

# FOR SALE or FOR LEASE

6500 Troost Avenue and 1015 E 65<sup>th</sup> Street  
Kansas City, MO 64131



For more information, questions, or to schedule a tour of the property, please call Josh Haith



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## Property Details

- Multiple Redevelopment Sites Close By
- Zoning B4-2
- Concrete Foundation and Floors
- Free Standing Buildings
- Hard Corner of 65<sup>th</sup> and Troost
- 1.2 Acres
- Negotiable TI Allowance
- Additional Parking Opportunity
- Large Cash Injections into the Area
- Great Visibility

6500 Troost and 1015 E 65<sup>th</sup> Street can be purchased together or separately. Currently both buildings are on 1 parcel. Both properties have smaller suites for lease or the entirety of both buildings can be leased. There is a small ally running between the two buildings. Both building had new Duro-Last roof installed 2002.

### 6500 Troost - \$6.00 / SF Gross Lease Rate

6500 Troost is 35,400 SF. This building was constructed by Southwestern Bell in 1954, and was built like a brickhouse. Thick concrete floors, walls, and foundation. There are 3 floors each 100 ft x 118 ft or 11,800 SF. Multiple stairways, could add elevator. The main floor and 3<sup>rd</sup> floor need some TLC to make operational.

- The bottom floor has a couple tenants on month to month that are using some office and the parking garage with drive in door. Wood crafting company and dialysis transportation company. Roughly 20 parking spots available but can be more if office was removed. This floor is fire sprinkled.
- The main floor or middle floor is office 11,800 SF. Has 1 lawyer as a tenant on a month to month. Could add handicap access on the southside through the parking lot.
- The 3<sup>rd</sup> floor or top floor is 100% office, access is via interior stairwells. 11,800 SF In need of TLC.

### 1015 E 65<sup>th</sup> Street - \$6.00 / SF Gross Lease Rate

1015 E 65<sup>th</sup> Street is a two story building with total SF of 15,000 SF(each floor is 7,500 SF) The 1<sup>st</sup> and 2<sup>nd</sup> floor both have drive in access. The bottom level access is from the north end and the top floor access is from the south end. Each floor is 7,500 SF. The bottom level has been leased to the same tenant for over 10 years. The top level is available January 1, 2021, has heat, no AC. Ceiling 11.5 Feet to the joists and 20 feet in the center. There was a fire in here a couple years ago and you can still see the evidence. The parking lot to the south is leased to Spire Gas until May 12, 2021.

## 6500 Troost Pictures



## 1015 E 65th Pictures



