



<https://bit.ly/3CGIAiF>

SCAN FOR  
VIDEO TOUR

# 3305 TERRACE

3305 TERRACE ST. | KANSAS CITY | MO. | 64111

7,073 SF - FLEX SPACE

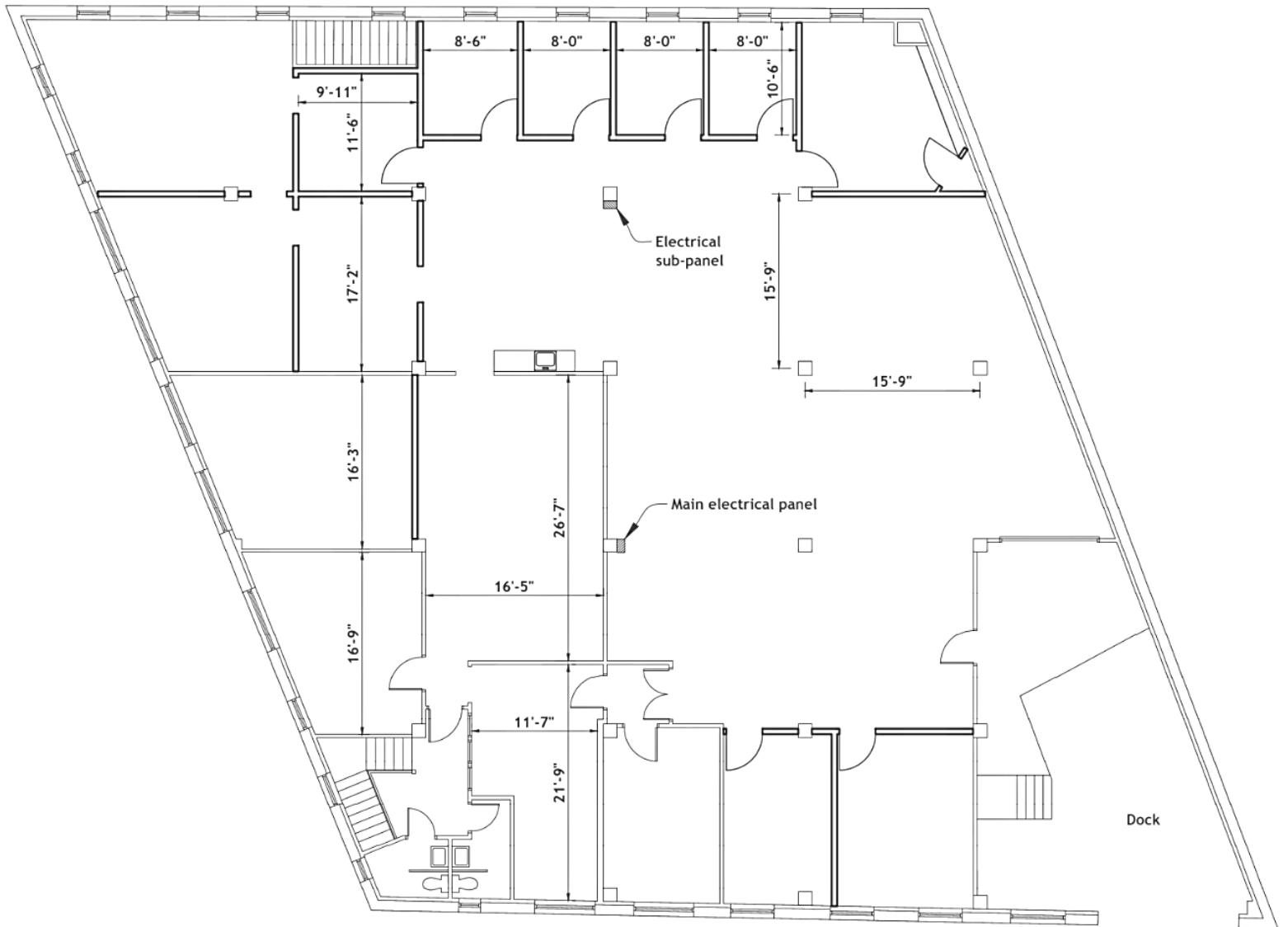


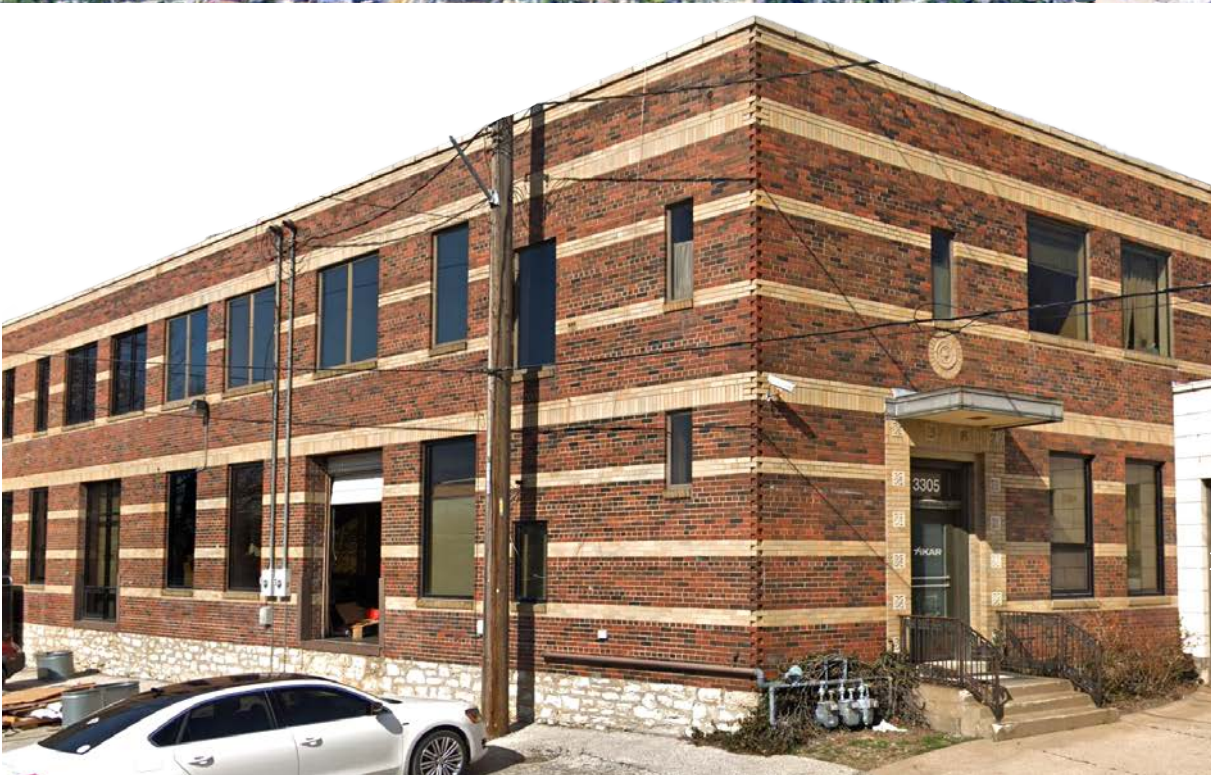
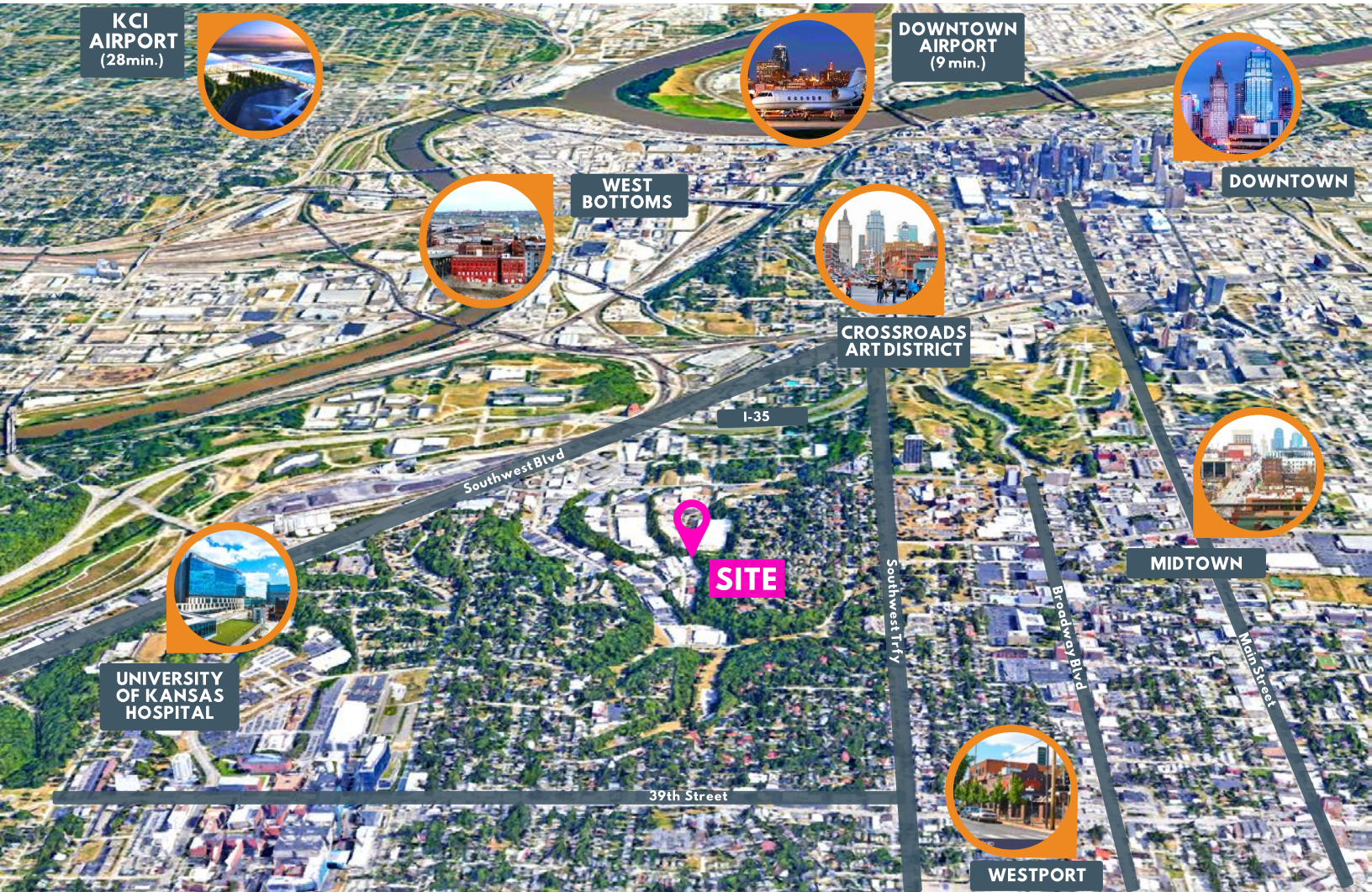
## PROPERTY HIGHLIGHTS

- 7073 SF OF FLEX SPACE
- CENTRALLY LOCATED NEAR CROSSROADS, KU MED, PLAZA, AND MIDTOWN
- QUICK ACCESS TO I35
- 11 OFFICES + 2 CONFERENCES, SOME FEATURE EXPOSED BRICK
- FULLY AIR CONDITIONED
- DRIVE IN DOCK WILL ACCOMMODATE FULL SIZE TRAILER
- WORKS GREAT AS FLEX SPACE OR HAS POTENTIAL TO CONVERT TO INDUSTRIAL OFFICE AT A LOW COST
- 200 AMP, 3 PHASE POWER
- LOCAL OWNERSHIP



# FLOOR PLAN





## DEMOGRAPHICS

5 MILE RADIUS



Population: 35,861



Average Household  
Income: \$80,614



Median Age: 37.6

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