

3130



**3130 & 3142
BROADWAY BOULEVARD**

KANSAS CITY, MO 64111

3142



FOR SALE - FORMER CORPORATE HEADQUARTERS

FOR MORE INFORMATION, PLEASE CONTACT:

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3130 & 3142

BROADWAY BOULEVARD

Both buildings are being offered together and are strategically positioned in a growing demographic zone adjacent to the headquarters of Metropolitan Community Group & Colleges, Penn Valley Community College, Penn Valley Park, and Children's Mercy Broadway Campus, which maintains six specialty clinics and a campus featuring their Pediatric Care Unit and Teen Clinic.

The property is conveniently located at 31st Street & Broadway in Kansas City's Midtown submarket. Easy access is provided by 31st Street to I-35 with high visibility between the Country Club Plaza and Crown Center.

TOTAL BUILDING SIZES

 3130 - 6 stories - approximately - 60,000± RSF
3142 - 2 stories plus lower level - 5,044± RSF

TOTAL LAND AREA

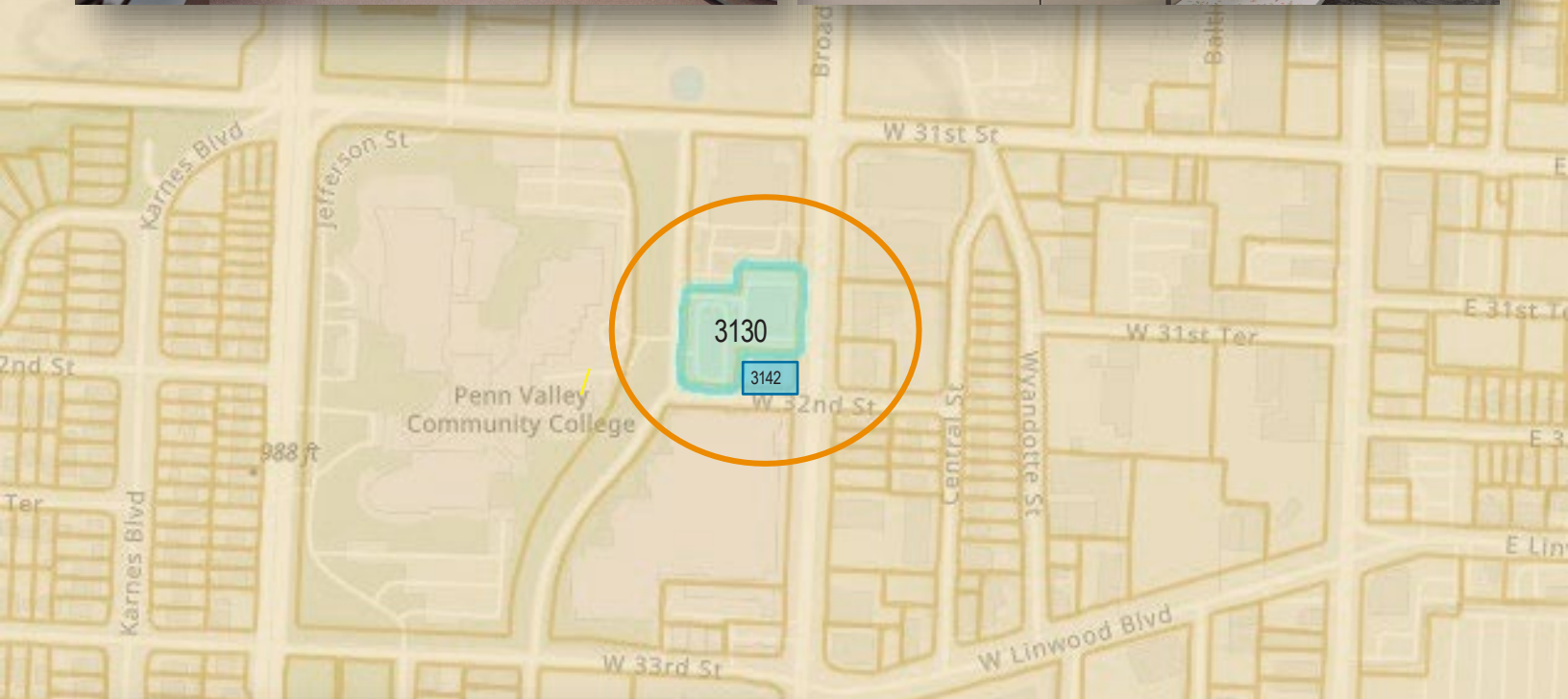
 3130 - 1.35± acres
3142 - 0.3± acres Total: 1.65± Acres

PARKING

 Surface spaces - 118
Covered spaces - 19



JACKSON COUNTY CITY LOCATOR MAP

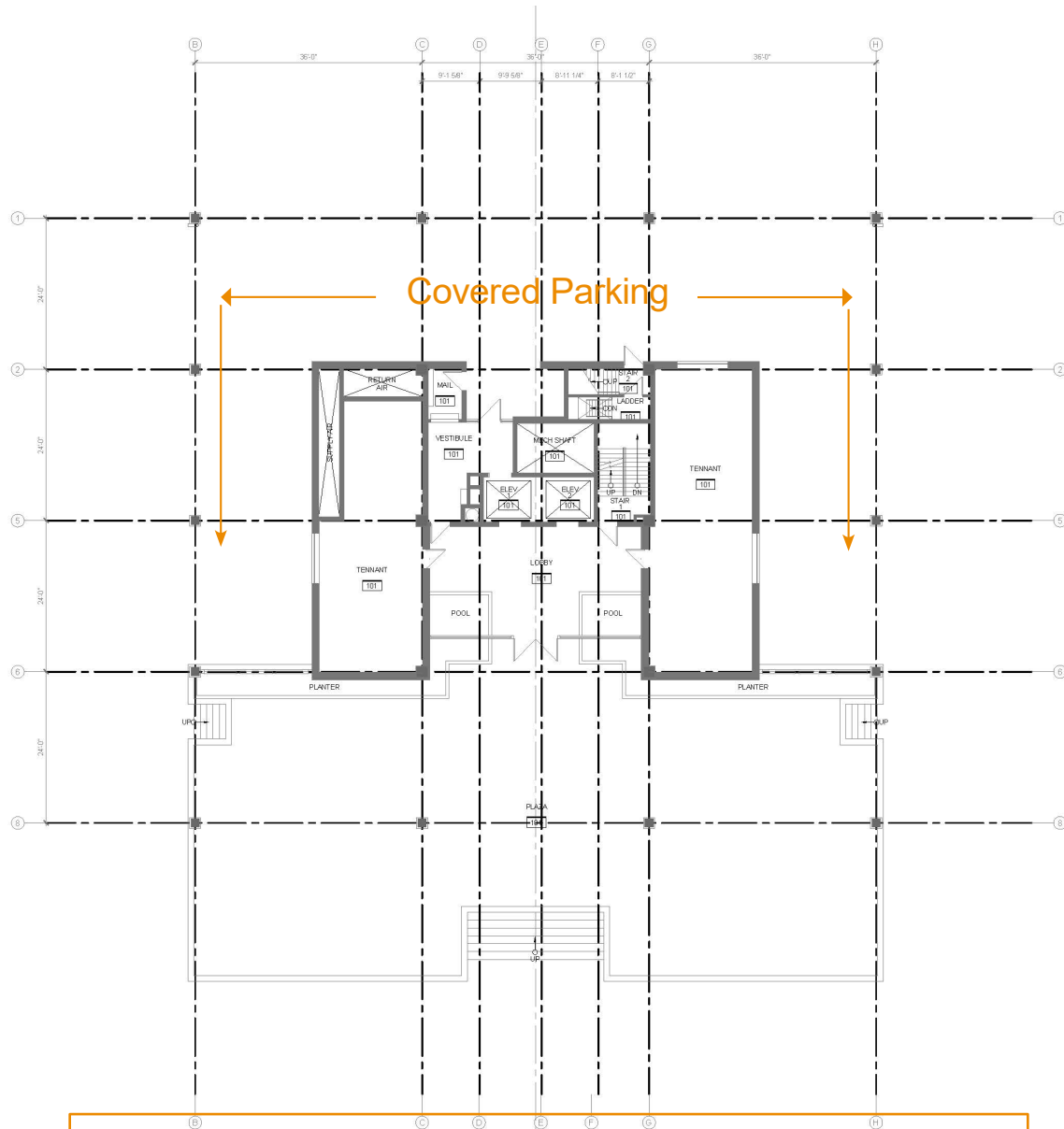


PARCEL INFORMATION

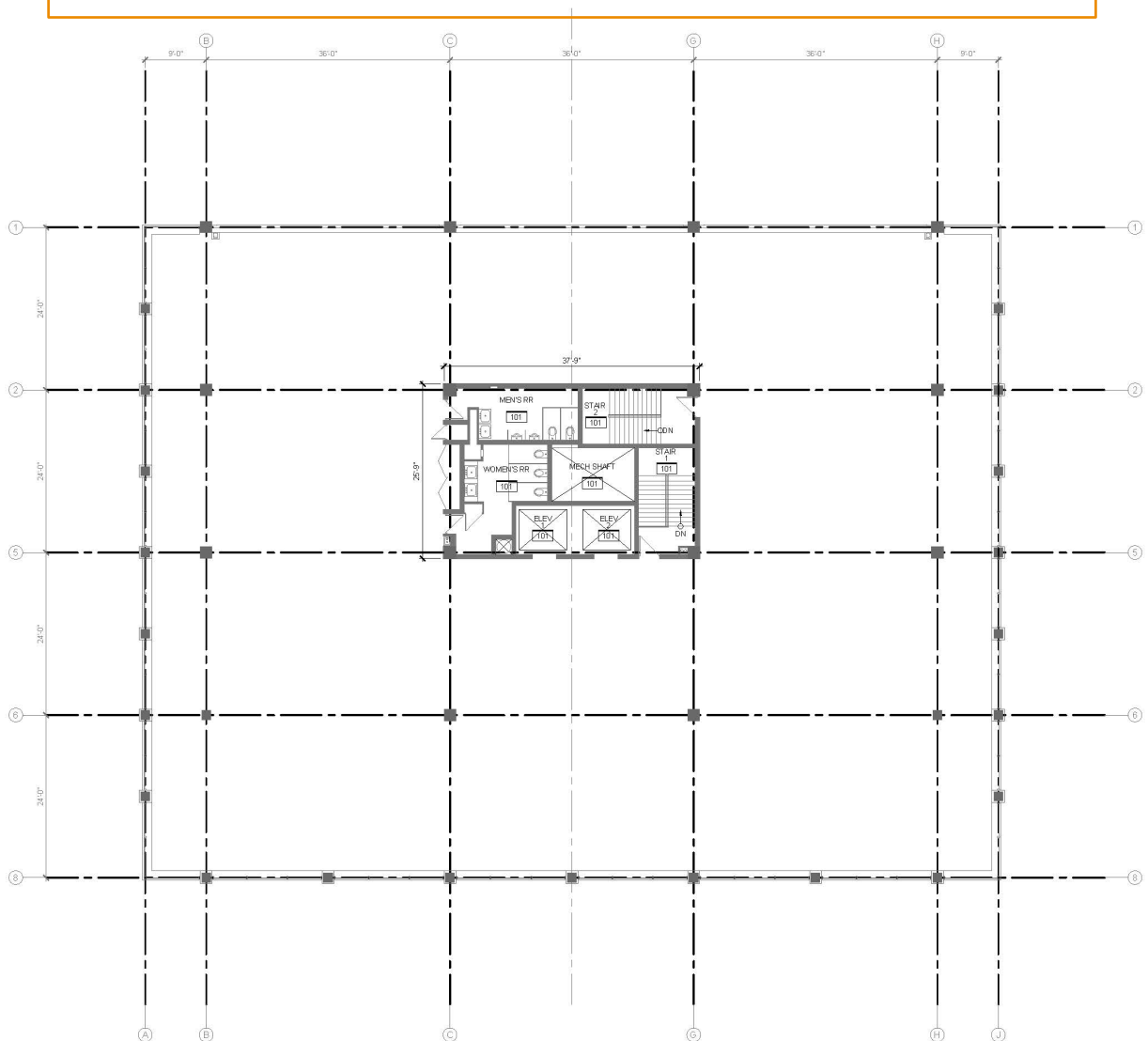
3130 Broadway Boulevard
Kansas City, Missouri 64111
Parcel No: 29-940-01-10-00-0-00-000
Approx. Parcel Area: 1.351 Acres

3142 Broadway Boulevard
Kansas City, Missouri 64111
Parcel No: 29-940-01-04-00-0-00-000
Approx. Parcel Area: 0.2991 Acres

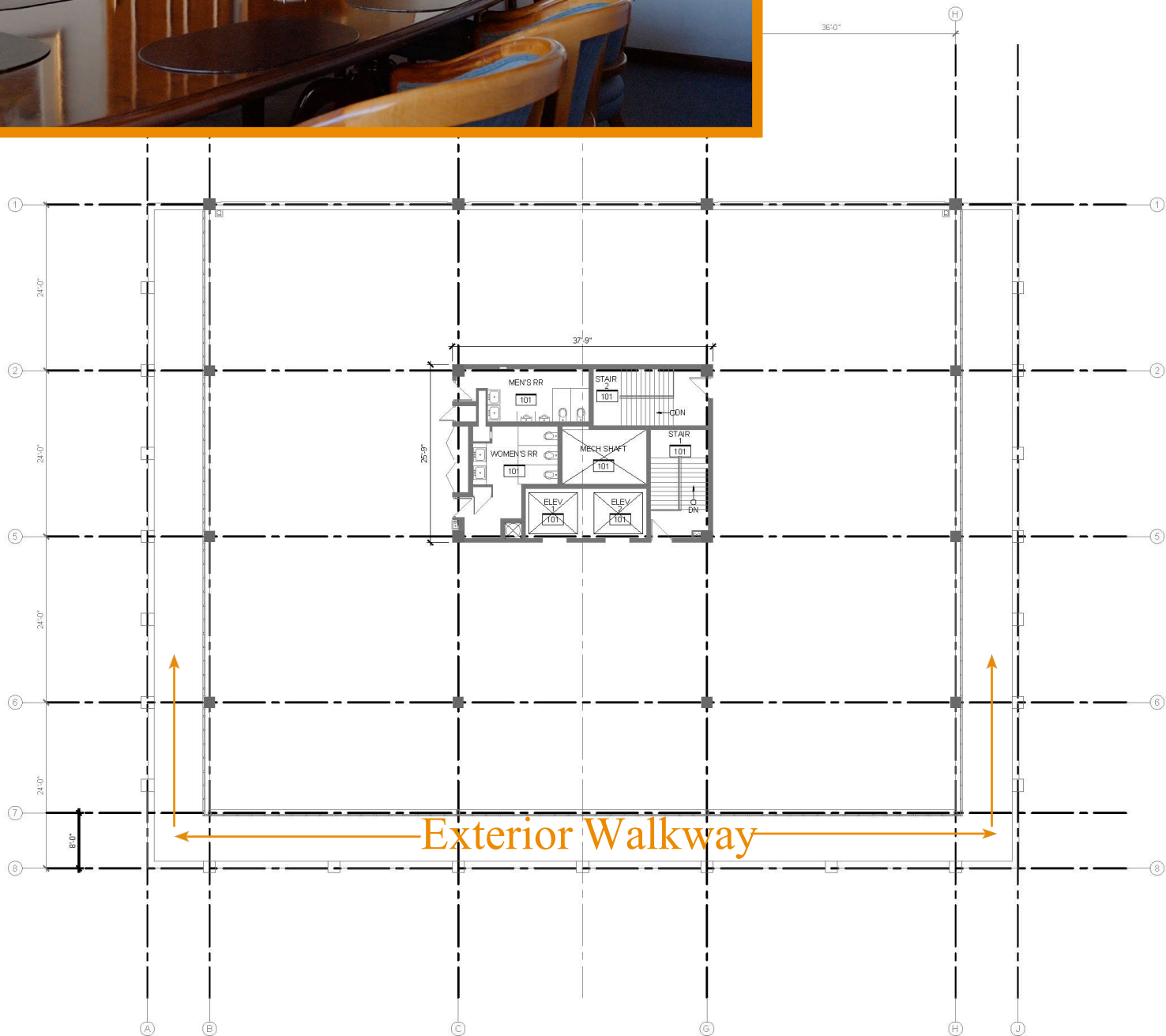
3130 - FLOOR 1



3130 - FLOORS 2-5 (CORE AND SHELL)



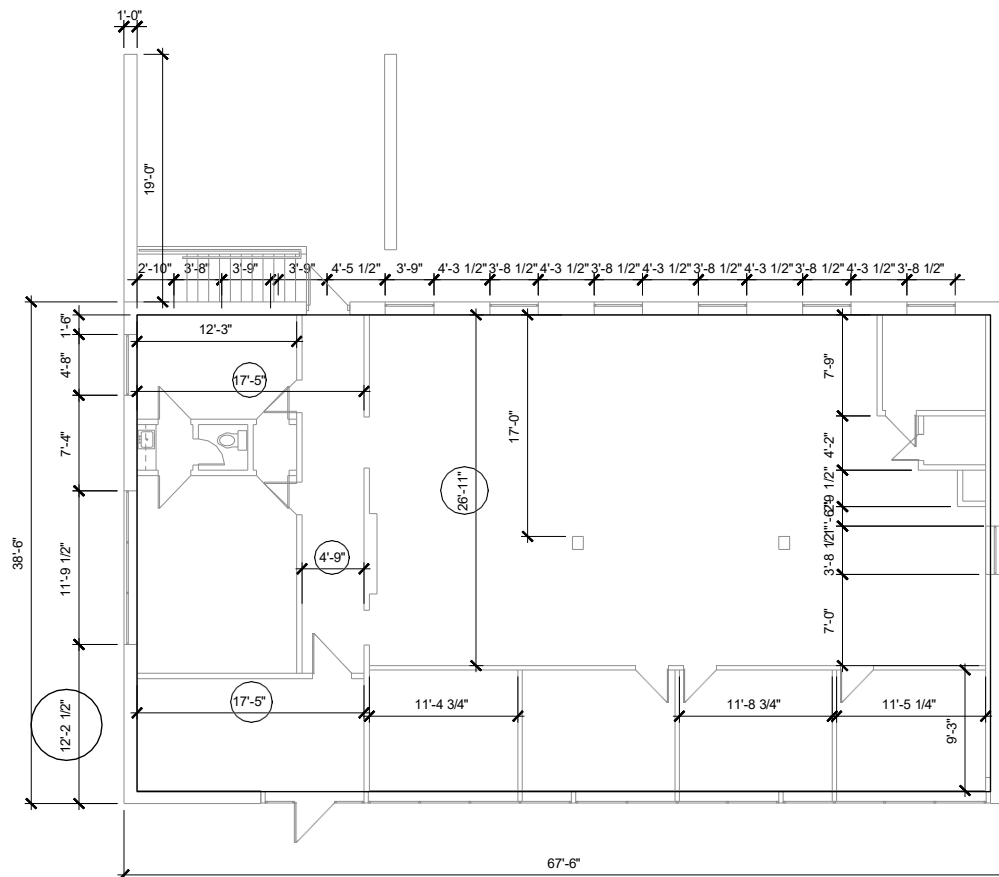
3130 - FLOOR 6

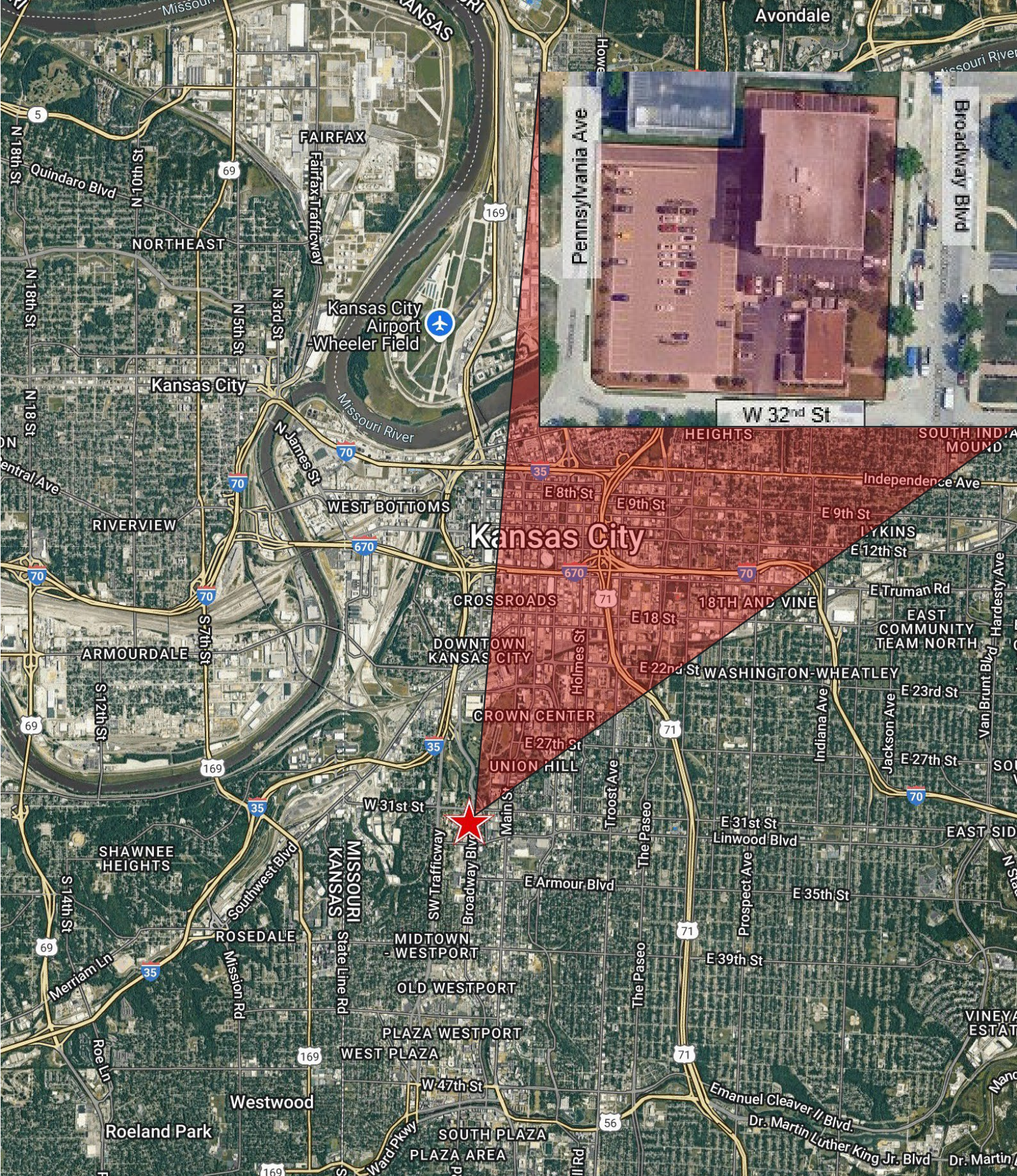


This architectural floor plan shows a rectangular bathroom with a total width of 67'-6" and a total depth of 38'-6". The layout includes a row of 18 stalls along the top wall, each with a door opening into the main area. The stalls are dimensioned as follows from left to right: 2'-10", 3'-8", 3'-9", 3'-9", 4'-5 1/2", 3'-9", 4'-3", 1/2" 3'-8", 1/2" 4'-3", 1/2" 3'-8", 1/2" 4'-3", 1/2" 3'-8", 1/2" 4'-3", 1/2" 3'-8", 1/2" 4'-3", 1/2" 3'-8", and 1/2" 1'-8".

Along the left wall, there are four sets of doors with dimensions: 4'-5", 6'-0 1/2", 4'-3", and 1'-6". The bottom wall features a long vanity area with a total length of 17'-5". A central island or partition is 14'-7" wide and 15'-10" high. A staircase is located on the right side, with a width of 15'-1".

Restrooms are located in the bottom-left corner, labeled "WOMEN" and "MEN". The "WOMEN" restroom contains two stalls and a sink, while the "MEN" restroom contains two stalls and a sink. The overall dimensions are 67'-6" wide by 38'-6" deep.





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