

NEWLY RENOVATED OFFICE BUILDING FOR LEASE  
14 W 3<sup>RD</sup> STREET • KANSAS CITY, MO

**14W3**



# REDEFINING CREATIVE OFFICE SPACE IN KANSAS CITY



Positioned as a **next generation creative office destination**, 14W3 offers forward-thinking tenants the rare opportunity to shape their ideal workspace in the **city's most dynamic neighborhood**.

In a district known for its vibrant mix of residential, retail, and dining, high-quality office space has been a missing piece...until now. 14W3 fills that gap, setting a new standard for premium office environments and paving the way for a fresh wave of commercial innovation in one of **Kansas City's most sought-after areas**.



A **fully-renovated** and **modernized** 21,000 square foot creative office building, 14W3 offers a one-of-a-kind **Class A** office opportunity in the River Market.

Located at the corner of 3rd & Delaware, on the Kansas City streetcar line, 14W3 includes **best-in-class amenities**, premium privacy, undeniable branding and visibility.

Listed in the **national register of historic places**, the building was originally constructed in 1919 as Kansas City's Police Garage No. 2. The renovated property successfully **blends historic features** and construction types with **high-end, modern finishes**.



# A SECURE PERSPECTIVE

SECURE, GATED PARKING FOR  
18 VEHICLES, WITH EV CHARGERS



1,100 SF FENCED,  
LANDSCAPED COURTYARD

SECURITY CAMERAS AND PROEPRTY WIDE  
ACCESS CONTROL



24/7 SECURED ENTRY SYSTEMS

AREA  
REAL ESTATE ADVISORS



# SPACE AVAILABILITY



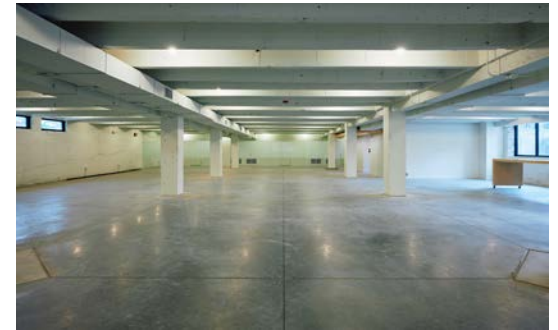
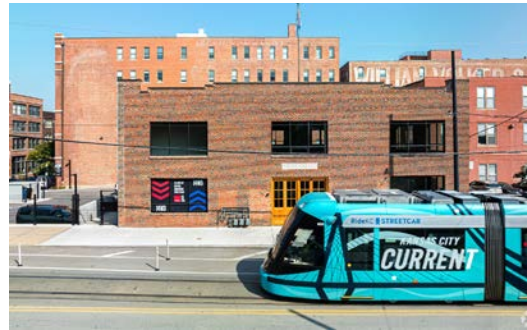
Level 3: 7,000 SF

Level 2: LEASED

Level 1: 3,500 SF-  
7,000 SF

## PROPERTY HIGHLIGHTS

- Polished concrete floors throughout
- Accessible restrooms
- Tenant branding and signage opportunities
- Four minute walk to the Streetcar River Market North stop





# WHY RIVER MARKET

The River Market district, the historic birthplace of Kansas City, sits at the northern edge of the city's greater downtown area. Anchored by the iconic City Market—a vibrant farmers market attracting over 600,000 visitors each year—this neighborhood serves as the gateway to Kansas City's urban core. Just one block from this historic hub, 14W3 offers a prime location with easy access to the heart of the city.

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## DINE

LOCAL PIG  
THE FARMHOUSE  
CITY MARKET COFFEE  
BETTY RAE'S ICE CREAM  
IL LAZZARONE  
HABASHI HOUSE  
BLUE LINE HOCKEY BAR  
ENZO  
BROWN & LOE  
HARRY'S COUNTRY CLUB  
MINSKY'S PIZZA  
TASTE OF BRAZIL  
BLUE NILE CAFE  
MUNI  
VARSITY CLUB

## PLAY

CITY MARKET  
CYCLE CITY  
DOUBLE TAP KC  
LEVEL ONE GAMES  
ARABIA STEAMBOAT MUSEUM  
STRANGE DAYS BREWING  
RIVER BLUFF BREWING  
ANU AESTHETICS  
THE GYM KC

## SHOP

YOKI  
DAILY KITCHEN MARKET  
RIVER MARKET ANTIQUES  
NATURE'S OWN GROCERY  
CHINATOWN FOOD MARKET  
CAROLLO'S ITALIAN GROCERY  
HOUNDSTOOTH



## FOR LEASE

14 W 3RD STREET  
KANSAS CITY, MO

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