

**OWN AN ICONIC  
PIECE OF THE  
CROSSROADS**

**FOR SALE**

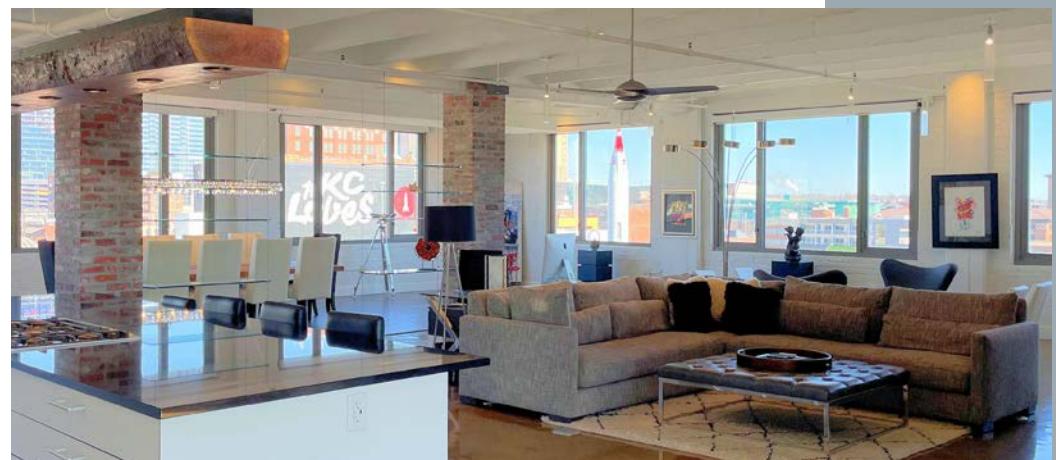
1800 BALTIMORE AVENUE  
KANSAS CITY, MO

**NEWMARK**  
ZIMMER



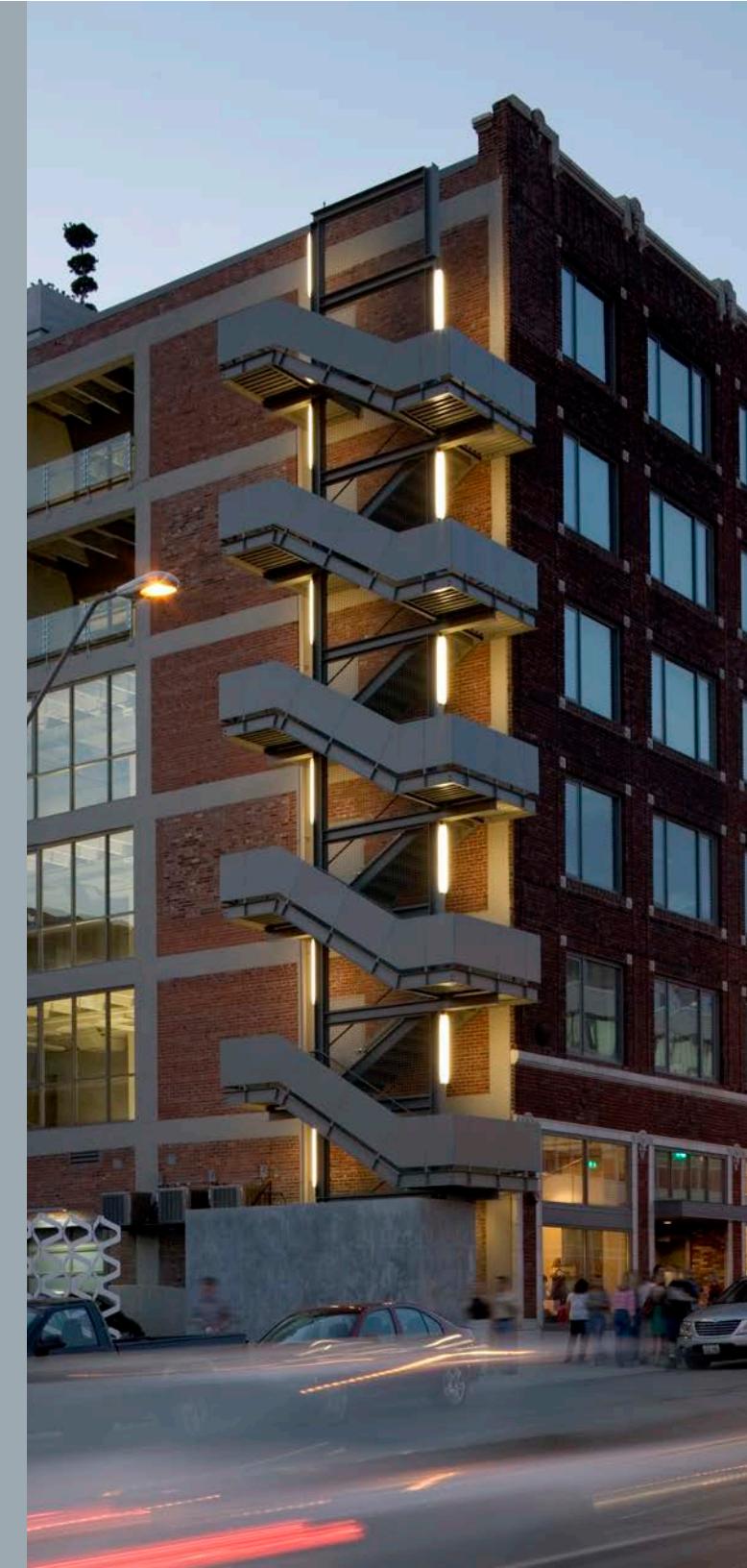
# 1800 BALTIMORE AVENUE

Newmark Zimmer is pleased to present the opportunity to acquire a one-of-a-kind mixed-use property in the heart of the Crossroads. Located along the historic Film Row, this ±27,000 SF building was used for many years by major movie studios to store millions of movie posters from floor to ceiling. The property now features several floors of Class A office and retail spaces, an amazing penthouse loft on the top floor, and a rooftop terrace that boasts one of the most unique vantage points of Downtown Kansas City and surrounds. With a mix of both leased and vacant spaces, residential and commercial, 1800 Baltimore offers endless opportunities for owner-user's and investor's alike.

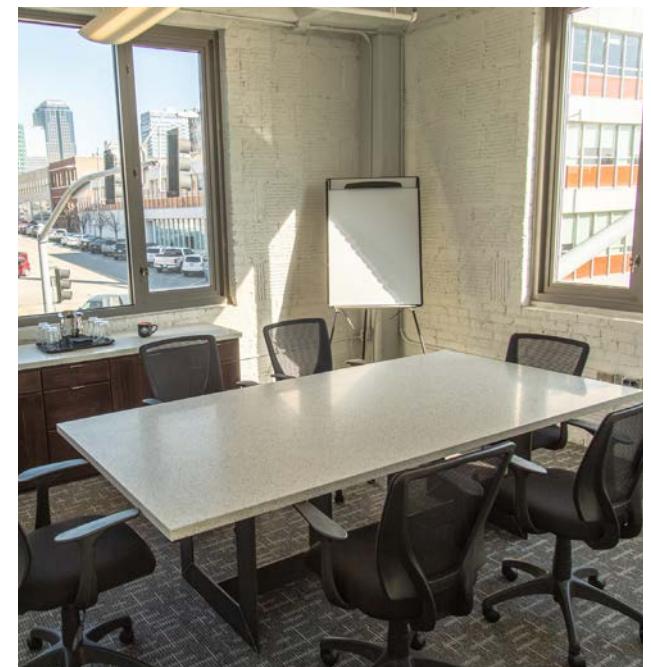
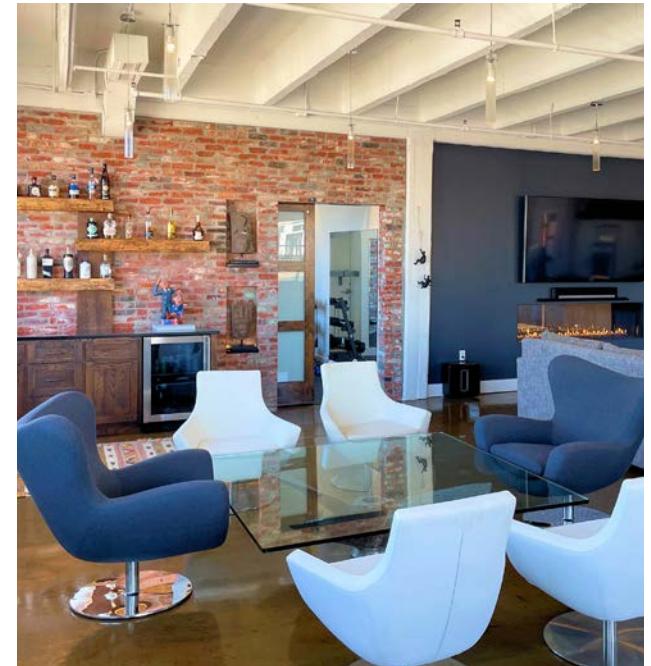
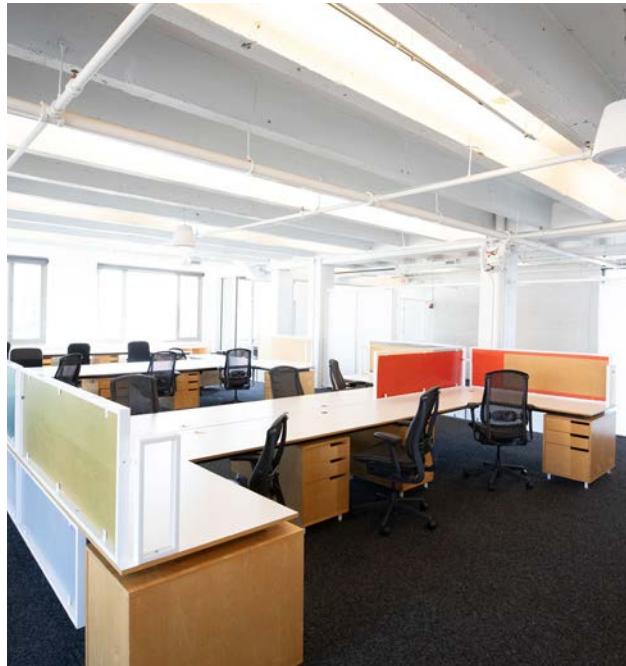


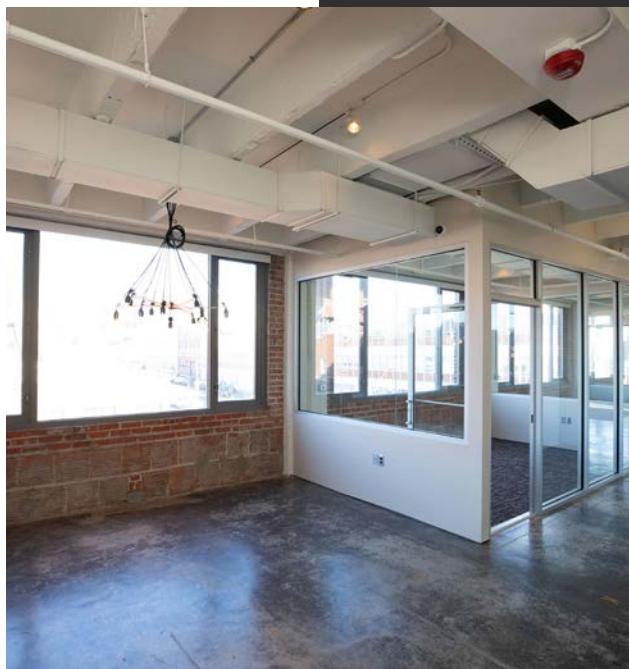
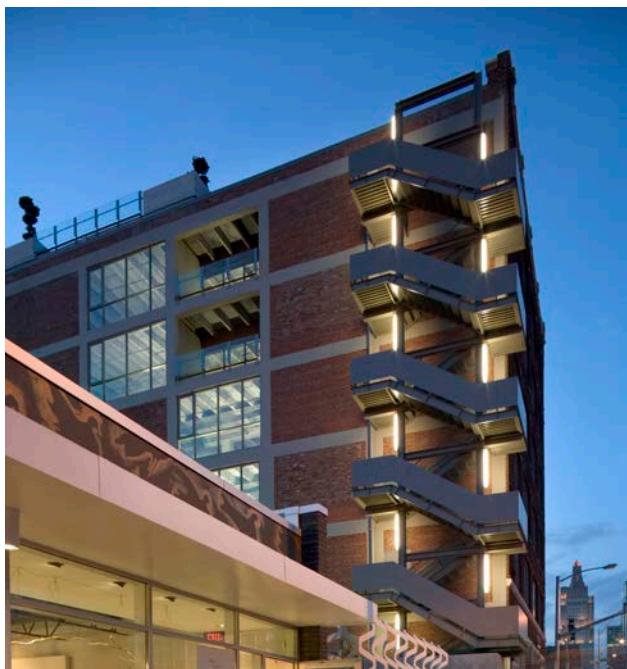
# BUILDING FEATURES

- ±27,000 SF BUILDING, ±4,500 SF FLOOR PLATES
- BEAUTIFUL ROOFTOP TERRACE WITH GREEN ROOF
- ATTRACTIVE & FUNCTIONAL OFFICE FINISHES THROUGHOUT
- TOP TWO FLOORS FEATURE PRIVATE PATIOS
- PENTHOUSE LOFT FEATURES EXCEPTIONAL FINISHES
- TWO CAR GARAGE ON 1st FLOOR ADJACENT TO LOBBY
- YEAR BUILT / RENOVATED: 1920 / 2006
- ZONED DX-15, or DOWNTOWN MIXED-USE
- SALE PRICE: \$6,750,000
- POTENTIAL OPTION FOR INDIVIDUAL FLOORS STARTING AT \$1,250,000



# INTERIOR PHOTOS

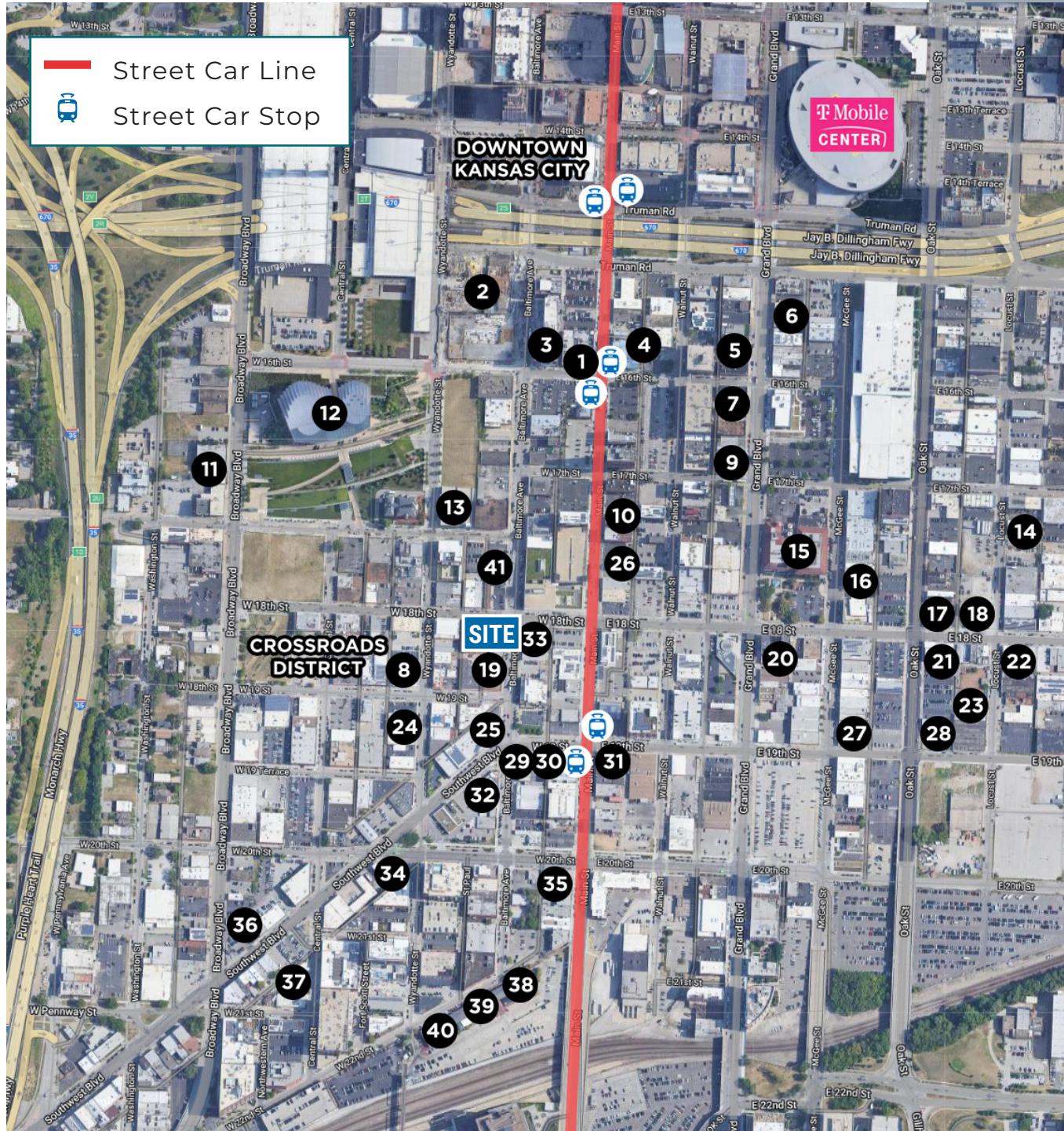




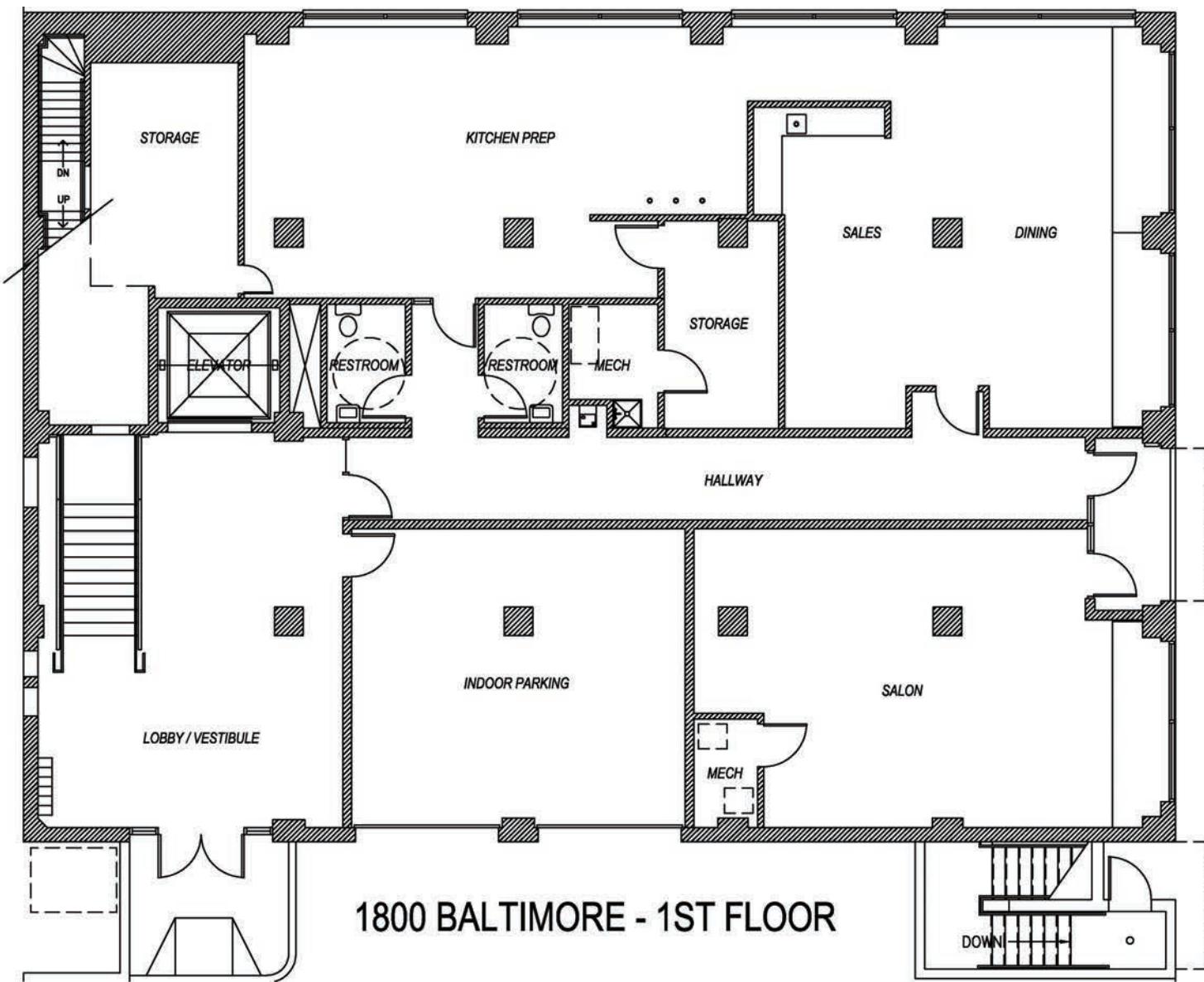
# SITE LOCATION



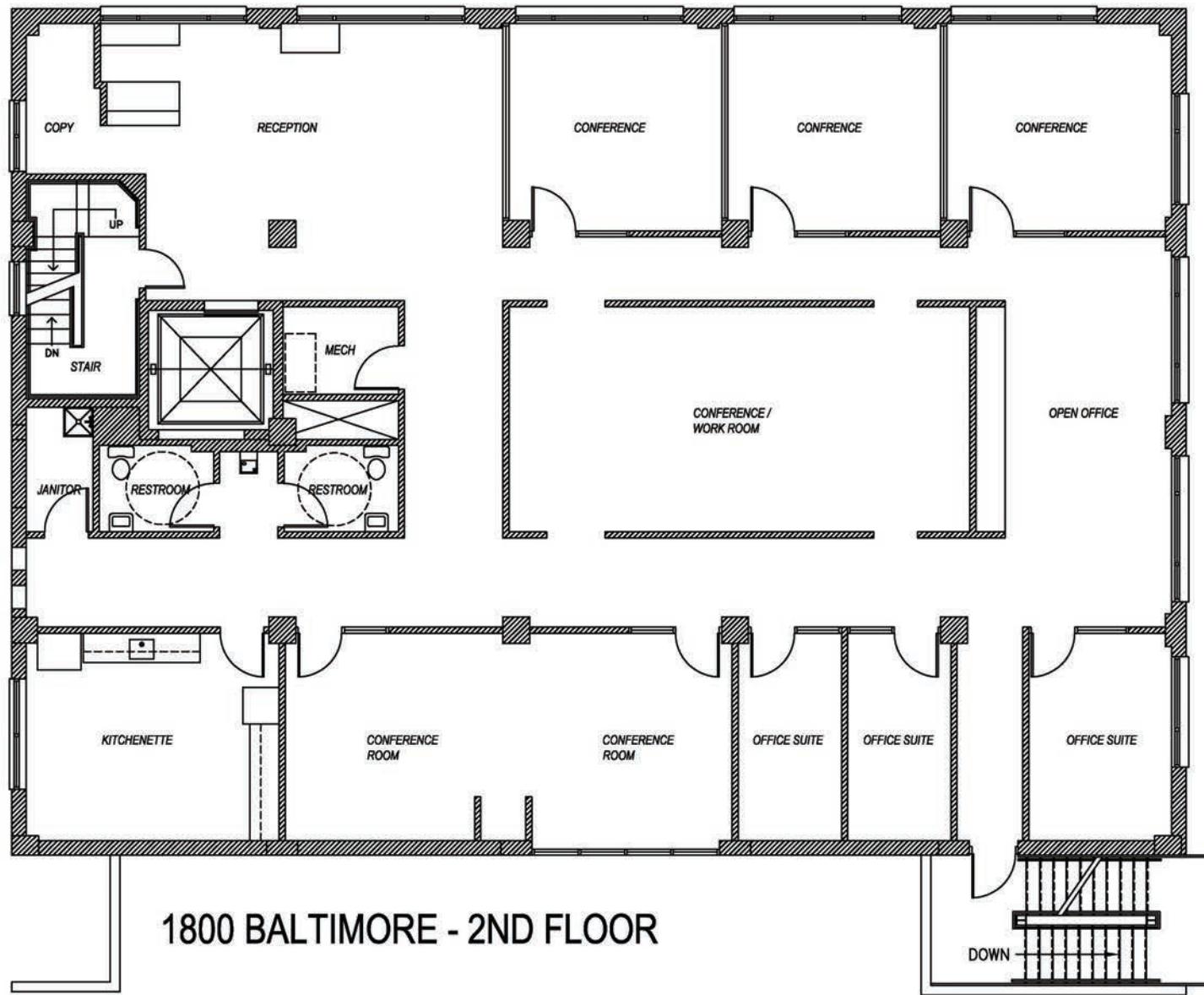
# MAP KEY



# FLOOR PLAN 1ST FLOOR

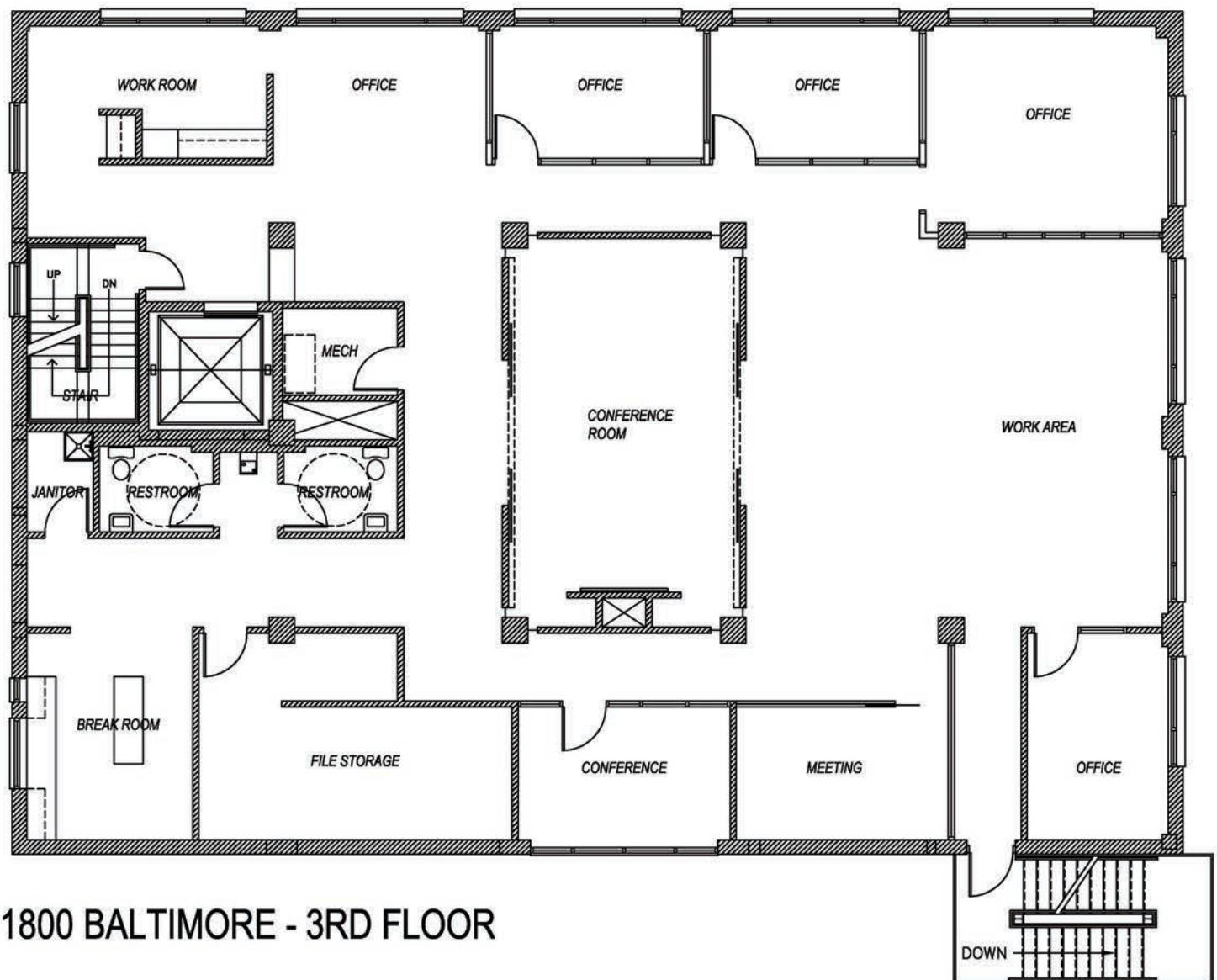


# FLOOR PLAN 2ND FLOOR



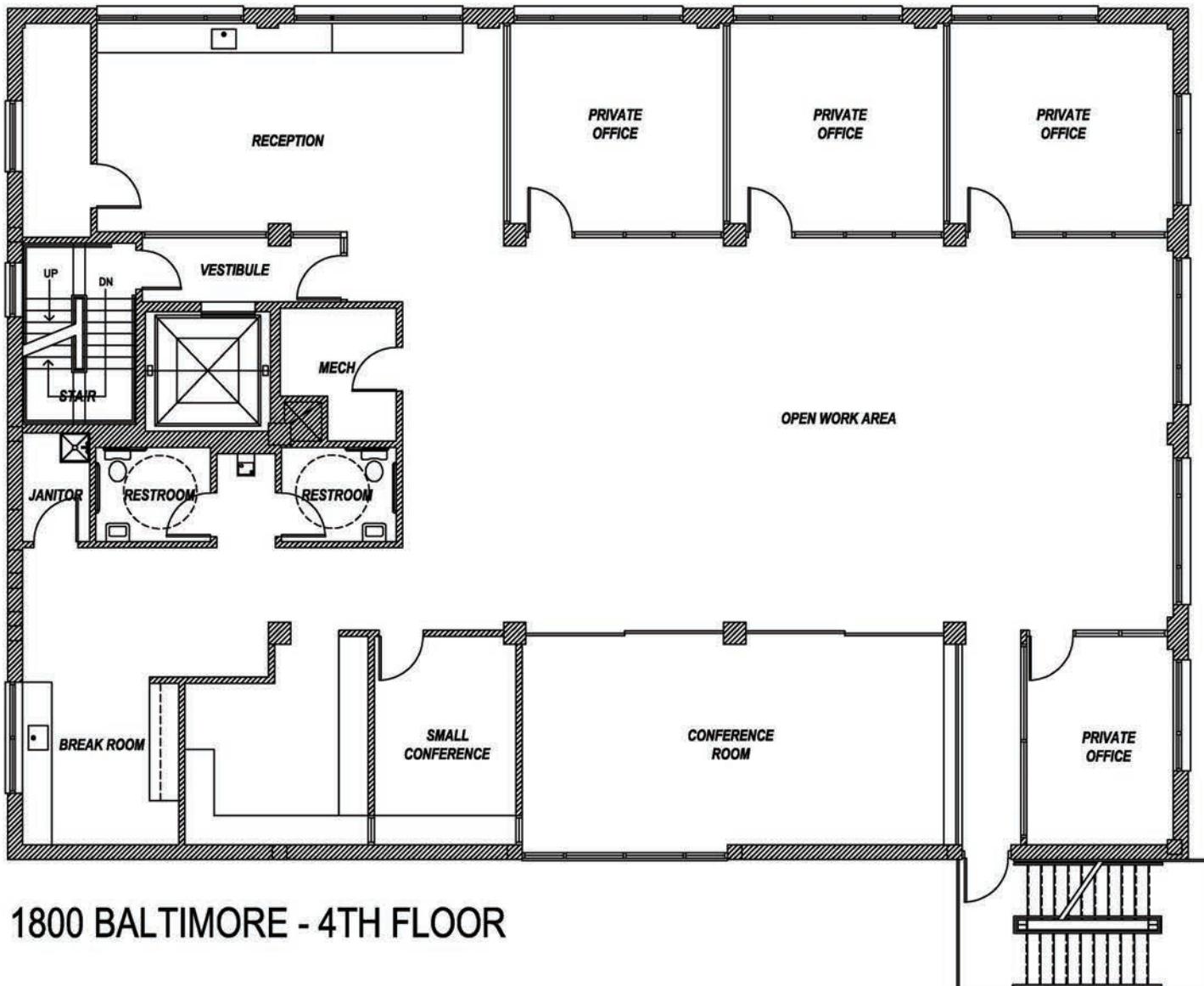
1800 BALTIMORE - 2ND FLOOR

# FLOOR PLAN 3RD FLOOR



1800 BALTIMORE - 3RD FLOOR

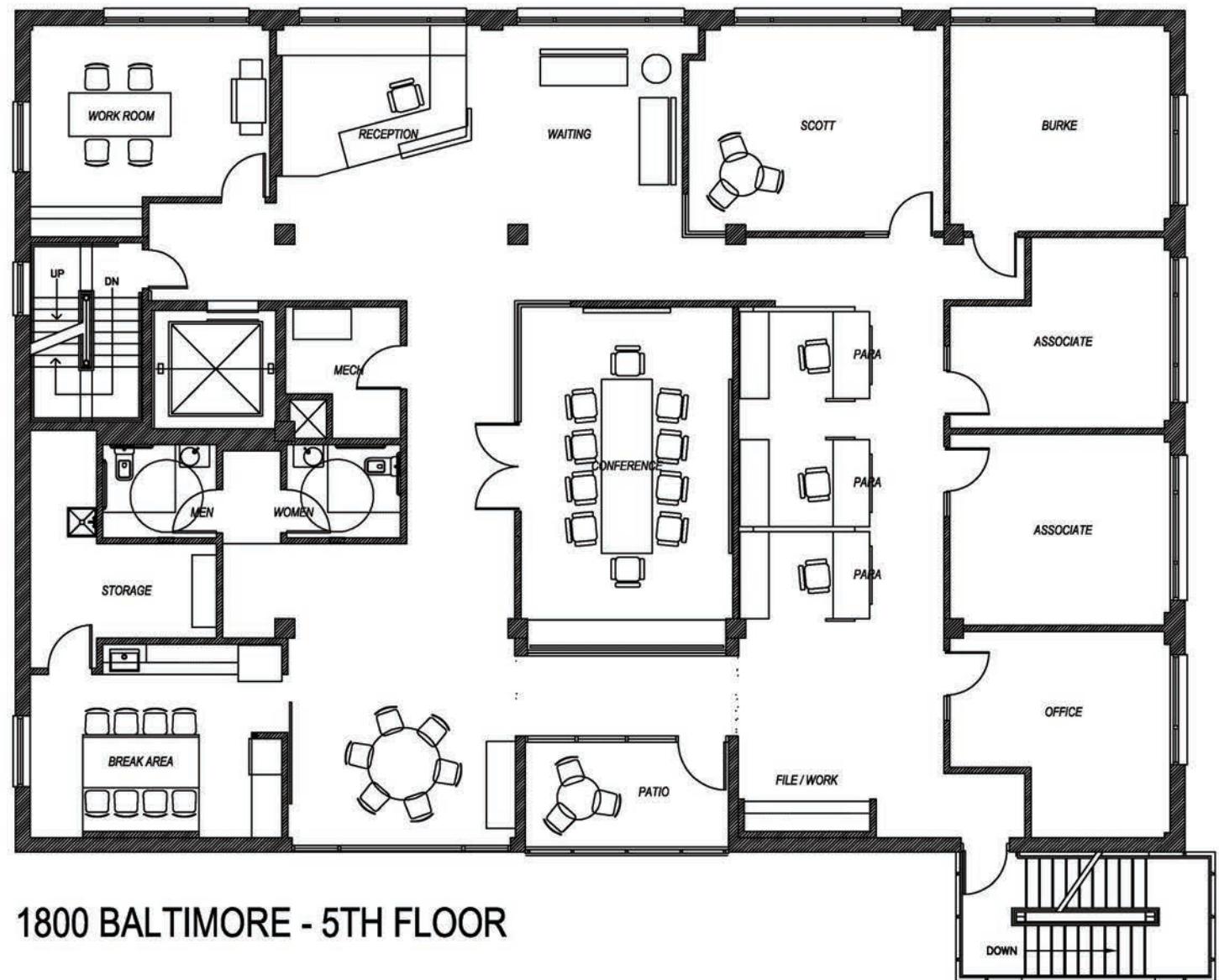
# FLOOR PLAN 4TH FLOOR



1800 BALTIMORE - 4TH FLOOR

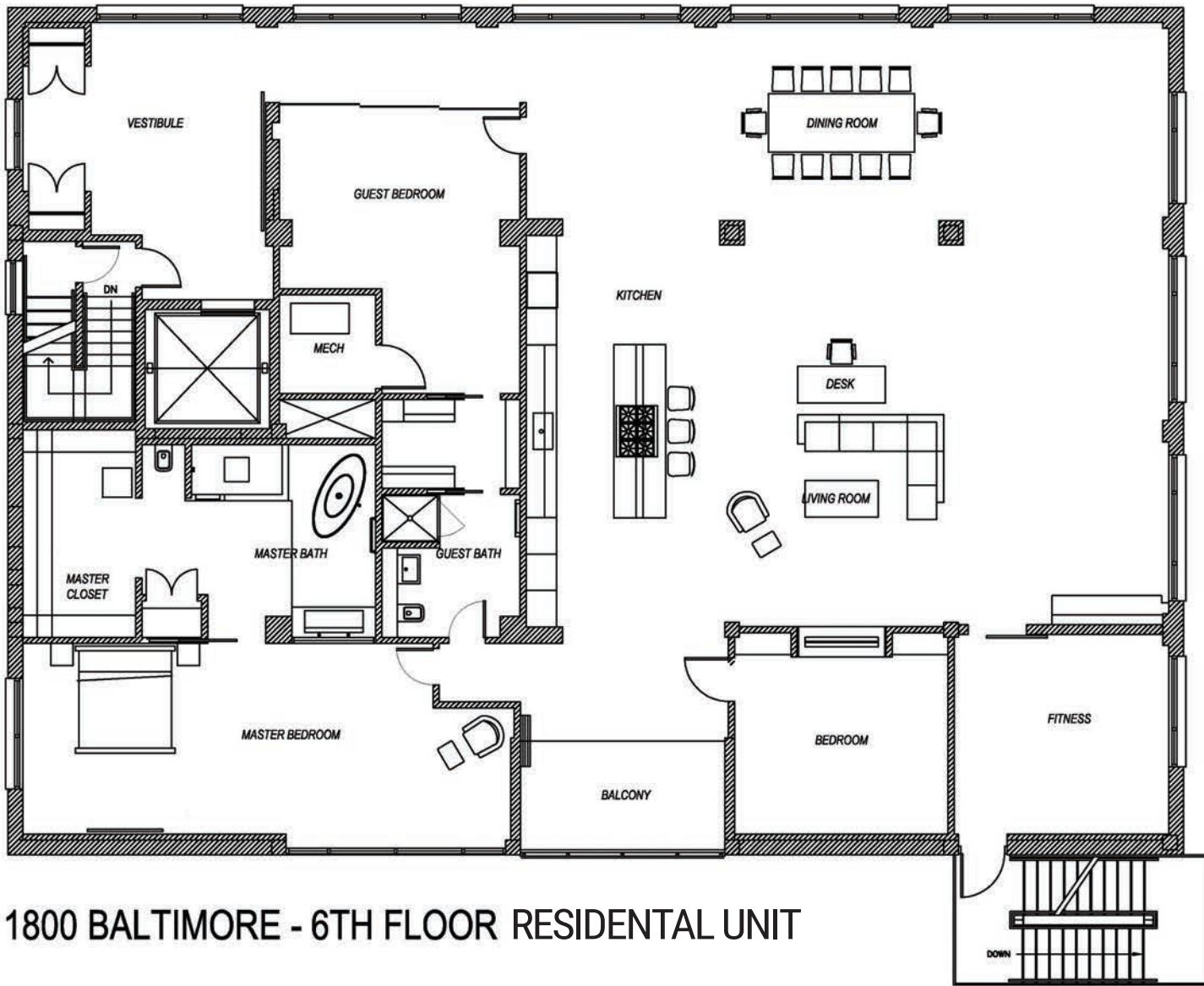
# FLOOR PLAN

## 5TH FLOOR



1800 BALTIMORE - 5TH FLOOR

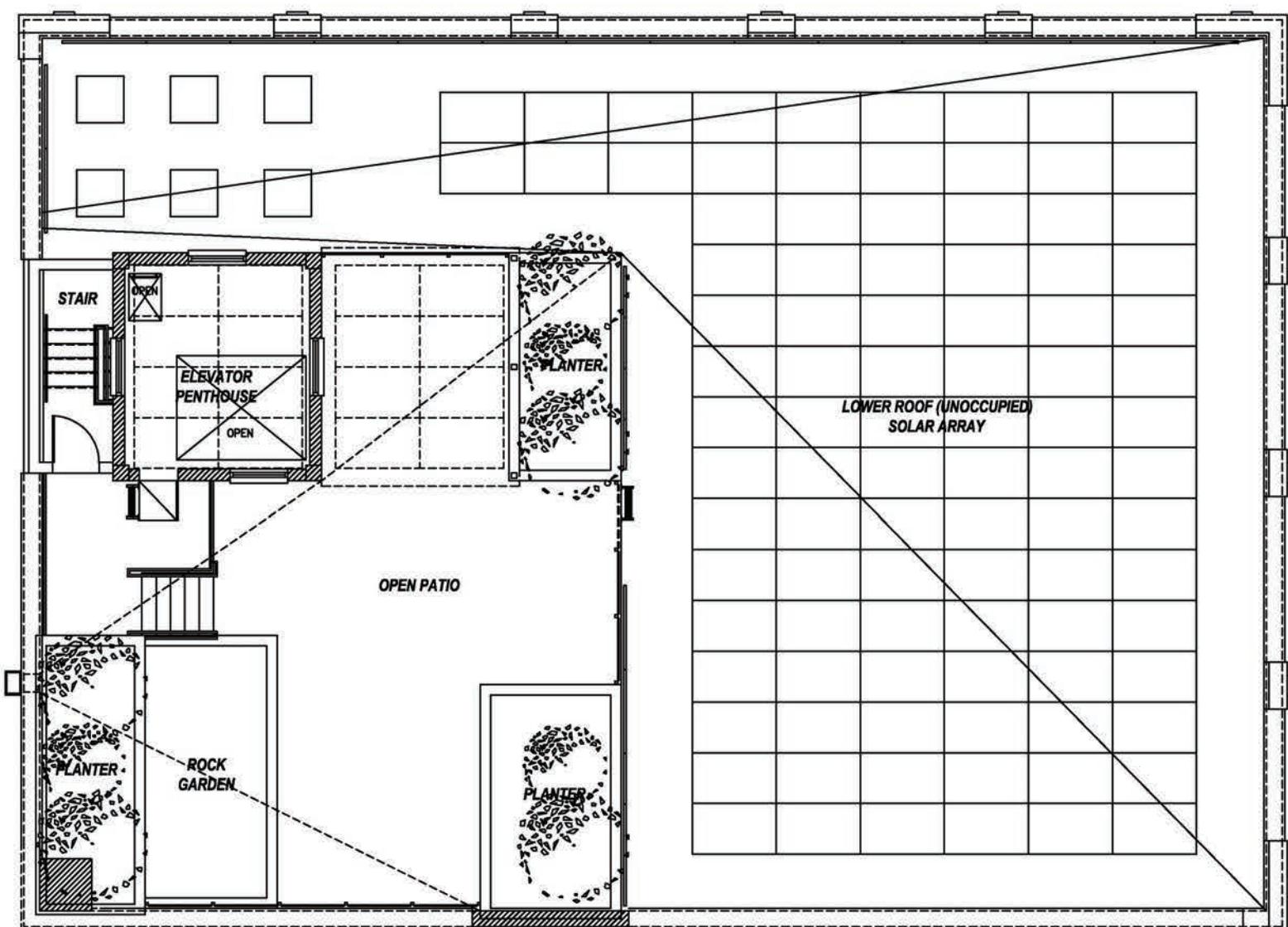
# FLOOR PLAN 6TH FLOOR



1800 BALTIMORE - 6TH FLOOR RESIDENTIAL UNIT

# ROOF TOP PATIO





1800 BALTIMORE - ROOFTOP



# CROSSROADS ARTS DISTRICT

The Crossroads District, located in downtown Kansas City is a vibrant and diverse community. It is home to over 400 local artists and 100 independent studios.

You'll find great late-night spots, amazing restaurants from BBQ to fine dining, and boutique shops with unique local finds.

The Crossroads is also home to Kansas City's First Fridays. The first Friday of every month art galleries, studios, organizations, and other Crossroads businesses feature local, regional, national and international artists. You can also spot several murals and visit the Art Alleys between Baltimore and Wyandotte. There are restaurants, breweries, and bars throughout to drop in and grab a bite or try out one of the many local eats at Food Truck Plaza on First Fridays.



Across the street, Shirley Helzberg is finishing her latest redevelopment of 1718 Baltimore which will feature a public park, restaurant(s) and retail spaces.



**FOR MORE INFORMATION:**

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