



PIPER LOFTS

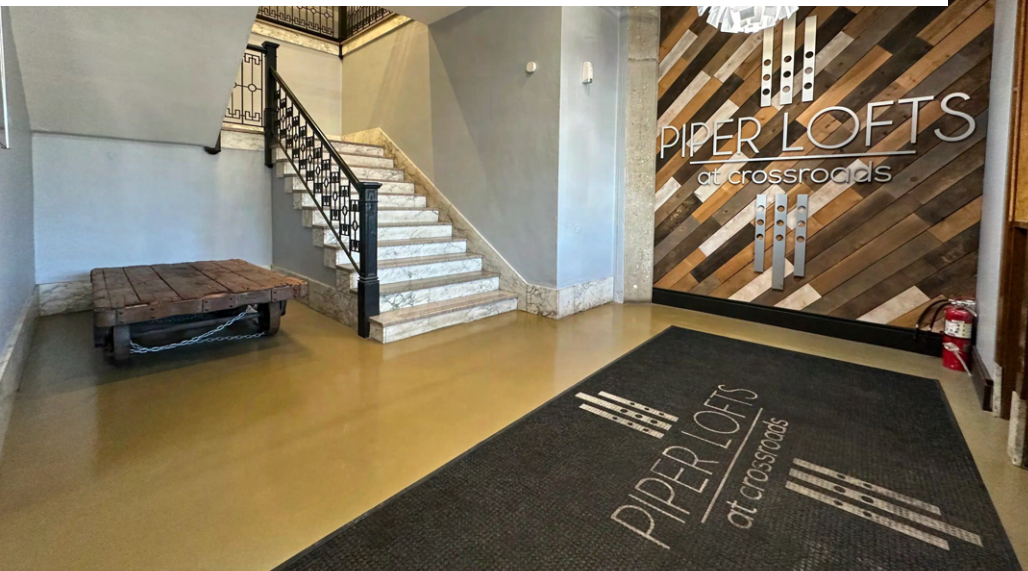
117 W 20th St, Kansas City, MO 64108

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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 KANSAS CITY, MO 64111 816.621.2130 CLEMONSREALESTATE.COM



PROPERTY SUMMARY

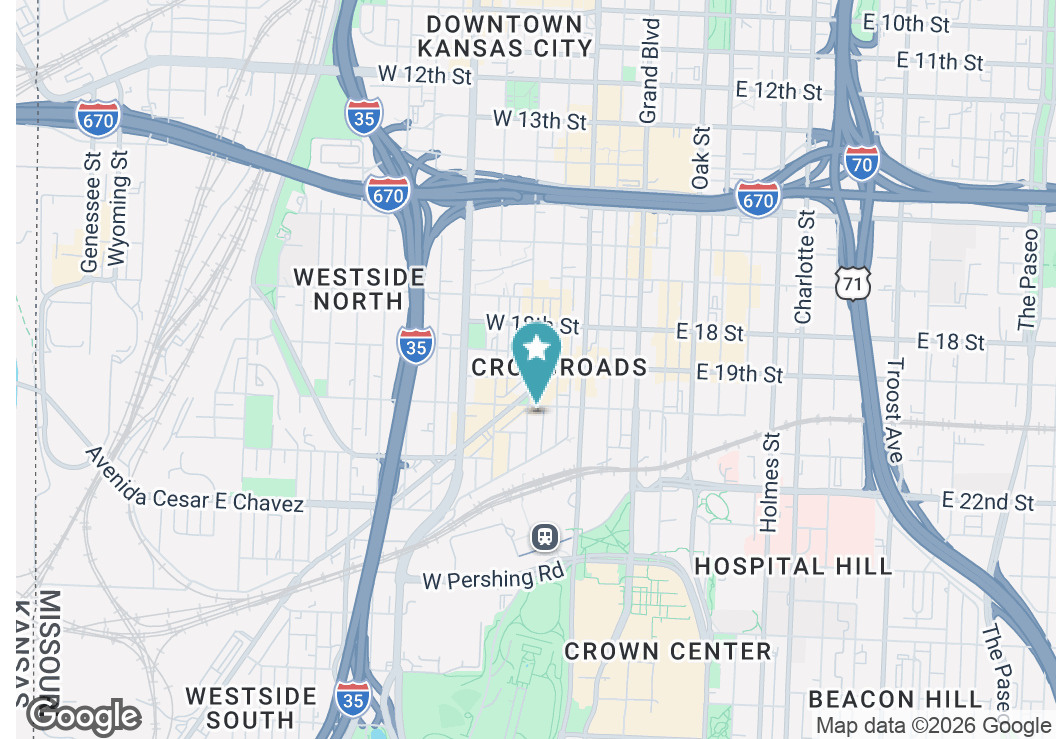


PROPERTY DESCRIPTION

Elevate your business at 117 W 20th St in Kansas City, Missouri. This exceptional property offers a modern and adaptable space that sets the stage for success. With expansive floor-to-ceiling windows, the interior is flooded with natural light, creating a bright and inviting environment. The open layout provides versatility for customization, while the high ceilings add a touch of sophistication. On-site amenities include dedicated parking, contemporary kitchen facilities, and cutting-edge technology, ensuring seamless operations. With its prime location and contemporary design, this property offers the perfect opportunity for businesses to thrive and make a lasting impression.

PROPERTY HIGHLIGHTS

- Class A Modern Office/Retail Opportunities
- Exterior Window Signage Opportunity for 1st Floor Space Along 20th St
- Secured Parking Available
- One Block from KC Street Car
- Heart of Crossroads Arts District
- Tenant Improvement Available for Qualified Tenants



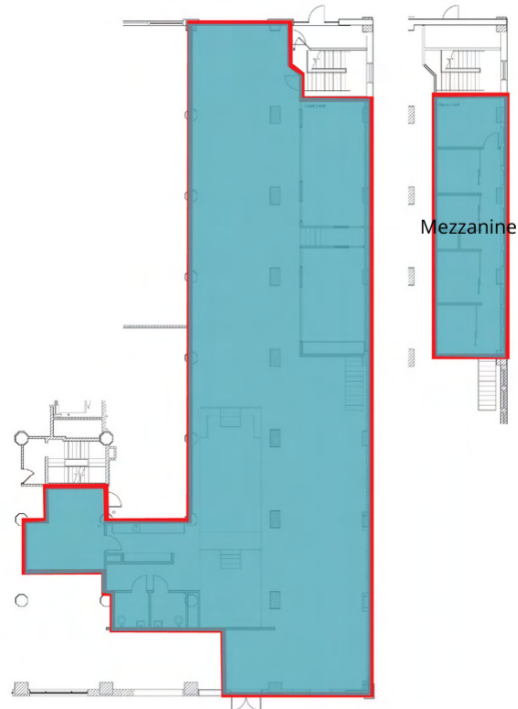
Offering Summary

Lease Rate:	\$25 - 30 SF/yr (Full Service)
Number of Units:	2
Available SF:	3,718 - 5,560 SF
Space Use:	Retail/Office
Building Class:	A

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	402	1,408	7,344
Total Population	592	2,399	12,791
Average HH Income	\$121,069	\$112,871	\$102,222



FLOOR PLANS



Legend

Available

LEASE INFORMATION

Lease Type:	Full Service
Total Space:	3,718 - 5,560 SF

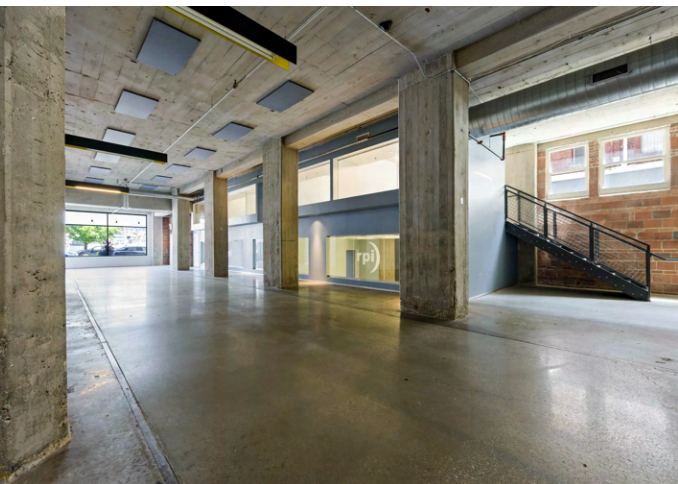
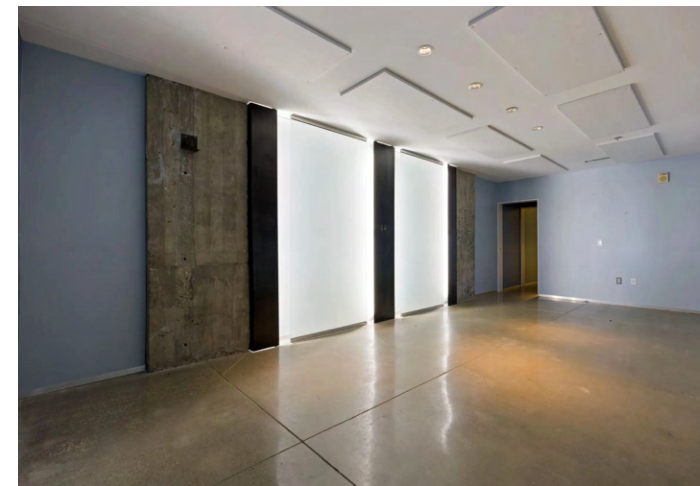
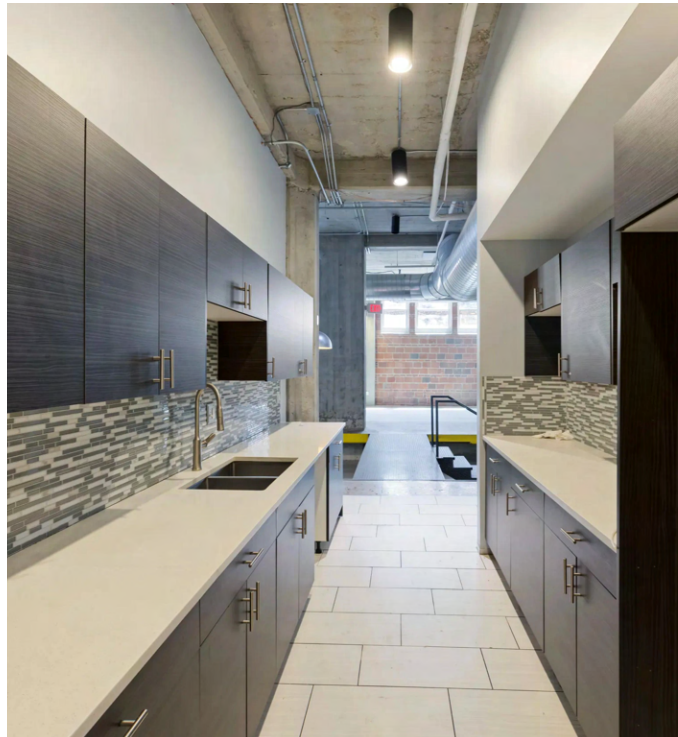
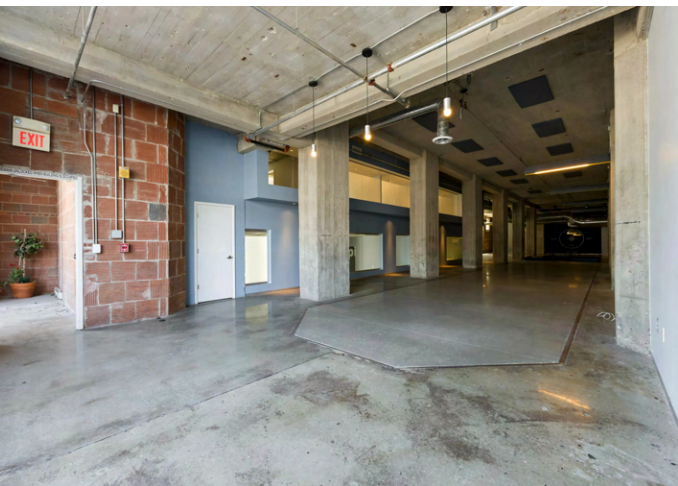
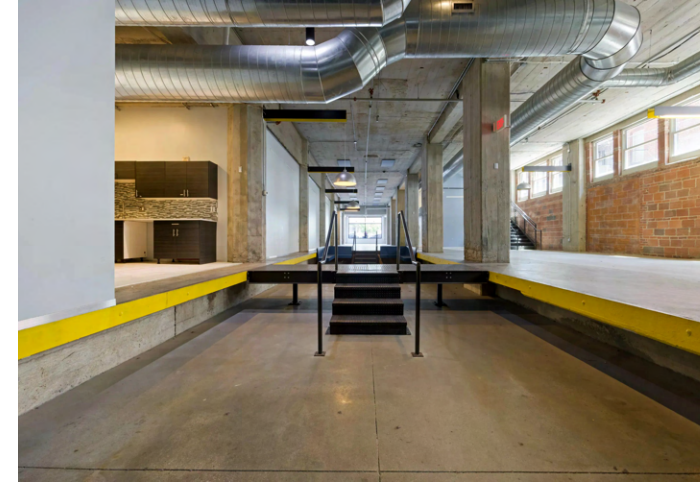
Lease Term:	Negotiable
Lease Rate:	\$25 - \$30 SF/yr

AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
101	Available	5,560 SF	Full Service	\$25.00 - 30.00 SF/yr	Open Layout Creative office or street retail suite with potential for window signage facing 20th street. 5 Private Offices on mezzanine level with two conference rooms below. Kitchenette with two individual restrooms in the suite.

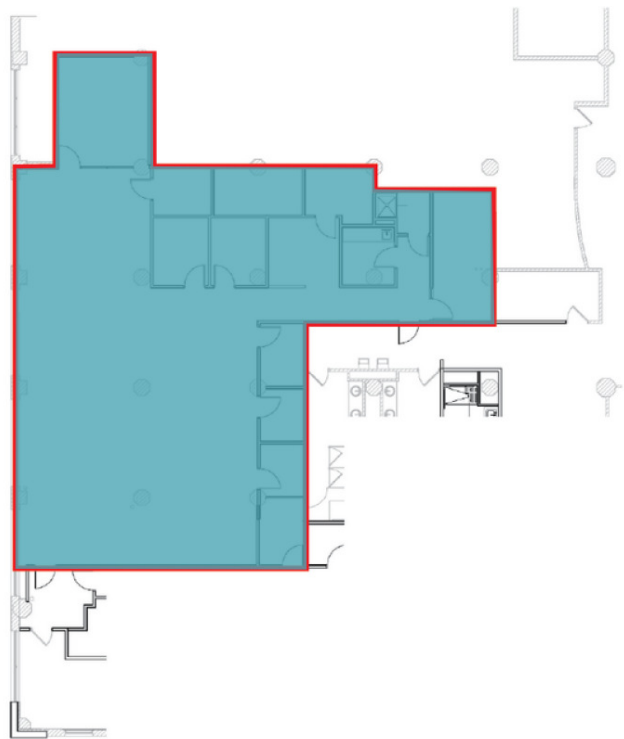


SUITE 101





FLOOR PLANS



Legend

Available

LEASE INFORMATION

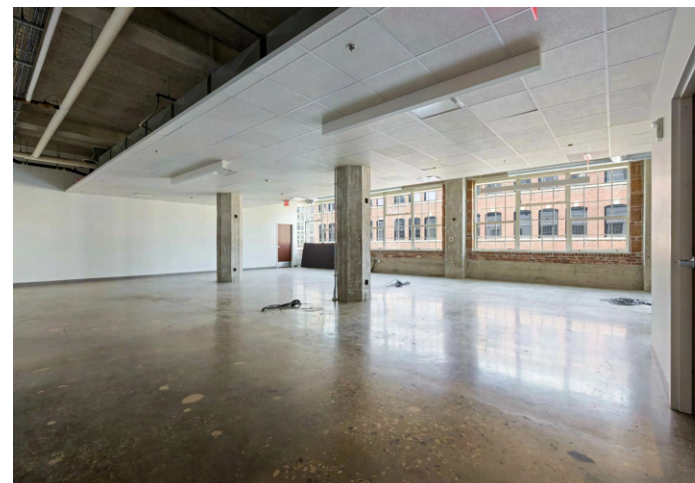
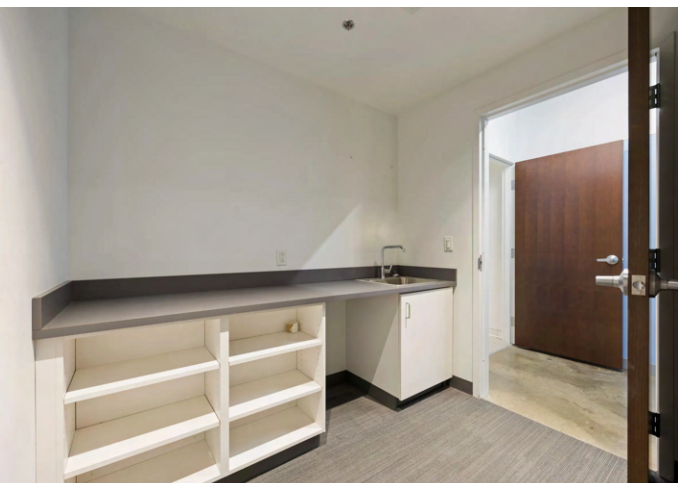
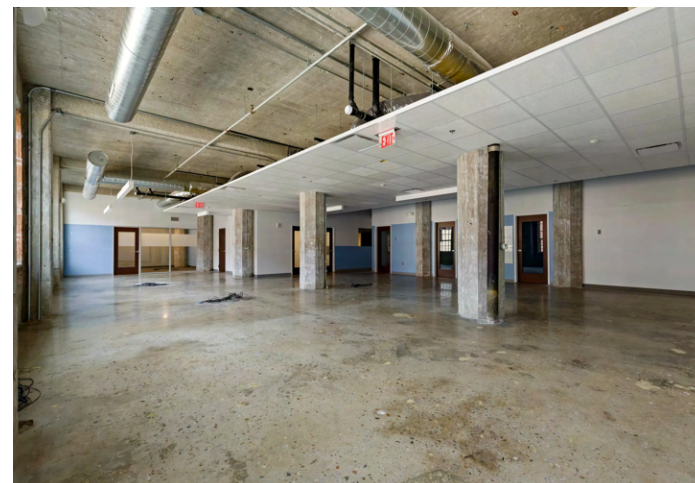
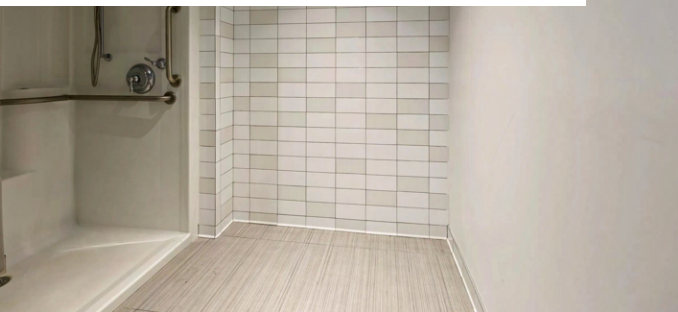
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,718 - 5,560 SF	Lease Rate:	\$25 - \$30 SF/yr

AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
204	Available	3,718 SF	Full Service	\$25.00 - 30.00 SF/yr	Open layout 2nd floor office space with 8 existing private offices, 1 conference room, shower facilities, storage/IT room (IT room is equipped with a minisplit unit for additional server cooling). Big windows and lots of natural light.



SUITE 204



CROSSROADS

The Crossroads Arts District is one of Kansas City's most dynamic urban neighborhoods—where creativity, culture, and commerce converge. Located between Downtown and Crown Center, the Crossroads has transformed from a former warehouse district into a thriving hub for art galleries, restaurants, boutique offices, and tech startups.

Known for its walkability, vibrant nightlife, and iconic First Fridays, the neighborhood attracts residents, visitors, and professionals seeking a live-work-play environment. With ongoing development, strong demand for mixed-use space, and proximity to the Streetcar line and major transit corridors, the Crossroads continues to be one of the city's most desirable destinations for investment and innovation.

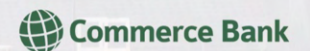
CROSSROADS DEMOGRAPHICS



KANSAS CITY DEMOGRAPHICS



MAJOR CORPORATIONS IN THE AREA



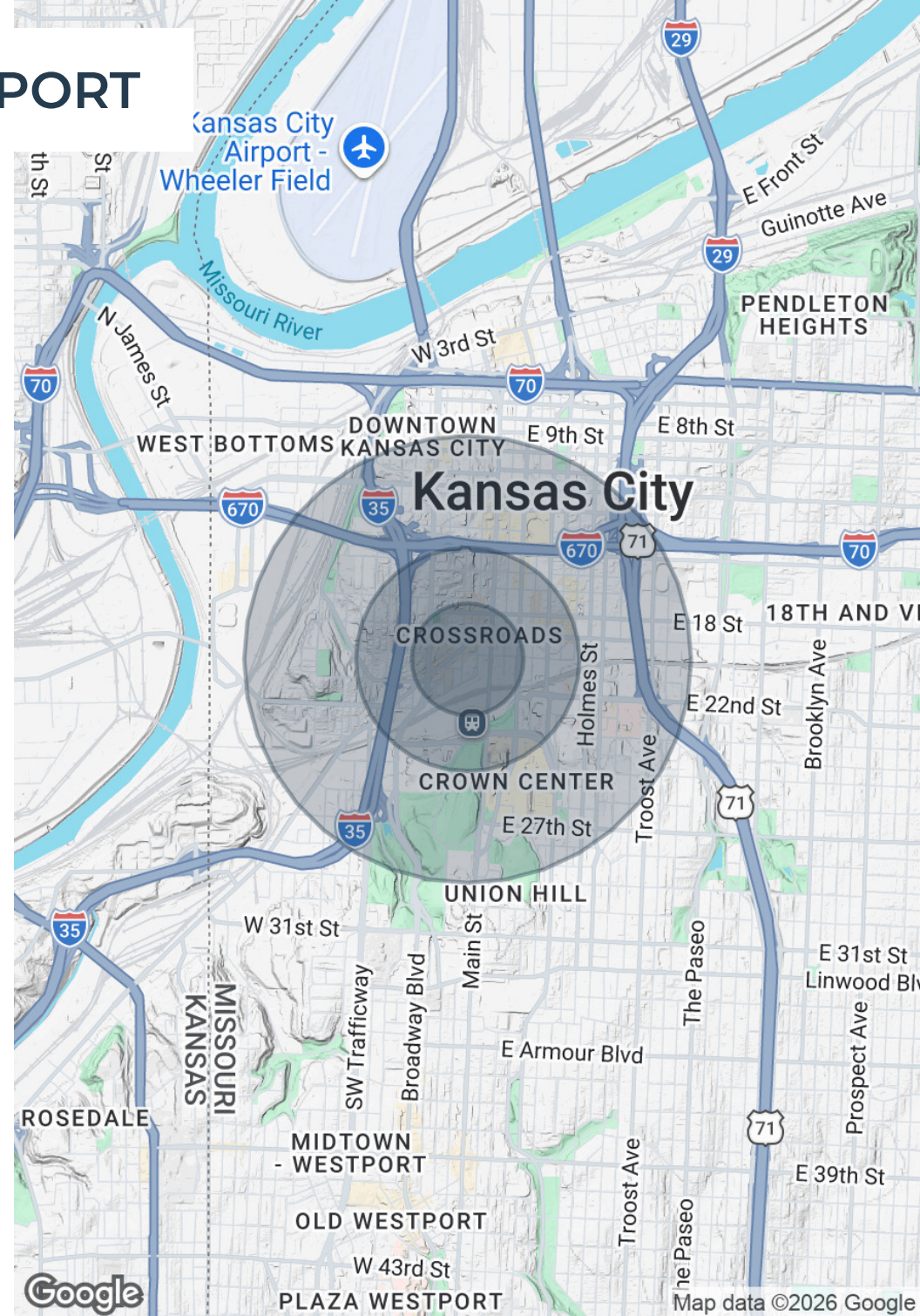


DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	592	2,399	12,791
Average Age	31.3	32.0	31.4
Average Age (Male)	31.0	31.8	31.2
Average Age (Female)	32.0	32.3	32.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	402	1,408	7,344
# of Persons per HH	1.5	1.7	1.7
Average HH Income	\$121,069	\$112,871	\$102,222
Average House Value	\$382,523	\$325,824	\$304,165

2023 American Community Survey (ACS)





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