

HIGH PROFILE DOWNTOWN RETAIL

25 E 12TH STREET - KANSAS CITY, MISSOURI



T-Mobile GNC KALDI'S COFFEE
LIVE WELL ROASTING CO.
Starbucks Domino's The Plowboys BARBEQUE

KC STREETCAR
2 STOPS (NB & SB)

COSENTINO'S Market FINE FOODS
Onelife FITNESS

AVAILABLE

2,400 SQUARE FEET FOR LEASE
LAST SPACE AVAILABLE ON 12TH AND WALNUT / MAIN





TENANT SIGNAGE

EXCELLENT STREETCAR ACCESS
ABUNDANT GLASS STOREFRONT
TALL, OPEN CEILINGS

DAYTIME POPULATION > 87,000
3,500 NEW APARTMENT UNITS
NEXT TO P&L AND SPRINT CENTER





TOWN PAVILION
38 STORY OFFICE



MAIN

12th STREET

WALNUT

ONE KANSAS CITY PLACE
42 STORY OFFICE



SITE



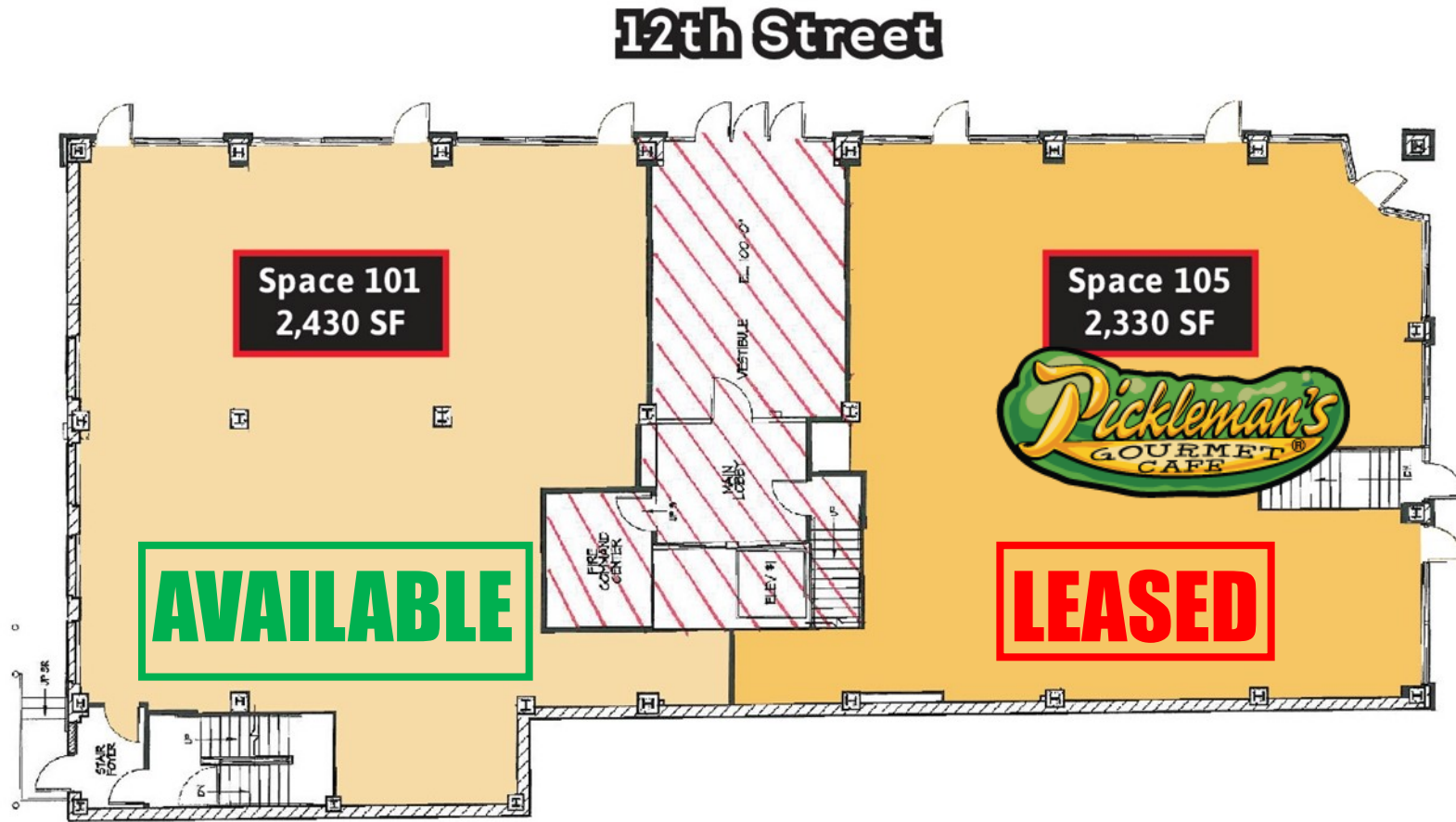
1201 WALNUT
30 STORY OFFICE

STREETCAR

ONE LIGHT TOWER 25 STORY RESIDENTIAL	COSENTINO'S 33,000 SF GROCERY
	ONE LIFE FITNESS 33,000 SF GYM



| SITE PLAN



12th Street



Walnut Street

FIRST FLOOR PLAN

SCALE: 1" = 10'-0"



PICKLEMAN'S
WICHES • SOUPS • SALADS • PIZZAS • CATERING



LOCALLY OWNED
COMMUNITY FOCUSED
SINCE 1987

25
CHAMBERS LOFTS

graph

Gallery

Project Space

SCORE
AVAILABLE
FOR RENT
BY APPOINTMENT
CALL 803.415.1115
WWW.CHARLOTTESTREET.ORG

NO STOPPING
STANDING
OR PARKING





QUALITY HILL

10TH

WASHINGTON ST.

CENTRAL ST.

21C MUSEUM HOTEL

WYANDOTTE ST.

BALTIMORE AVE.

WALNUT ST.

EMBASSY SUITES

GOVERNMENT DISTRICT

THE MAJESTIC

QUALITY HILL PLAYHOUSE

KC PUBLIC LIBRARY

11TH

AMBASSADOR

CITY HALL

WEST BOTTOMS

11TH

FOLLY THEATER

MARRIOTT

HOTEL INDIGO
HOTEL PHILLIPS

SITE

AMBASSADOR

12TH

Barney Allis Plaza

MARRIOTT
ALADDIN

MIDLAND

COSENTINO'S MARKET

MCGEE ST.

13TH

KC CONVENTION CENTER/
BARTLE HALL

MUSIC HALL
MUNICIPAL AUDITORIUM

CROWNE PLAZA

HILTON PRESIDENT

KC REP

KC LIVE!

COLLEGE BASKETBALL EXPERIENCE

SPRINT CENTER

14TH

CONFERENCE CENTER

ALAMO DRAFTHOUSE

POWER & LIGHT DISTRICT

OAK ST.

TRUMAN RD.

670 70

35

GRAND BALLROOM

TRUMAN RD.

LOEWS CONVENTION CENTER HOTEL

COURTYARD/
RESIDENCE INN

HAMPTON INN

RECORD BAR

KC STAR PRESS PAVILION

LOCUST ST.

- STREETCAR
- POINTS OF INTEREST
- HOTEL
- SHOPPING
- PERFORMING ARTS
- LIVE MUSIC
- MAX BUS STOP
- PARKING
- VISITOR INFORMATION
- BIKE SHARE
- FOUNTAIN

DOWNTOWN POPULATION GROWTH

MAJOR DOWNTOWN MULTIFAMILY PROJECTS

COMMERCE TOWER	355 UNITS
ONE LIGHT TOWER	315 UNITS
THREE LIGHT TOWER	300 UNITS
TWO LIGHT TOWER	296 UNITS
POWER & LIGHT BUILDING	268 UNITS
CROSSROADS WESTSIDE	221 UNITS
THE GRAND	202 UNITS
531 GRAND	185 UNITS
FLASHCUBE BUILDING	184 UNITS
ARTERRA	126 UNITS



TRADE AREA/LOCATION

FASTEST GROWING TRADE AREA IN KANSAS CITY

LOCATED AT THE ONE OF PREMIER DOWNTOWN INTERSECTIONS

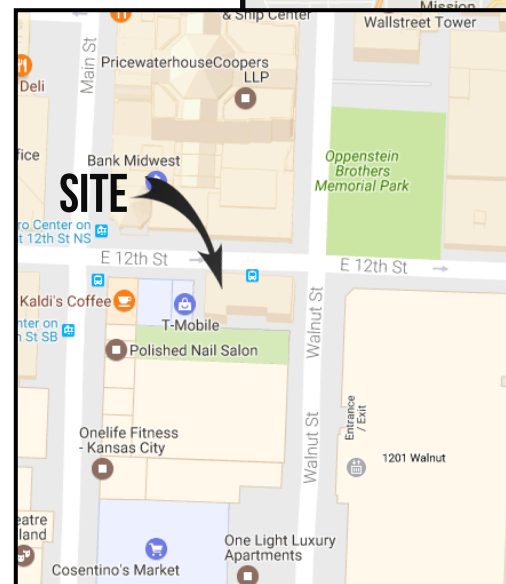
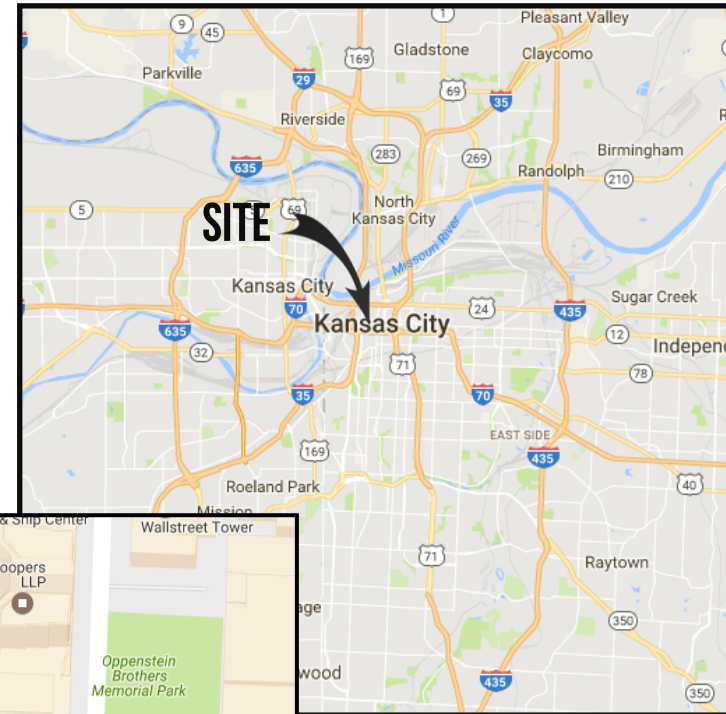
**AMONG HIGHEST DENSITY RESIDENTIAL
AND OFFICE POPULATIONS**

TRADE AREA BOUNDARIES

Serving the River Market, Downtown CBD, Crossroads, and Greater Downtown; the Chamber Lofts Retail space is the fastest growing and most exciting trade area in the Kansas City metro.

DEMOGRAPHICS

	1/2 MILE	2-MILE
POPULATION	4,932	30,315
HOUSEHOLDS	2,838	14,512
AVG HH INCOME	\$69,613	\$53,458
MEDIAN AGE	31.2	32.1
# OF BUSINESSES	2,278	6,352
# OF EMPLOYEES	59,465	128,245





FOR LEASING INFORMATION:

SCOTT LIPOVAC

816.200.2634

scott@scoredevelopment.com