

AREA
REAL ESTATE ADVISORS



14W3

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OFFICE BUILDING
FOR LEASE

14 WEST 3RD STREET
KANSAS CITY, MO

WHY KANSAS CITY?



KC STREETCAR
COMPLETED 2016



FUTURE BASEBALL STADIUM
IN DOWNTOWN KC



NEW KCI TERMINAL
COMPLETED IN 2023



PENNWAY POINT
MIXED-USE DEVELOPMENT



KC CURRENT SOCCER STADIUM
2024 COMPLETION



I-670 "LOOP" GREEN SPACE
2024 COMPLETION

DOWNTOWN KANSAS CITY IS IN THE MIDST OF A LARGE-SCALE TRANSFORMATION FROM A SLEEPY URBAN CORE, INTO A MODERN BUSINESS AND ENTERTAINMENT DISTRICT.

- MORE THAN **\$9.2 BILLION** HAS BEEN REINVESTED DOWNTOWN SINCE 2001.
- WITH ITS WORLD-CLASS AMENITIES AND AFFORDABLE COST OF LIVING, MANY NEW COMPANIES HAVE RELOCATED THEIR HEADQUARTERS FROM THE COASTS TO KANSAS CITY.
- KC IS THE **8TH FASTEST** GROWING MARKET FOR TECH TALENT AND THE 12TH FOR SOFTWARE DEVELOPERS.

WHY RIVER MARKET?



THE RIVER MARKET DISTRICT IS THE BIRTHPLACE OF KANSAS CITY AND IS THE NORTH-MOST DISTRICT IN KANSAS CITY'S GREATER DOWNTOWN AREA. CENTERED AROUND THE CITY MARKET, A HISTORIC FARMER'S MARKET THAT DRAWS OVER 600,000 ANNUAL VISITORS, THE AREA MARKS THE START OF KANSAS CITY'S URBAN CORE. 14W3 IS CONVENIENTLY LOCATED JUST ONE BLOCK FROM THE HISTORICAL CITY MARKET.



DINE

1. LOCAL PIG
2. THE FARMHOUSE
3. CITY MARKET COFFEE
4. BETTY RAE'S ICE CREAM
5. IL LAZZARONE
6. HABASHI HOUSE
7. BLUE LINE HOCKEY BAR
8. ENZO
9. BROWN & LOE
10. HARRY'S COUNTRY CLUB
11. MINSKY'S PIZZA
12. TASTE OF BRAZIL
13. BLUE NILE CAFE
14. TRIBE STREET KITCHEN

PLAY

15. CITY MARKET
16. CYCLE CITY
17. DOUBLE TAP KC
18. LEVEL ONE GAMES
19. ARABIA STEAMBOAT MUSEUM
20. STRANGE DAYS BREWING
21. RIVER BLUFF BREWING
22. ANU AESTHETICS
23. THE GYM KC

SHOP

24. YOKI
25. DAILY KITCHEN MARKET
26. RIVER MARKET ANTIQUE MALL
27. NATURE'S OWN GROCERY
28. CHINATOWN FOOD MARKET
29. CAROLLO'S ITALIAN GROCERY



ACCESSIBILITY & TRANSPORTATION

A CENTRALIZED LOCATION



THE RIVER MARKET DISTRICT IS A MAIN CONNECTION POINT OF CENTRAL KANSAS CITY WHICH CONTRIBUTES TO ITS OVERALL SUCCESS, VIBRANCY, AND GROWING DEVELOPMENT.

- THE KC STREETCAR TRANSFORMED THE RIVER MARKET IN 2016, CONNECTING THE REST OF THE CITY TO THE HISTORIC RIVERFRONT AREA WITH FREE ACCESS TO ITS AMENITIES.
- SCHEDULED FOR A 2025 COMPLETION, A 3.5 MILE STREETCAR EXPANSION TO THE SOUTH IS NOW UNDER CONSTRUCTION AND WILL CONNECT DOWNTOWN TO MIDTOWN, WESTPORT, THE ART MUSEUM DISTRICT AND THE PLAZA.
- KANSAS CITY'S NEW URBAN PATH, THE **"GREENLINE"** WILL ADD PEDESTRIAN CONNECTIVITY TO ALL SURROUNDING AREAS OF DOWNTOWN, CONNECTING NEIGHBORHOODS, SHOWCASING ART, AND ENCOURAGING EXERCISE AND COMMUNITY.
- THE BUCK O'NEILL BRIDGE, COUPLED WITH EXISTING HIGHWAY INFRASTRUCTURE, MAKES THE RIVER MARKET THE MOST EASILY ACCESSIBLE URBAN NEIGHBORHOOD IN THE METRO.



WHY 14W3?

PREMIUM OFFICE IN A PREMIUM LOCATION

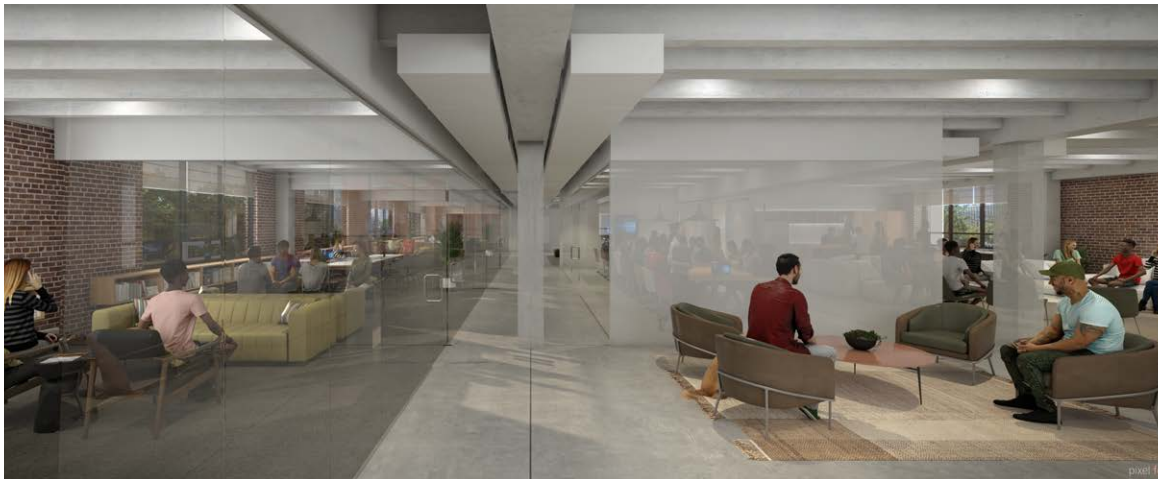


REPOSITIONED AS A HIGH QUALITY, NEXT-GENERATION CREATIVE OFFICE BUILDING, 14W3 PROVIDES TENANTS WITH AN OPPORTUNITY TO **DEFINE THEIR OWN SPACE**, IN KANSAS CITY'S MOST **VIBRANT NEIGHBORHOOD**.

WHILE MULTI-FAMILY RESIDENTIAL, RETAIL AND RESTAURANT OPTIONS ARE THE HEART AND SOUL OF THE DISTRICT, **PREMIUM OFFICE SPACE IS DIFFICULT TO FIND. 14W3 CHANGES ALL THAT.** IT PROVIDES AN OPPORTUNITY TO PIONEER THE EMERGENCE OF FIRST CLASS OFFICE SPACE IN A HIGHLY SOUGHT AFTER AREA.



CLASS-A MODERNIZATION



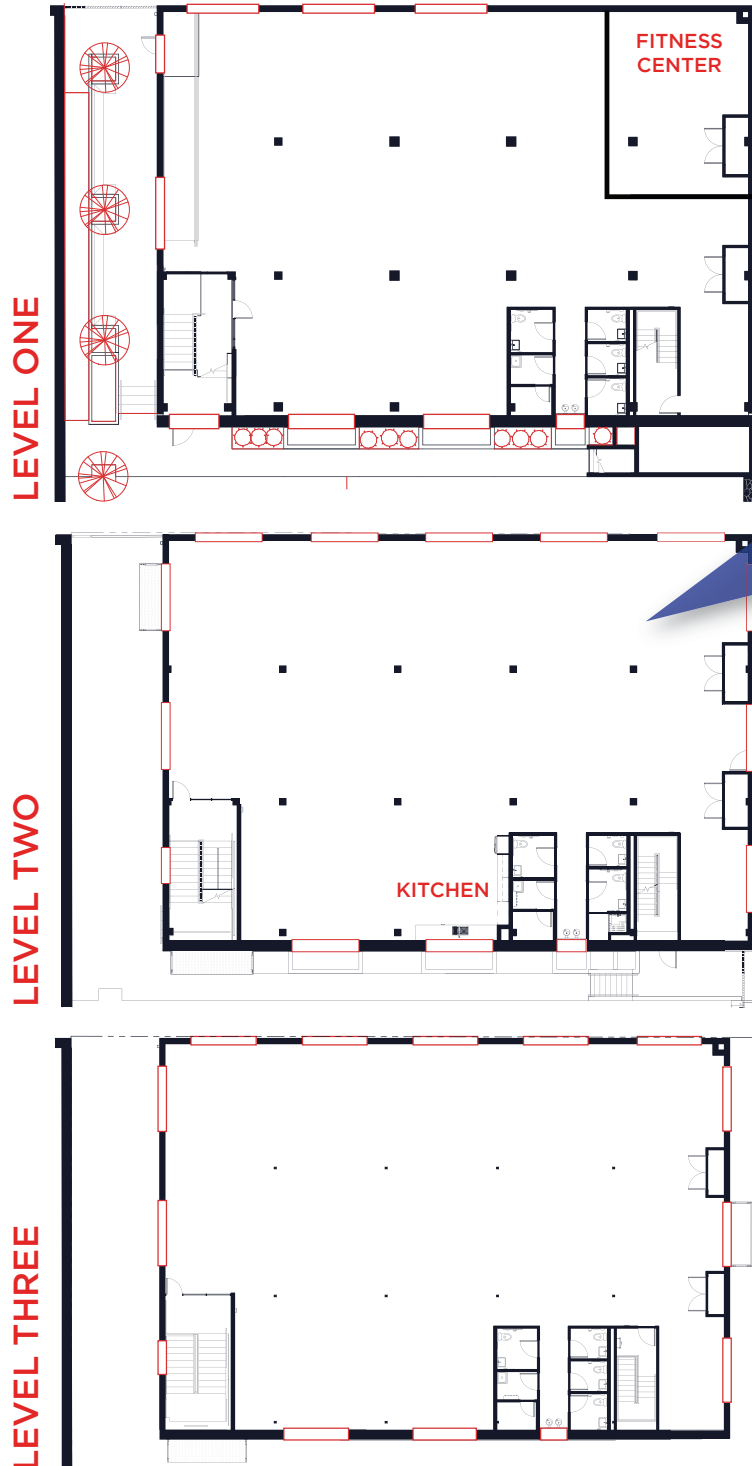
A **FULLY-RENOVATED** AND **MODERNIZED** 21,000 SQUARE FOOT CREATIVE OFFICE BUILDING, 14W3 OFFERS A ONE-OF-A-KIND **CLASS A** OFFICE OPPORTUNITY IN THE RIVER MARKET.

LOCATED AT THE CORNER OF 3RD & DELAWARE, ON THE KANSAS CITY **STREETCAR LINE**, 14W3 INCLUDES **BEST-IN-CLASS AMENITIES**, PREMIUM PRIVACY, UNDENIABLE BRANDING AND VISIBILITY.

LISTED IN THE NATIONAL REGISTER OF **HISTORIC PLACES**, THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1919 AS KANSAS CITY'S POLICE GARAGE NO. 2. THE RENOVATED PROPERTY SUCCESSFULLY BLENDS **HISTORIC FEATURES** AND **CONSTRUCTION TYPES** WITH **HIGH-END, MODERN FINISHES**.

FLOOR PLANS

14W3



DESIGNED TO INSPIRE & ENGAGE

FEATURES:

- POLISHED CONCRETE FLOORS THROUGHOUT
- EUROPEAN KITCHEN WITH CUSTOM MILL WORK
- SECURE, GATED PARKING FOR 18 VEHICLES, WITH EV CHARGERS AND ADDITIONAL OFF-SITE STALLS
- WRAP AROUND WINDOWS WITH 360° VIEWS OF THE CITY
- PRIVATE, 1,100 SF LANDSCAPED COURTYARD
- MONUMENTAL, CUSTOM ENTRY SYSTEMS
- ACCESSIBLE RESTROOMS & SHOWERS
- SECURITY CAMERAS & PROPERTY-WIDE ACCESS CONTROL
- TENANT BRANDING & SIGNAGE OPPORTUNITIES
- FITNESS CENTER
- ACCESSIBLE ENTRY STAIRWAY

YOUR NEIGHBORHOOD

BIG CITY EXPERIENCE ALL WITHIN WALKING DISTANCE



WAKE UP @ 2ND &
DELAWARE APARTMENTS

6:30 AM



WORKOUT @
FREIGHT HOUSE FITNESS

7:00 AM



COFFEE @
RIVER QUAY COFFEE

8:15 AM



WORK @
14W3

8:30 AM



CATCH A SOCCER GAME
@ KC CURRENT STADIUM

7:00 PM



HAPPY HOUR @
HARRY'S COUNTRY CLUB

5:10 PM



WORK @
14W3

1:00 PM



LUNCH @
IL LAZZARONE PIZZERIA

12:15 PM



LATE NIGHT ENTERTAINMENT

9:15 PM



RETIRE BACK @ 2ND
& DELAWARE APARTMENTS

11:00 PM



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