

HISTORIC WEST BOTTOMS' FIRST  
CLASS A OFFICE BUILDING

# PERFECTION STOVE

1200 UNION AVE • KANSAS CITY, MISSOURI

OCCUPANCY MAY 2026 / 32,164 RSF FOR LEASE



# PROJECT DETAILS:



**CONSTRUCTION START DATE:** Q4 2024

**BASE BUILDING DELIVERY:** Q3 2025

**OCCUPANCY:** MAY 2026

**SQUARE FOOTAGE:** 58,411 GROSS SF

**LEVEL 2:** 16,082 RSF

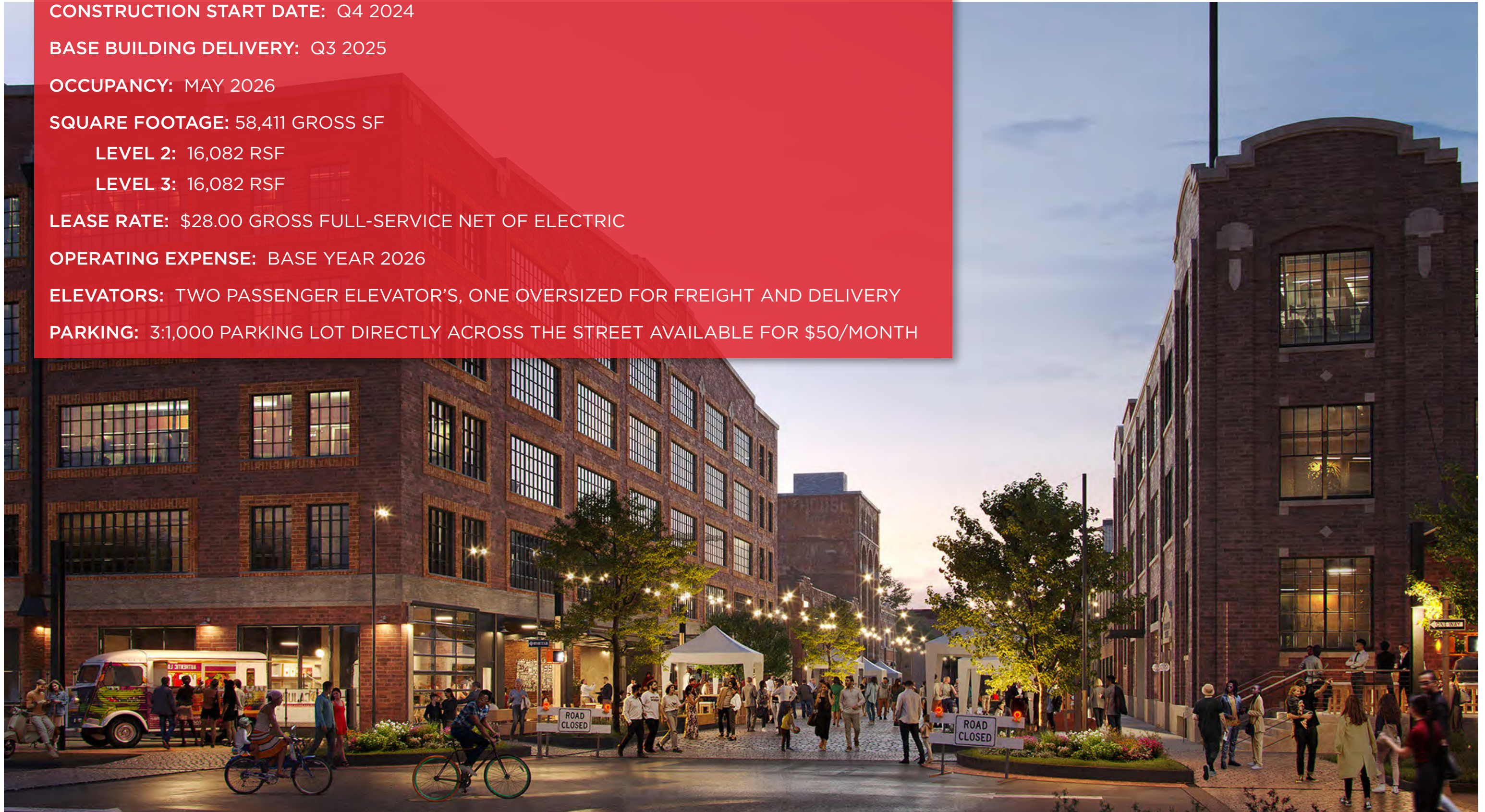
**LEVEL 3:** 16,082 RSF

**LEASE RATE:** \$28.00 GROSS FULL-SERVICE NET OF ELECTRIC

**OPERATING EXPENSE:** BASE YEAR 2026

**ELEVATORS:** TWO PASSENGER ELEVATOR'S, ONE OVERSIZED FOR FREIGHT AND DELIVERY

**PARKING:** 3:1,000 PARKING LOT DIRECTLY ACROSS THE STREET AVAILABLE FOR \$50/MONTH



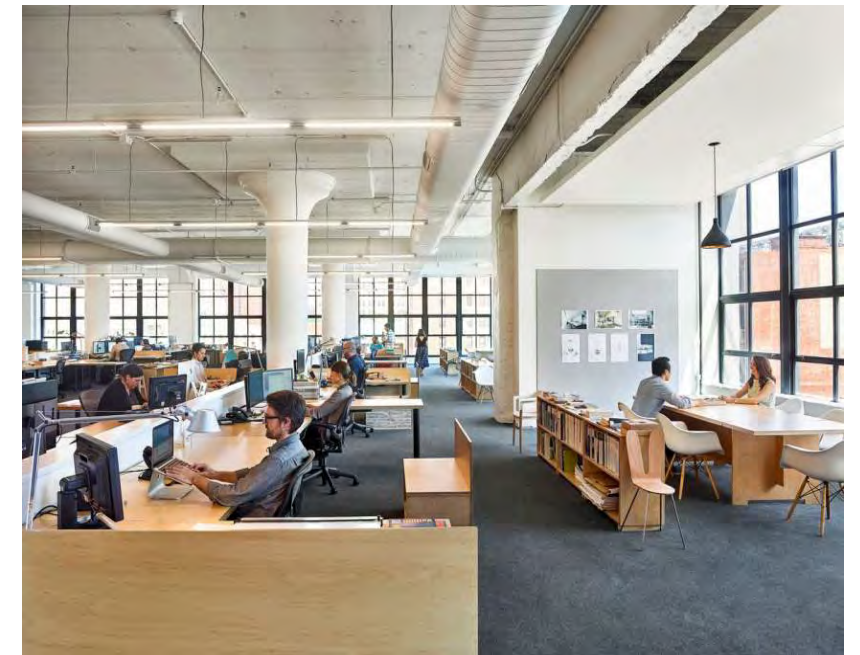
# AERIAL VIEW:



# PARKING EXHIBIT:



# PROJECT CONCEPTS:



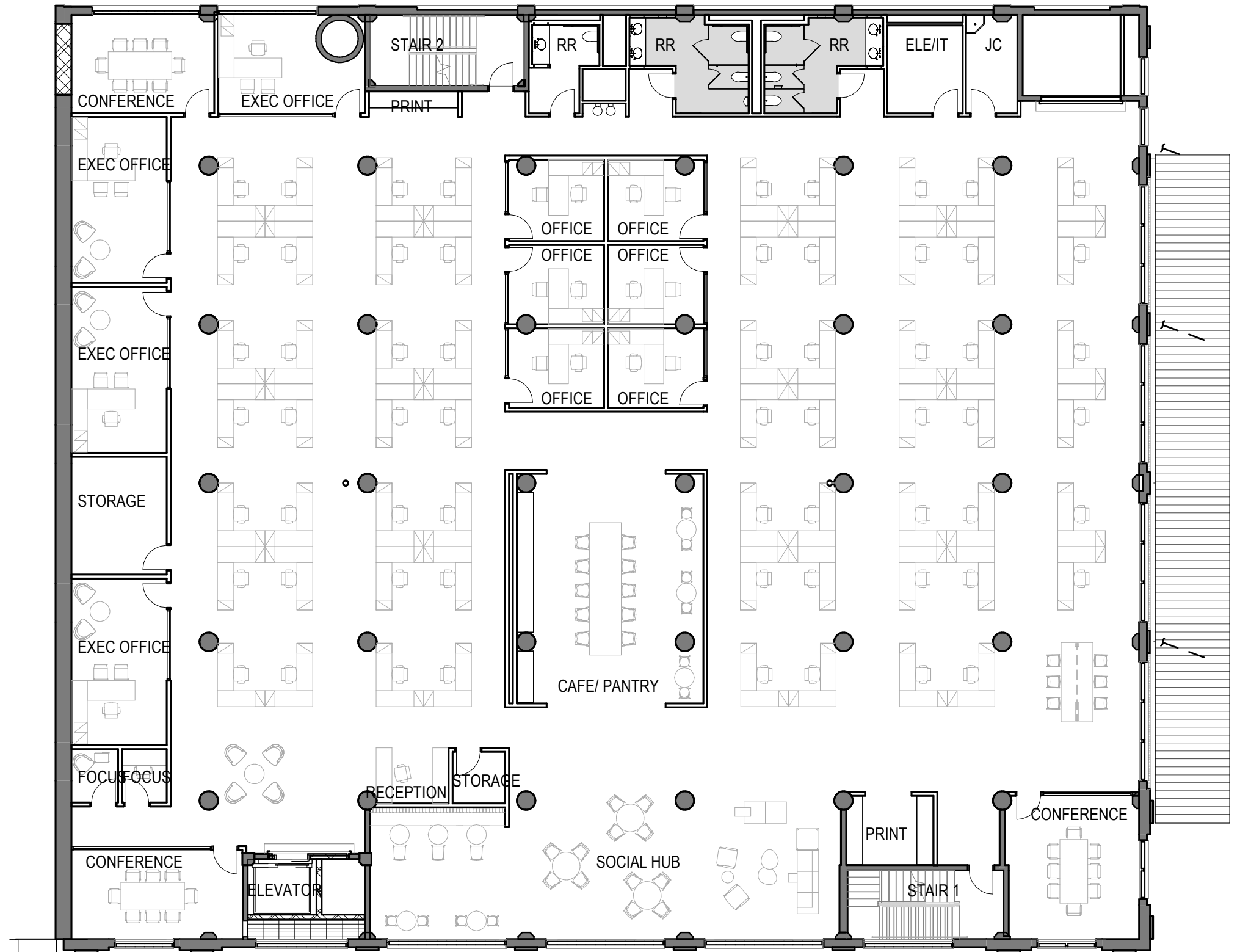
# CONCEPT LAYOUT:



LEVEL 2: 16,082 RSF

LEVEL 3: 16,082 RSF

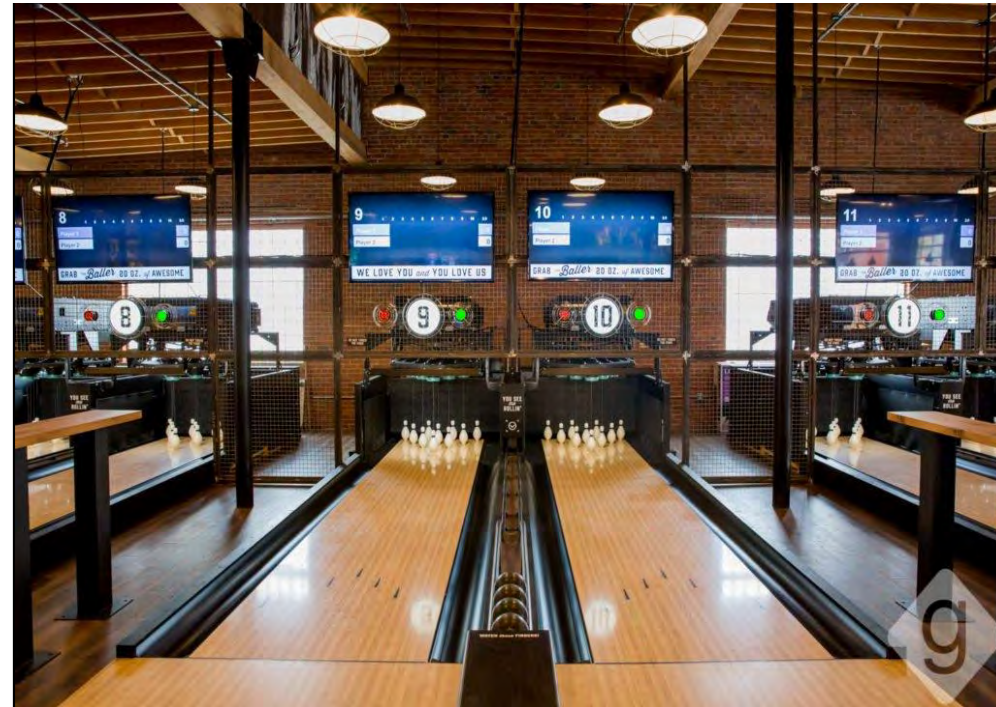
14% RENTABLE TO USABLE LOAD FACTOR



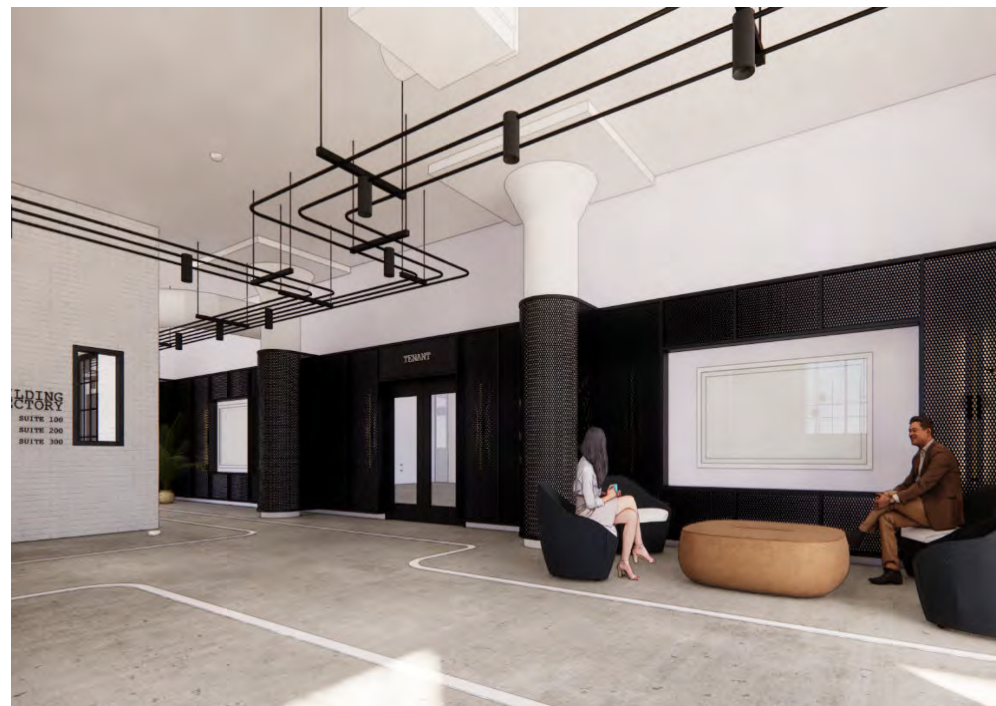
# BUILDING AMENITIES



## FIRST FLOOR TENANT - PINS MECHANICAL



## COMMON AREA



# CONTACTS

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