



# OFFICE SUBLEASE OPPORTUNITY

2345 Grand Boulevard, Suite 600, Kansas City, MO



## LEASE RATE: \$24/SF FULL SERVICE | 2,354 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,321	105,744	239,231
Avg. Household Income	\$102,781	\$77,160	\$84,085

- 2,354 SF Office Space - FOR SUBLEASE - all FF&E included
- Revamped fitness center with Peloton subscription available to building associates
- Lease expires September 30, 2025
- 24/7 security in office and patrolling the building
- Company kitchen, Jimmy John's & Grand Coffee Company on the 1st floor
- New conference center, new elevator system
- One block from RideKC Streetcar
- 36 restaurants and cafes within walking distance, two blocks from Crossroads and Crown Center

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

### For More Information Contact:

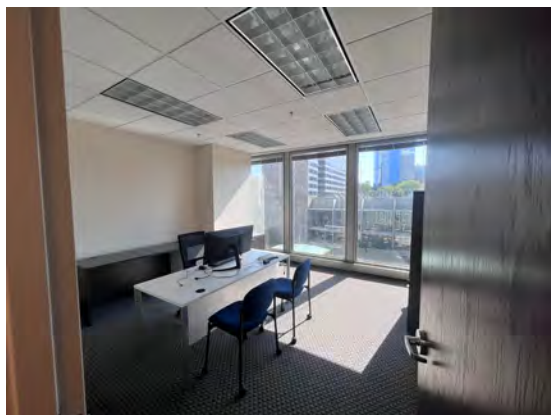
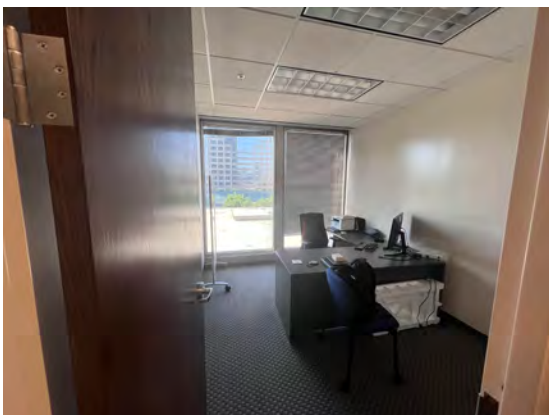
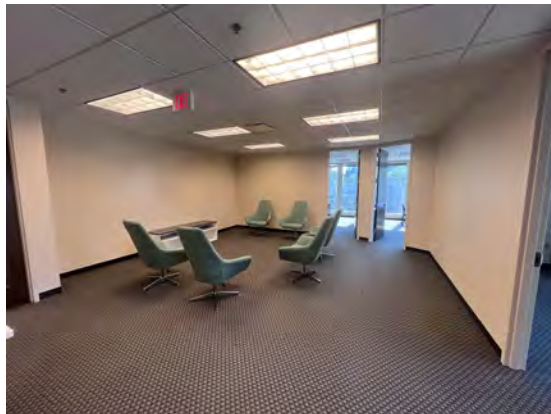
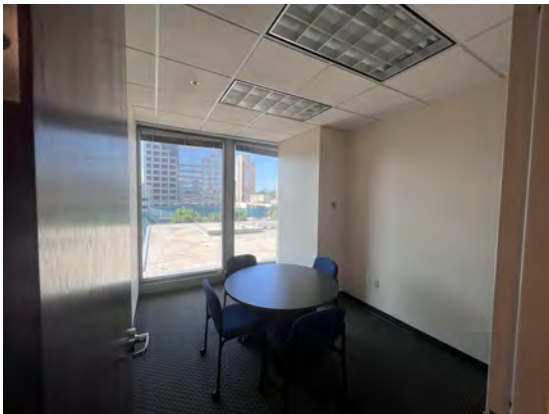
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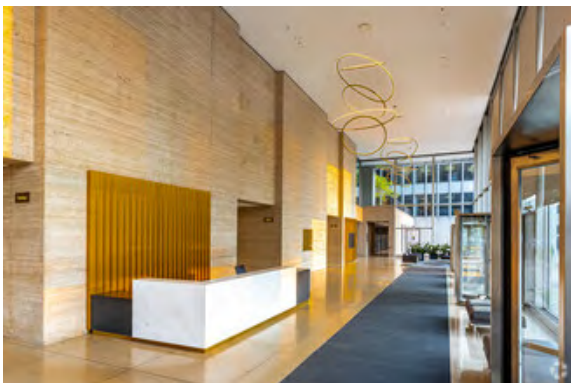
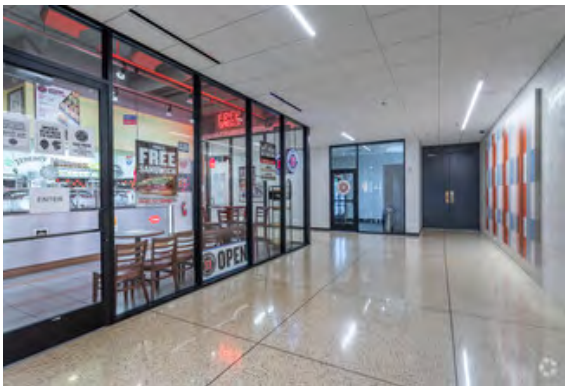
*Exclusive Agents*



## PHOTOS



## PHOTOS





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AERIAL

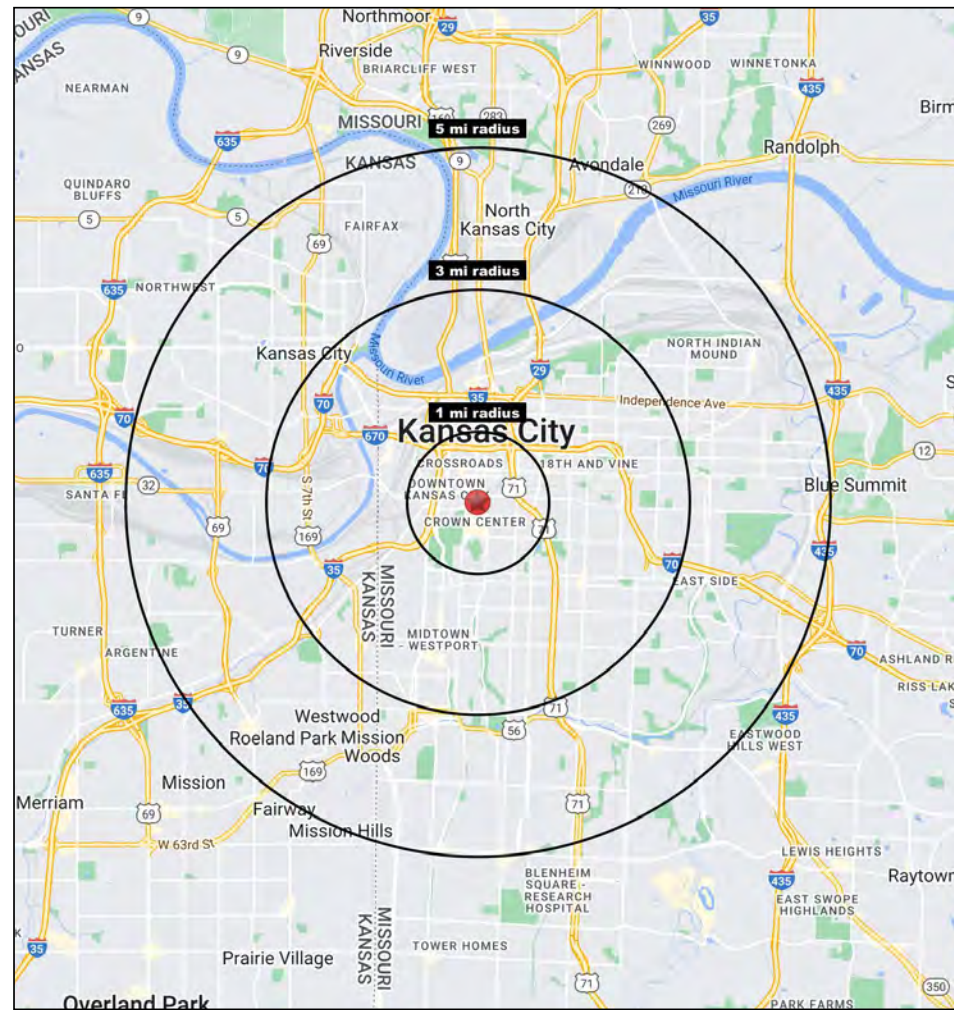
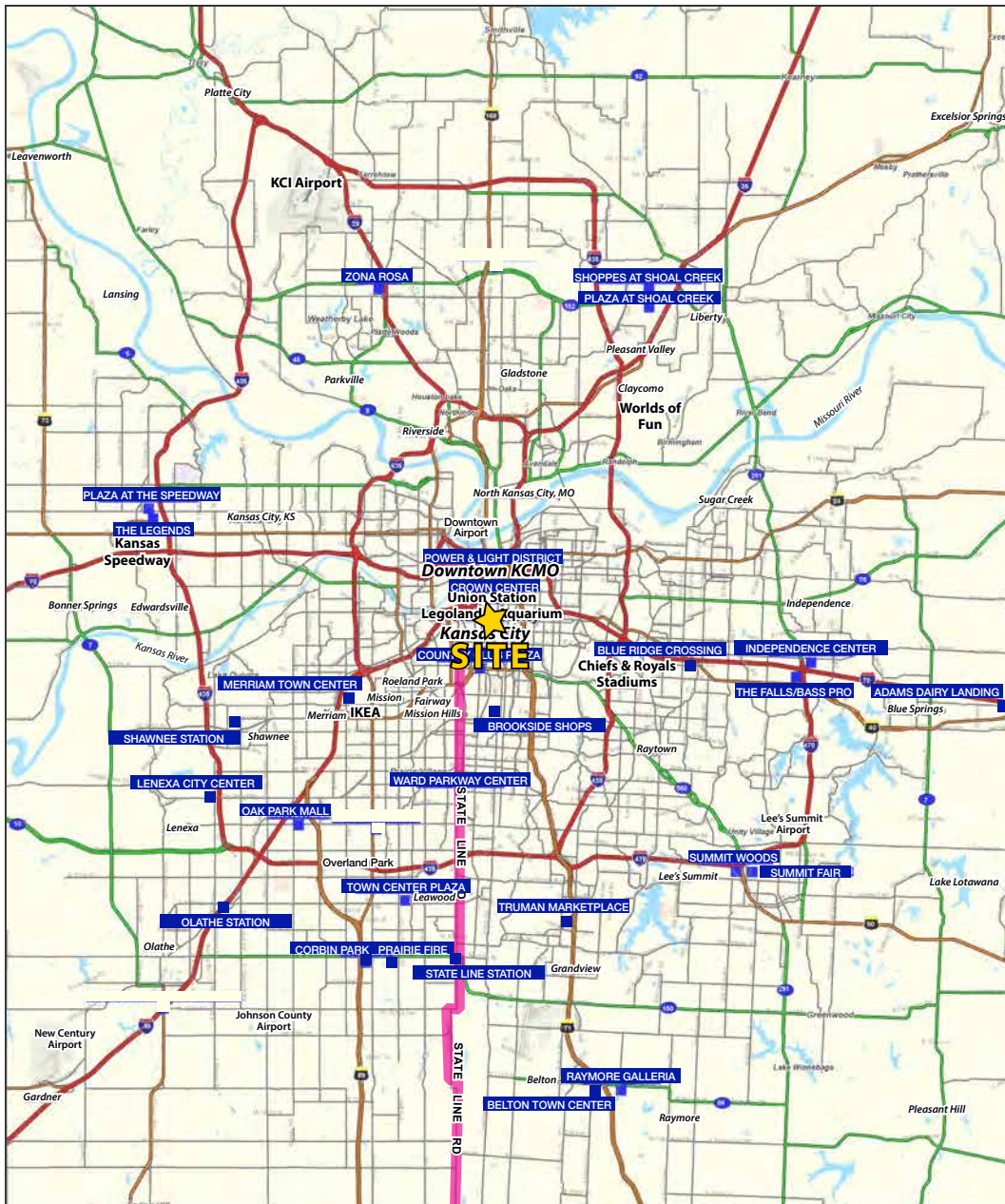


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## 2345 Grand Boulevard, Suite 600, Kansas City, MO

2345 Grand Blvd Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,321	105,744	239,231
2028 Projected Population	12,420	108,025	242,889
2020 Census Population	12,061	105,630	238,562
2010 Census Population	8,030	96,156	225,787
Projected Annual Growth 2023 to 2028	0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	4.1%	0.8%	0.5%
2023 Median Age	33.1	33.7	34.2
<b>Households</b>			
2023 Estimated Households	6,270	50,928	103,920
2028 Projected Households	6,253	51,258	104,298
2020 Census Households	6,057	50,285	102,486
2010 Census Households	3,931	43,316	94,185
Projected Annual Growth 2023 to 2028	-	0.1%	-
Historical Annual Growth 2010 to 2023	4.6%	1.4%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	54.4%	47.9%	46.7%
2023 Estimated Black or African American	30.3%	32.4%	28.3%
2023 Estimated Asian or Pacific Islander	4.3%	3.9%	4.7%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2023 Estimated Other Races	10.5%	15.1%	19.6%
2023 Estimated Hispanic	12.6%	17.2%	22.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$102,781	\$77,160	\$84,085
2023 Estimated Median Household Income	\$80,658	\$58,928	\$61,632
2023 Estimated Per Capita Income	\$54,055	\$37,637	\$36,871
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.0%	5.2%	6.8%
2023 Estimated Some High School (Grade Level 9 to 11)	6.1%	7.6%	8.1%
2023 Estimated High School Graduate	18.9%	24.9%	26.9%
2023 Estimated Some College	14.8%	17.2%	18.4%
2023 Estimated Associates Degree Only	6.4%	6.1%	6.1%
2023 Estimated Bachelors Degree Only	29.8%	24.1%	20.4%
2023 Estimated Graduate Degree	21.0%	14.9%	13.4%
<b>Business</b>			
2023 Estimated Total Businesses	2,301	8,979	14,853
2023 Estimated Total Employees	39,949	124,511	202,590
2023 Estimated Employee Population per Business	17.4	13.9	13.6
2023 Estimated Residential Population per Business	5.4	11.8	16.1

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