Value-Add Tenant



FOR MORE INFORMATION, PLEASE CONTACT:

**Tom Ward**  
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816.936.8527  
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**KESSINGER HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
(816) 842-2690  
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# 322 SOUTHWEST BOULEVARD

Kansas City, Missouri 64108

## FEATURES

- Income producing existing first floor retail Tenant
- Current Owner will vacate after closing
- Extensive renovations in 2018 have converted the building to multi-tenant with 1<sup>st</sup> Floor Retail, 2<sup>nd</sup> Floor Office (Current Ownership) & 3<sup>rd</sup> Floor Office (Vacant)
- Rooftop solar array w/25-Year LG Electronics Warranty
- Operating Expenses: \$2.50/PSF - solar array nearly powers the entire building currently, no gas
- Tuck-pointed facade, new glass and 24-Surveillance/Security System
- Parking: Street parking only



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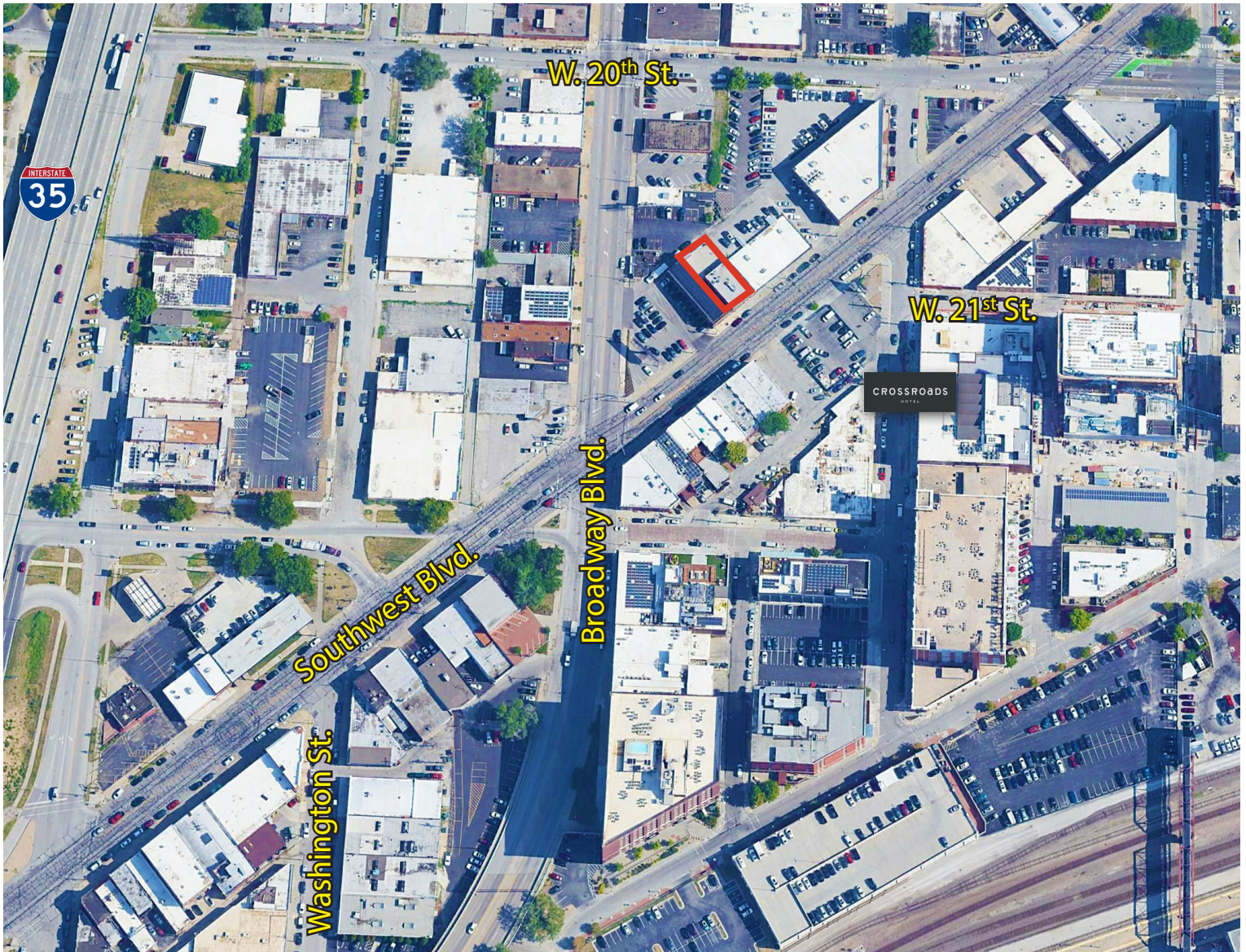
## SALE TERMS

PREMISES	322 Southwest Boulevard (Crossroads)
SALE PRICE	<del>\$1,975,000</del> <b>\$1,600,000</b>
GBA	8,100 SF
TAXES	\$12,955.70

## LEASE TERMS

PREMISES	SUITE 200/300 2,500-5,000 SF (2 <sup>ND</sup> & 3 <sup>RD</sup> FLOORS)
LEASE RATE	\$20 RSF
LEASE TYPE	MG (NET OF UTILITIES & JANITORIAL) MIN. 5-YEAR TERM
AVAILABILITY	IMMEDIATE / 3 <sup>RD</sup> FLOOR COMPLETING RENOVATIONS
PARKING	POTENTIAL FOR RENTAL SPACES IN LOT ADJACENT TO BUILDING





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