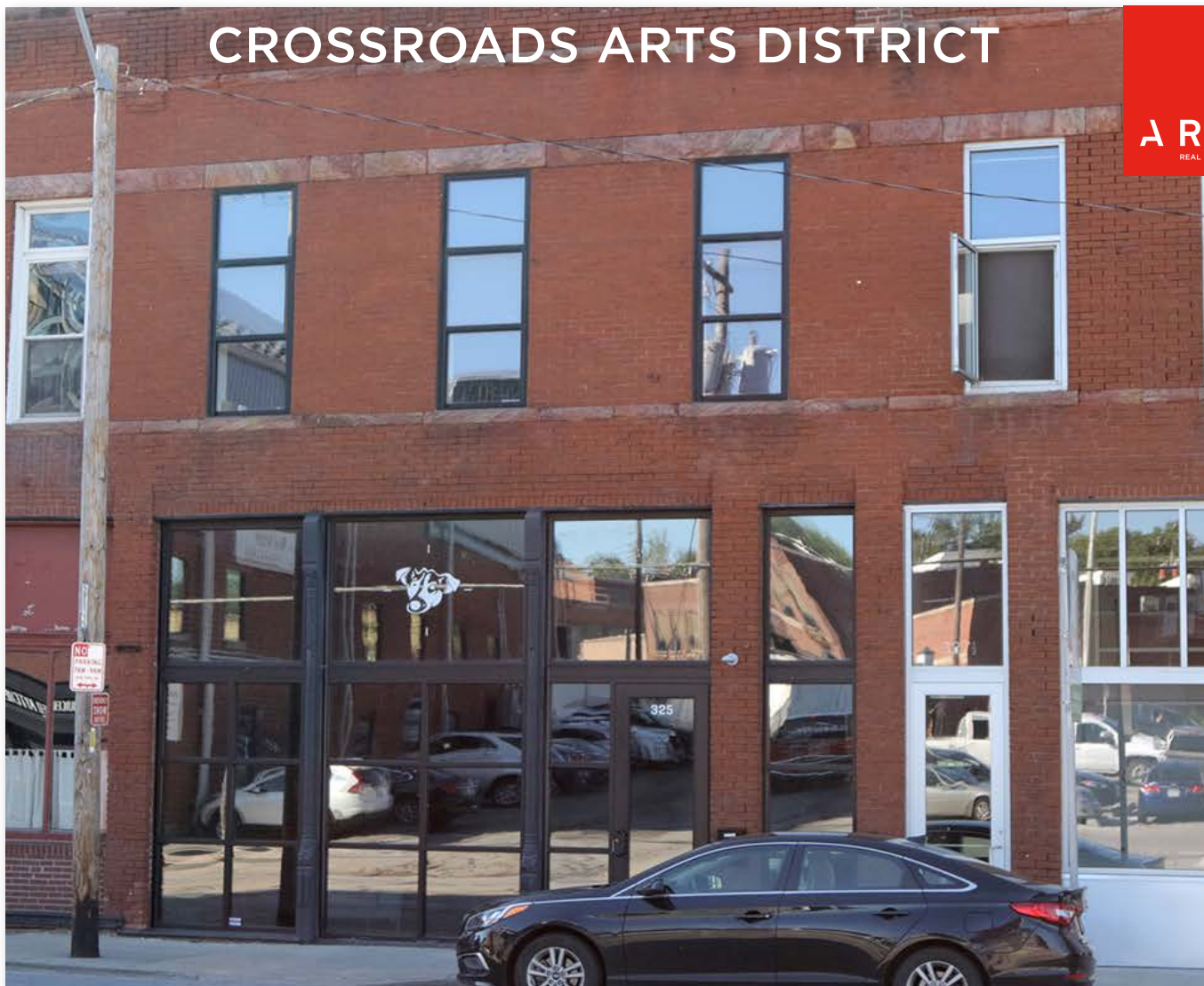


CROSSROADS ARTS DISTRICT

AREA
REAL ESTATE ADVISORS



325 SOUTHWEST BLVD • KANSAS CITY, MO

PROPERTY DETAILS

Rare "For Sale" building in the Crossroads Arts District

5,625 SF Available

3,750 SF on two floors

1,875 SF fully usable basement

Office / creative, retail or live-work space

Full renovation in 2012 - new roof, electrical, plumbing, HVAC (all electric), storefront, windows, skylights, floors, all casework and offices

Potential for rooftop deck

3 parking spaces included

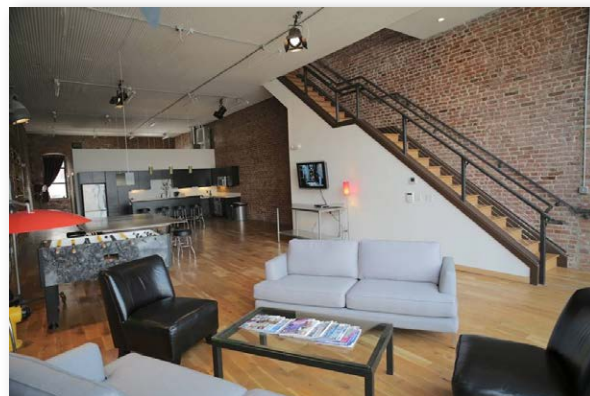
Sale price: \$695,000

FOR MORE INFORMATION

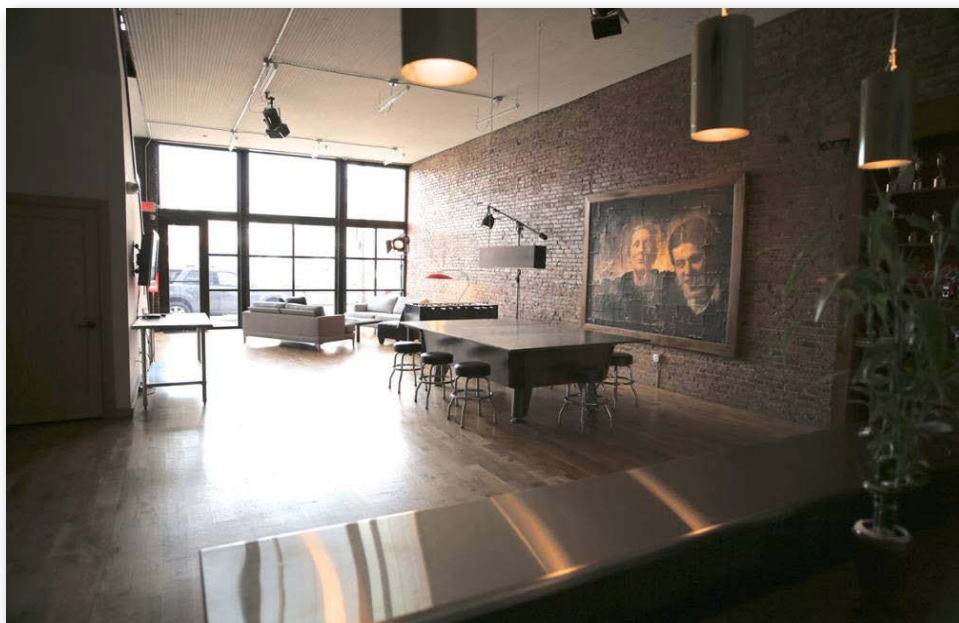
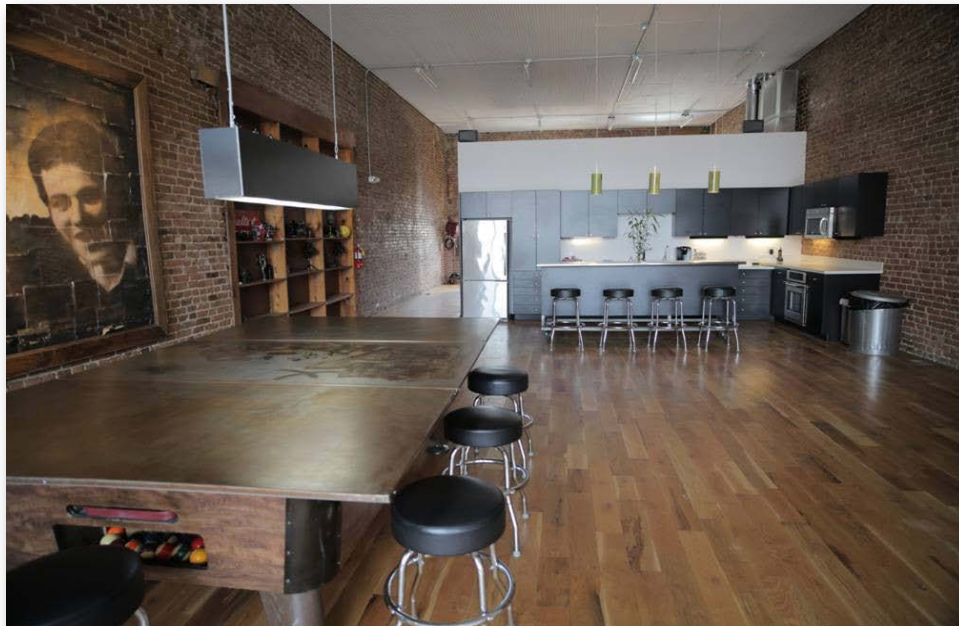
GREG FOOTE

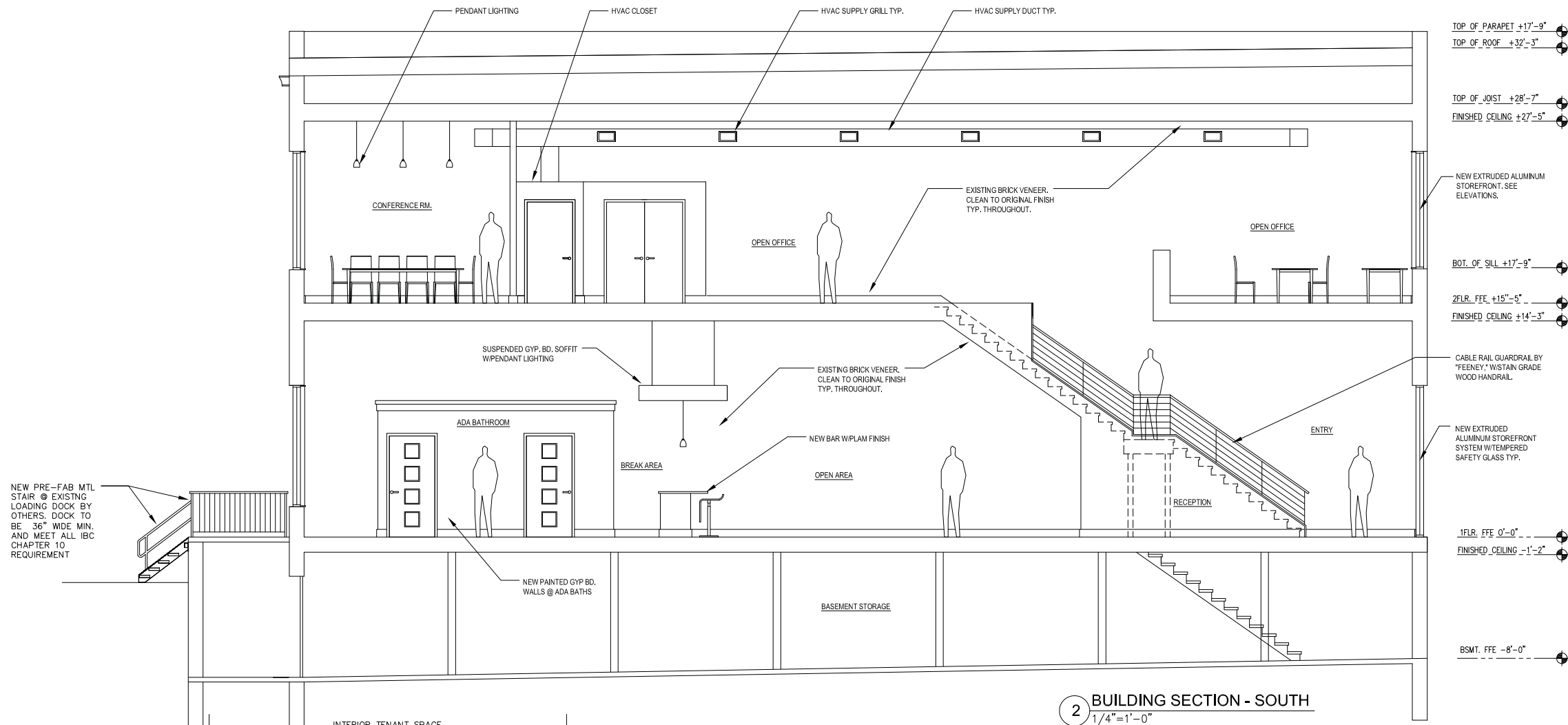
D 816.876.2524

E GFOOTE@OPENAREA.COM

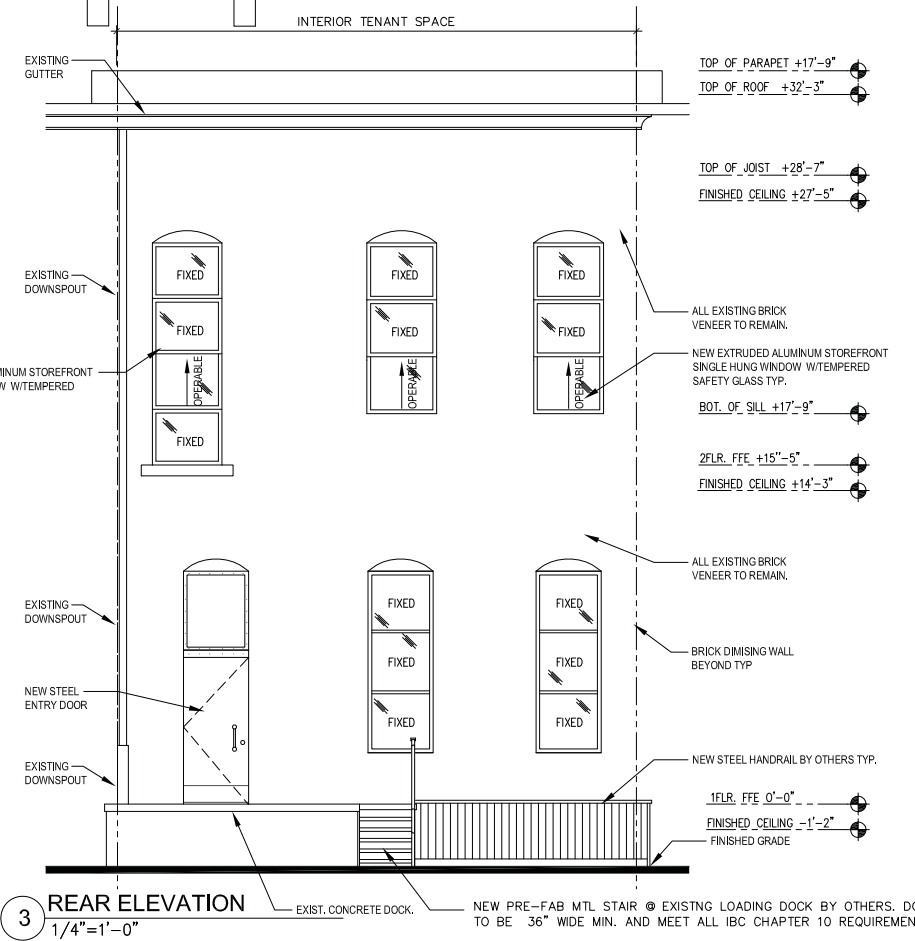


INTERIOR PICTURES



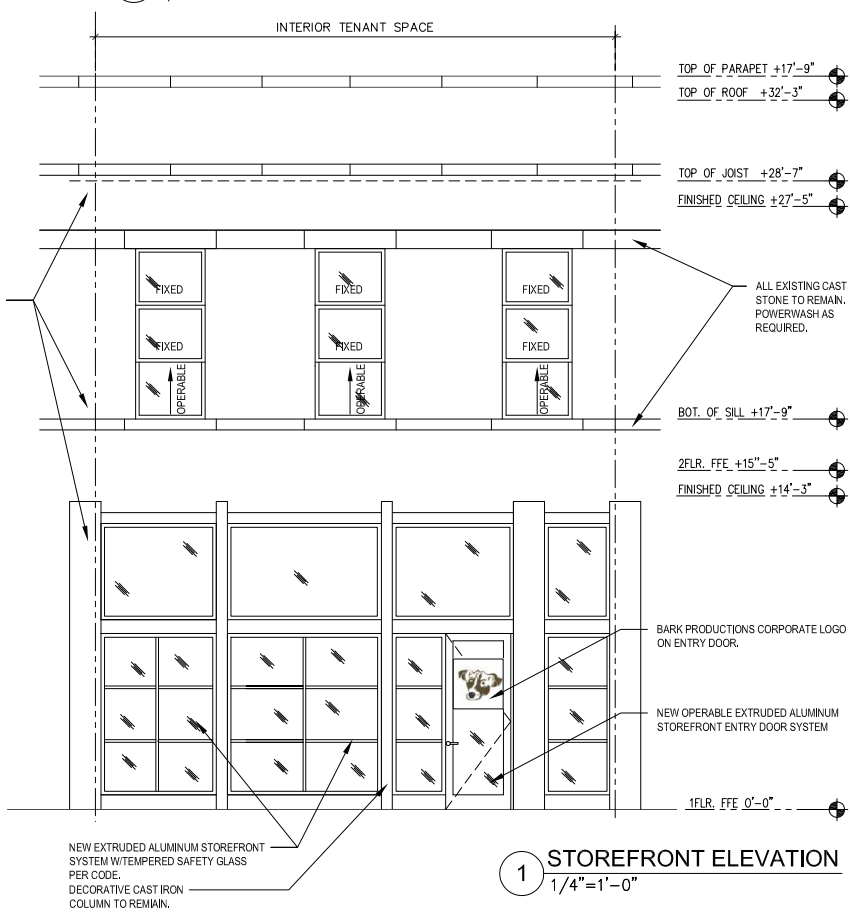


2 BUILDING SECTION - SOUTH
1/4"=1'-0"



3 REAR ELEVATION
1/4"=1'-0"

ELEVATION NOTE
STOREFRONT SYSTEM BY OTHERS.
THESE DRAWINGS ARE FOR DESIGN
INTENT ONLY.



1 STOREFRONT ELEVATION
1/4"=1'-0"

A BUILDING TENANT IMPROVEMENT FOR: BARK PRODUCTIONS <small>325 E. SOUTHWEST BOULEVARD KANSAS CITY MO. 66108</small>	
EXTERIOR ELEVATIONS / SECT.	
NOVUS ARCHITECTURE LLC. <small>18850 W. 116TH STREET OLATHE, KS. 66061 / 816.645.0901</small>	SHEET A-4 <small>OF SHEETS</small>
DATE: 04-12-2012 DRAWN BY: JMS	JOB NUMBER:

DOOR HARDWARE SCHEDULE

- SET # 1**
- 3 EA BB HINGES
 - LEVER LOCKSET (WITH PRIVACY FUNCTION)
 - WALL STOP
 - 3 EA RESILIENT FRAME BUMPERS
 - ADA/ANSI COMPLIANT TOILET ROOM DOOR SIGN
 - Ø 60" AFF ON WALL AT STRIKE SIDE

- SET # 2**
- 3 EA BB HINGES
 - LEVER LATCHSET
 - WALL STOP
 - 3 EA RESILIENT FRAME BUMPERS

- SET # 3 - STOREFRONT DOOR:**
- 3 EA PIVOTS (FINISH TO MATCH DOORS)
 - DEADBOLT WITH STRIKE (ADAMS-RITE #MS1850S OR EQUAL) WITH LEVER & EXIT INDICATOR (ADAMS-RITE #4550 OR EQUAL)
 - 1" DIA TUBULAR S/S PUSH/PULL SET (KAWNEER #CO-9/CP-II OR EQUAL) WITH 9" HIGH OFFSET PULL (OUTSIDE) & HORIZONTAL PUSH BAR (INSIDE)
 - CLOSER WITH CAST IRON CYLINDER & STOP (LON 4040 OR EQUAL)
 - DOOR BOTTOM SWEEP
 - 1/2" HIGH MAX THRESHOLD TO MEET ADA STANDARDS WITH SEAL
 - WEATHERSTRIPPING ALL AROUND FRAME

OPTION: DELETE DEAD BOLT/EXIT INDICATOR & INSIDE PUSH BAR AND ADD PANIC DEVICE WITH CYLINDER DOGGING

- SET # 4**
- SPECIFIED BY OTHERS

- SET # 5**
- SPECIFIED BY OTHERS

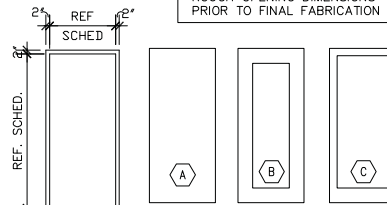
- SET # 6 - ALLEY DOOR:**
- 3 EA PIVOTS (FINISH TO MATCH DOORS)
 - LEVER LATCHSET
 - DEADBOLT WITH STRIKE (ADAMS-RITE #MS1850S OR EQUAL) WITH LEVER & EXIT INDICATOR (ADAMS-RITE #4550 OR EQUAL)
 - 1" DIA TUBULAR S/S PUSH/PULL SET (KAWNEER #CO-9/CP-II OR EQUAL) WITH 9" HIGH OFFSET PULL (OUTSIDE) & HORIZONTAL PUSH BAR (INSIDE)
 - CLOSER WITH CAST IRON CYLINDER & STOP (LON 4040 OR EQUAL)
 - DOOR BOTTOM SWEEP
 - 1/2" HIGH MAX THRESHOLD TO MEET ADA STANDARDS WITH SEAL
 - WEATHERSTRIPPING ALL AROUND FRAME

OPTION: DELETE DEAD BOLT/EXIT INDICATOR & INSIDE PUSH BAR AND ADD PANIC DEVICE WITH CYLINDER DOGGING

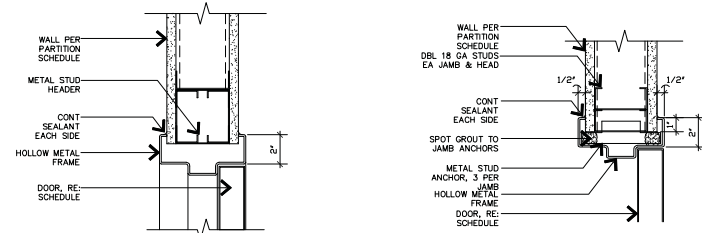
DOOR NO.	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	FRAME	JAMB	SILL	RATING	HARDWARE	REMARKS
101	3'-0"	7'-0"	1 3/4"	B	ALUM	-	ALUM	-	-	-	-	-	SET 3	1,2,3
102	3'-0"	7'-0"	1 3/4"	A	SC WOOD	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 2	-
103	3'-0"	7'-0"	1 3/4"	A	SC WOOD	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 2	-
104	3'-0"	7'-0"	1 3/4"	A	SC WOOD	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 1	-
105	3'-0"	7'-0"	1 3/4"	A	SC WOOD	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 1	-
106	3'-0"	7'-0"	1 3/4"	A	STEEL	-	HM	-	-	-	-	-	SET 6	2,4
201	3'-0"	7'-0"	1 3/4"	C	MD/GLASS	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 2	-
202	3'-0"	7'-0"	1 3/4"	C	MD/GLASS	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 4	3
203	3'-0"	7'-0"	1 3/4"	C	MD/GLASS	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 4	3
204	3'-0"	7'-0"	1 3/4"	C	MD/GLASS	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 2	3
205	3'-0"	7'-0"	1 3/4"	C	MD/GLASS	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 2	3
206	3'-0"	7'-0"	1 3/4"	C	MD/GLASS	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 2	-
207	3'-0"	7'-0"	1 3/4"	A	SC WOOD	STAIN	HM	-	3/A-3	4/A-3	-	-	SET 1	PAIR

- 1.) SIGN ABOVE DOOR READING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- 2.) APPROVED ADDRESS NUMBERS/BUILDING NUMBERS SHALL BE PROVIDED ON FRONT AND REAR DOOR OF TENANT SPACE. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF .5".
- 3.) TEMPERED GLASS TYP
- 4.) 20 MINUTE DOOR

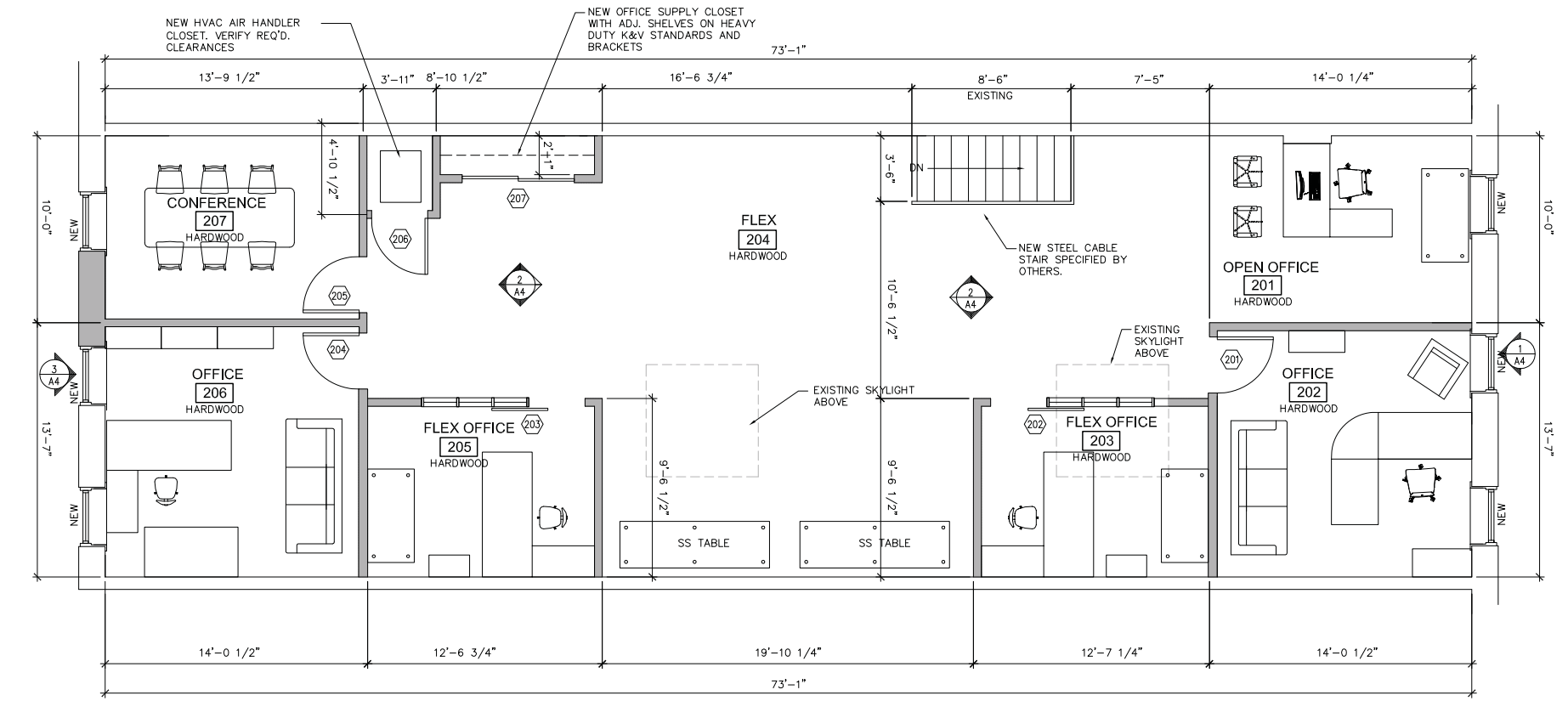
NOTE: FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FINAL FABRICATION



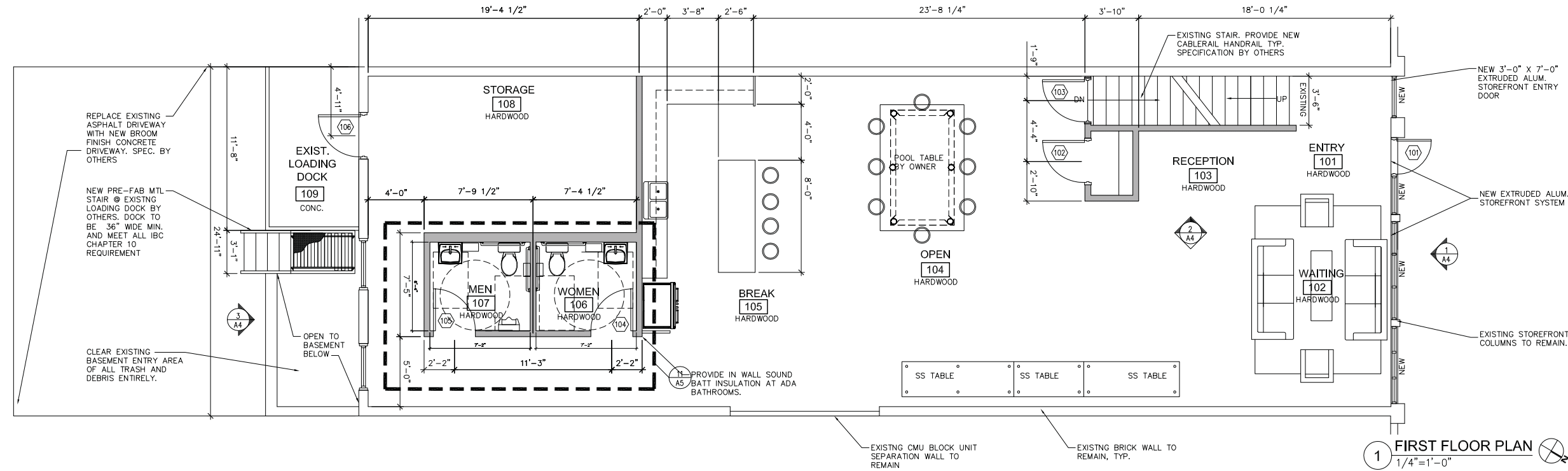
5 DOOR SCHEDULE



3 INT. DOOR HEAD DETAIL NO_SCALE
4 INT. DOOR JAMB DETAIL NO_SCALE



2 SECOND FLOOR PLAN 1/4"=1'-0"



1 FIRST FLOOR PLAN 1/4"=1'-0"

WALL LEGEND

- NEW 3-5/8" MTL STUD
- 16" O.C. WALL TYP.
- EXISTING 2x STUD WALL
- EXISTING 2x STUD TO BE DEMOLISHED

NOTICE DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor, and the designer. Design and construction are complex. Although the designer and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized, and shall relieve the designer of responsibility for all consequences arising out of such changes. Contractor shall check and verify all dimensions.

A BUILDING TENANT IMPROVEMENT FOR:
BARK PRODUCTIONS
325 E. SOUTHWEST BOULEVARD KANSAS CITY MO. 66108

FLOOR PLANS

NOVUS ARCHITECTURE LLC.
18850 W. 116TH STREET OLATHE, KS. 66061 / 816.845.9801

DATE: 04-12-2012
DRAWN BY: JMS

SHEET **A-3** SHEETS

JOB NUMBER: