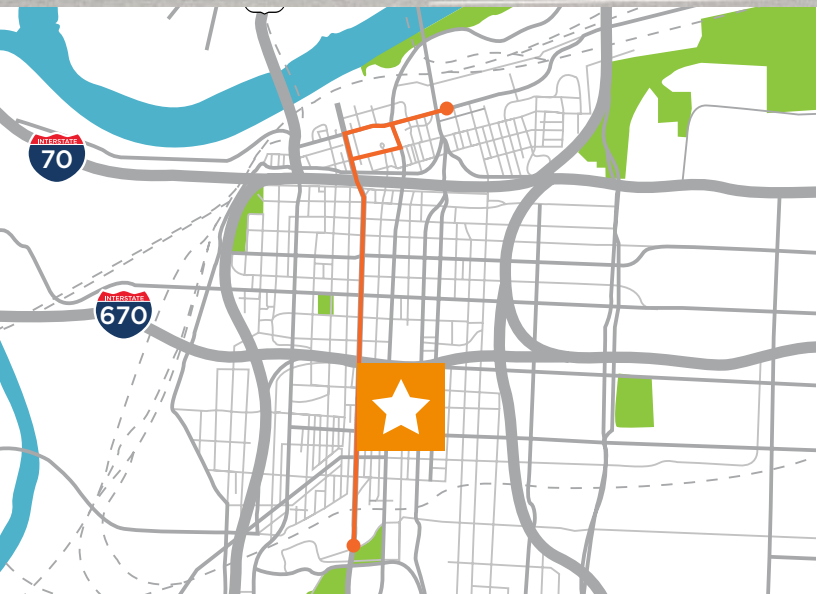


±6,323 SF CLASS A OFFICE FOR LEASE

# 1717 OAK STREET

KANSAS CITY, MO | LEASE RATE: \$22.50 PSF NET JAN/UTL



## PROPERTY HIGHLIGHTS:

- ±6,323 total square feet; ±5,479 square feet on the first floor with ±844-square-foot mezzanine office/conference area with break room
- Unbeatable location in the Crossroads Arts District— instant connection to several dining and entertainment options
- Fantastic opportunity for a creative user—large, open floor plan with creative timber and brick finishes and abundant natural lighting from large skylight
- Dedicated, adjacent parking with nineteen (19) surface spaces
- Easy access to Interstate 70, 670, 35 and Highway 71
- Unique window artwork, designed exclusively for the building by local artist—permeable material adds UV protection without blocking the views

## FOR MORE INFORMATION, CONTACT:

**Travis Helgeson**  
CO-FOUNDER / VICE PRESIDENT  
Direct: 816.831.1403  
travis.helgeson@range-rp.com

**Melissa Gall**  
ASSOCIATE  
Direct: 816.831.1404  
melissa.gall@range-rp.com

[RANGEREALTYPARTNERS.COM](http://RANGEREALTYPARTNERS.COM)



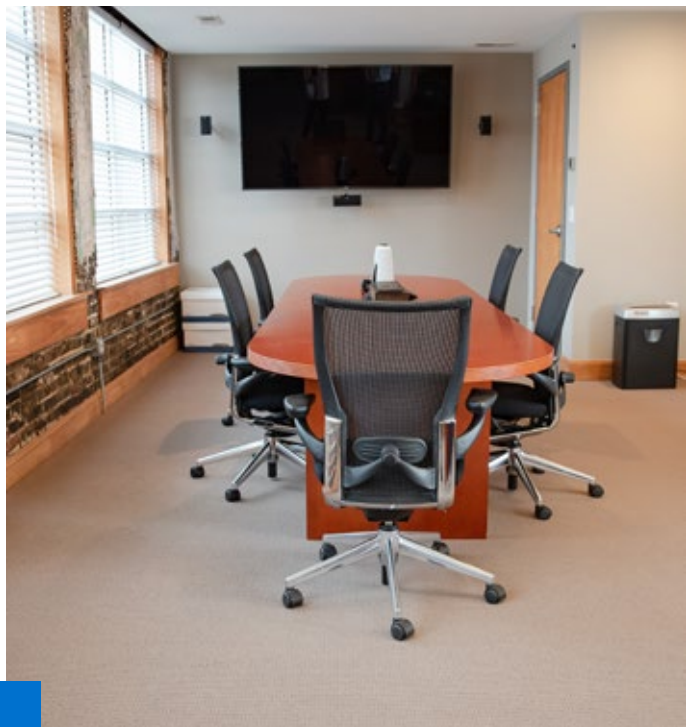
**RANGE**  
REALTY PARTNERS



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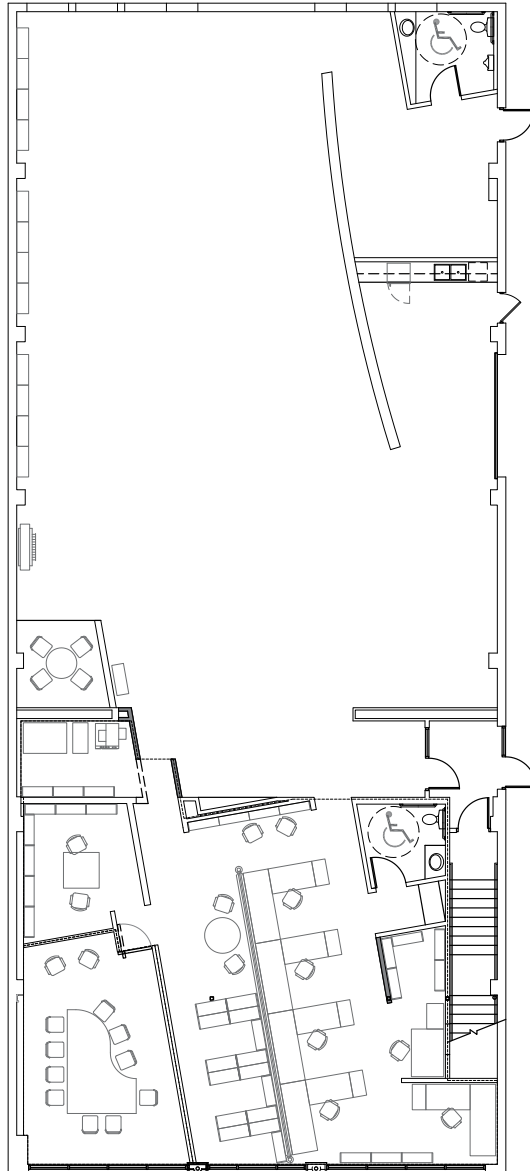
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**FLOOR 1: SUITE 100 / 5,479 SF**



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## DRIVE TIMES:

- Union Station, Liberty Memorial: <1 Minute
- Interstate 70, 570 & 35: 5 Minutes with connection to all major thoroughfares
- Downtown, P&L District, T-Mobile Center: 5 Minutes
- River Market, Downtown Airport: 5-10 Minutes
- Westport, Country Club Plaza: 5-10 Minutes
- KC International Airport: 20-25 Minutes

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