



For Sale Poindexter Building

330 W 9th St. | Kansas City, MO 64105

For sale ±264,074 SF Downtown creative office building or adaptive re-use opportunity

Jones Lang LaSalle Americas, Inc., a licensed real estate brokerage

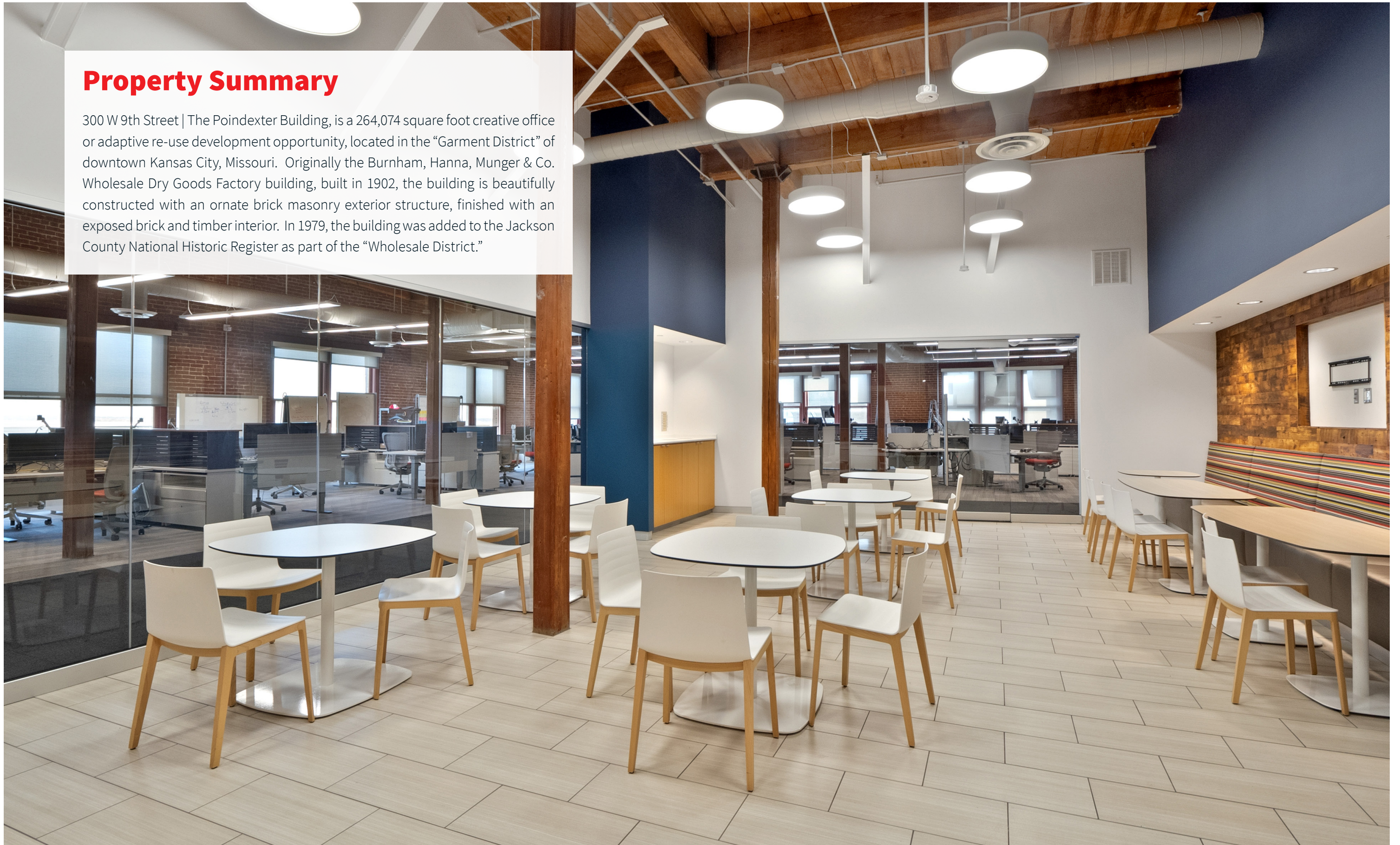
Property Details

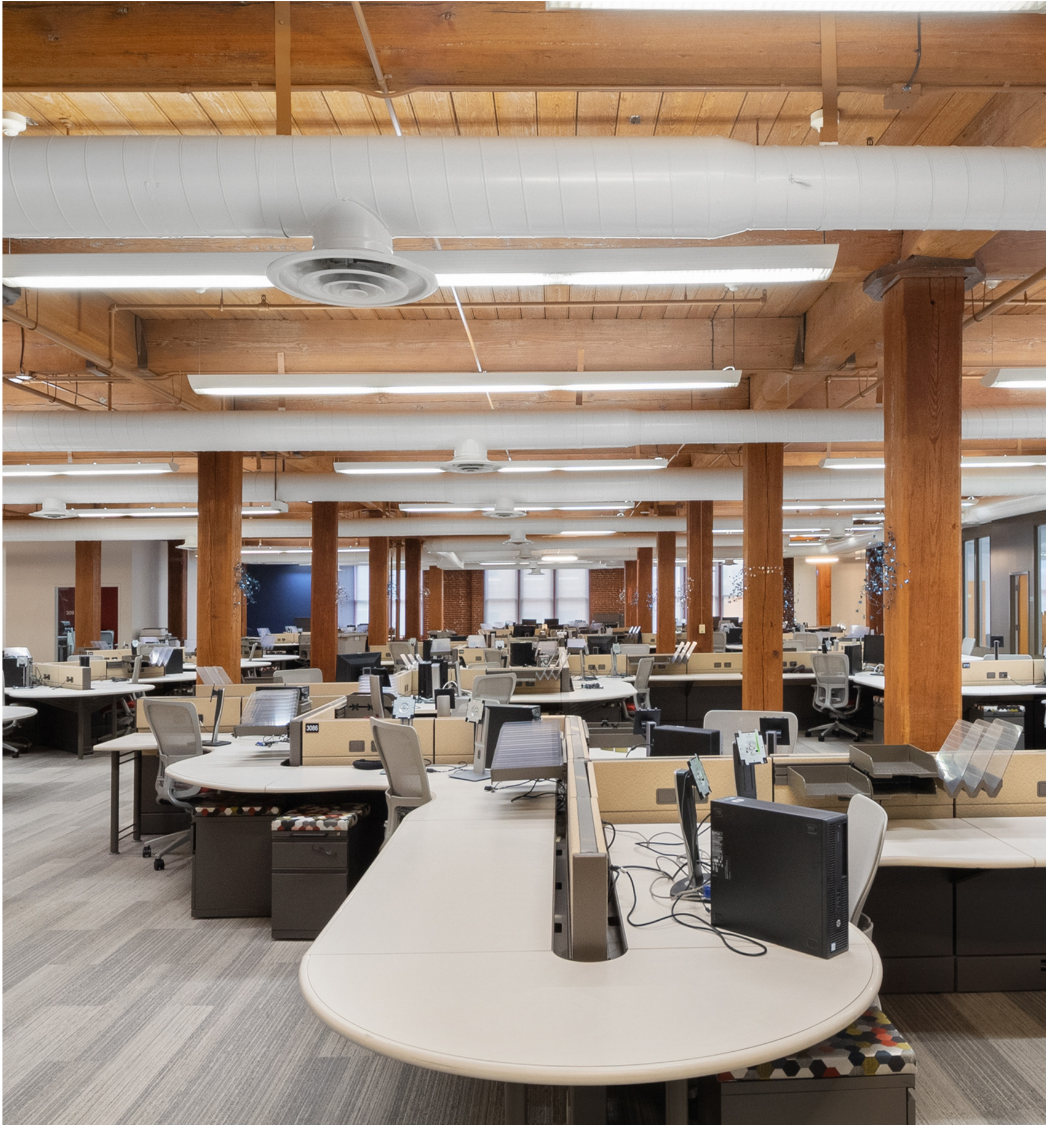
BUILDING NAME:	The Poindexter Building
ADDRESS:	330 W 9th Street Kansas City, MO 64105
COUNTY:	Jackson
YEAR BUILT:	1902
BUILDING TYPE:	Creative office with potential converson to multifamily or hospitality use
SITE AREA	1.14 Acres
BUILDING AREA:	264,074 SF
CONSTRUCTION:	Masonry and timber
PARKING:	995 stalls available in the adjacent freestanding garage (offered separately)
ZONING:	DC-15



Property Summary

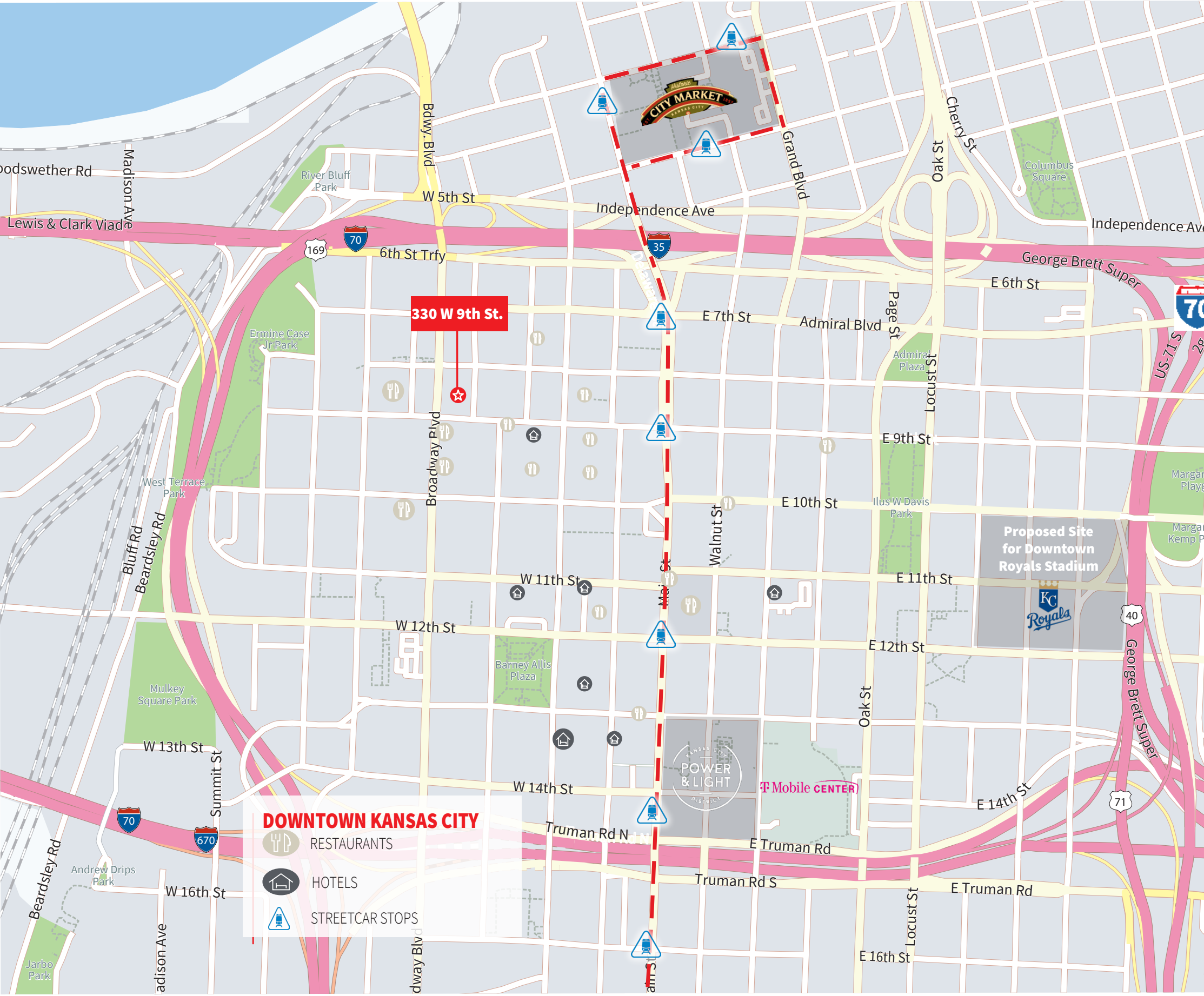
300 W 9th Street | The Poindexter Building, is a 264,074 square foot creative office or adaptive re-use development opportunity, located in the “Garment District” of downtown Kansas City, Missouri. Originally the Burnham, Hanna, Munger & Co. Wholesale Dry Goods Factory building, built in 1902, the building is beautifully constructed with an ornate brick masonry exterior structure, finished with an exposed brick and timber interior. In 1979, the building was added to the Jackson County National Historic Register as part of the “Wholesale District.”



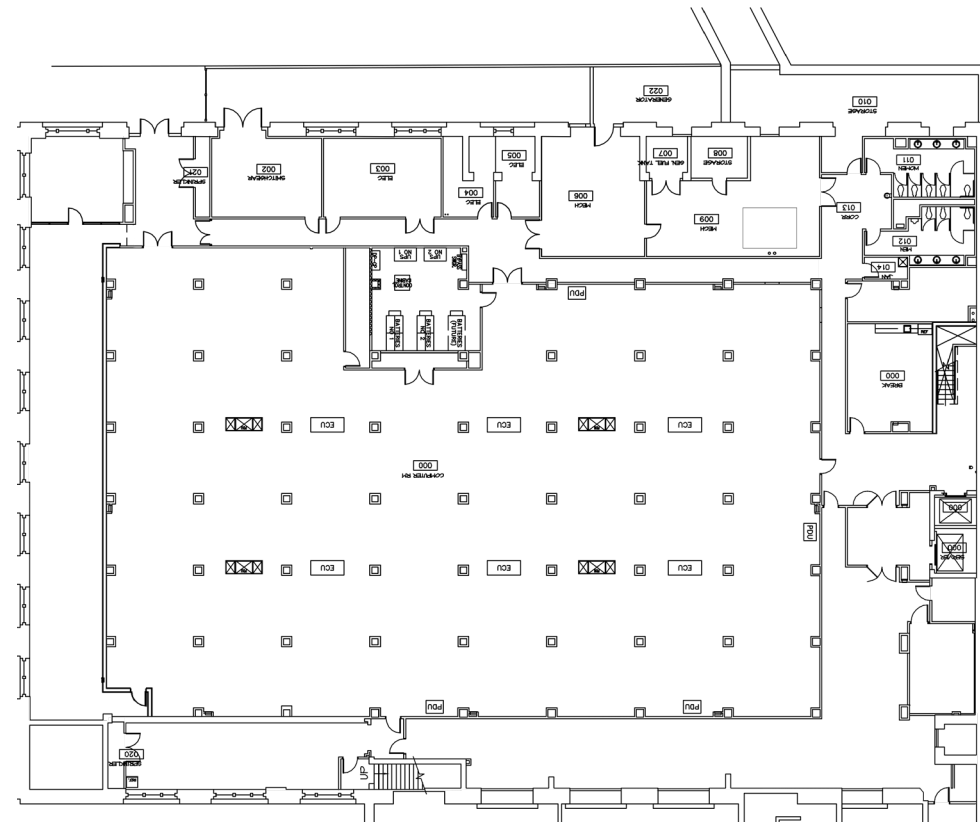


Location

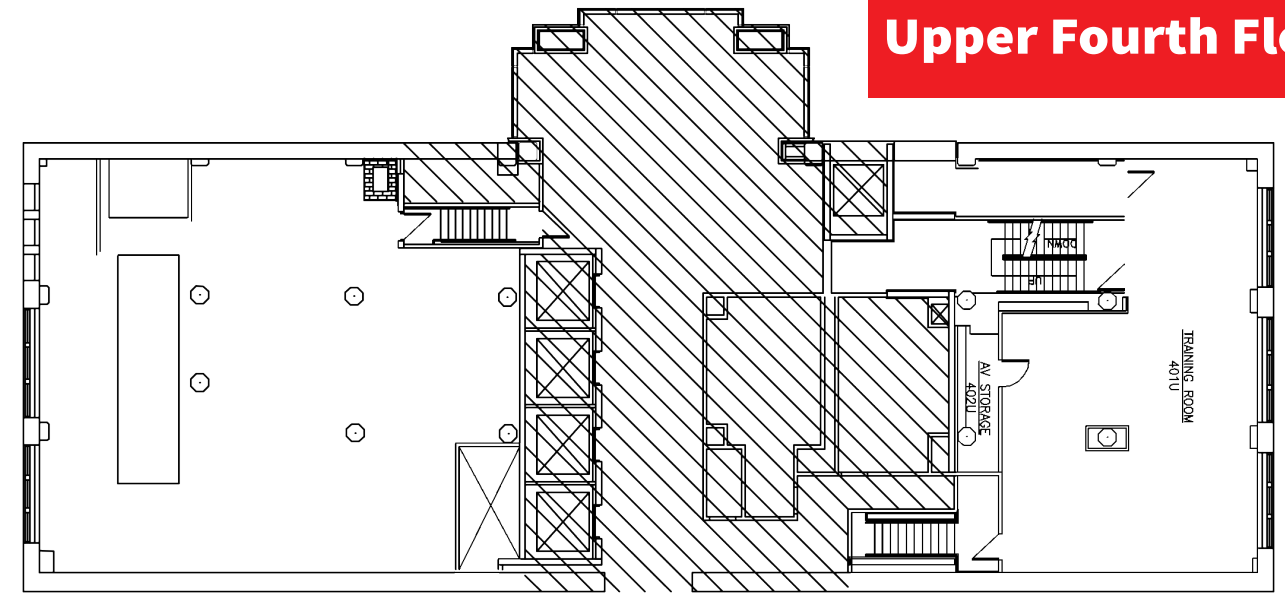
The Kansas City Garment District is located in downtown Kansas City, Missouri to the east of Quality Hill, across Broadway Boulevard. In the 1930s, several large clothing manufacturers clustered here, making Kansas City's garment district second only to New York City's in size. Its old industrial buildings have since been redeveloped into loft apartments, offices, and restaurants. Henry Perry, father of Kansas City-style barbecue, got his start in 1908 from a stand in an alley in the neighborhood.



Representative Floorplans

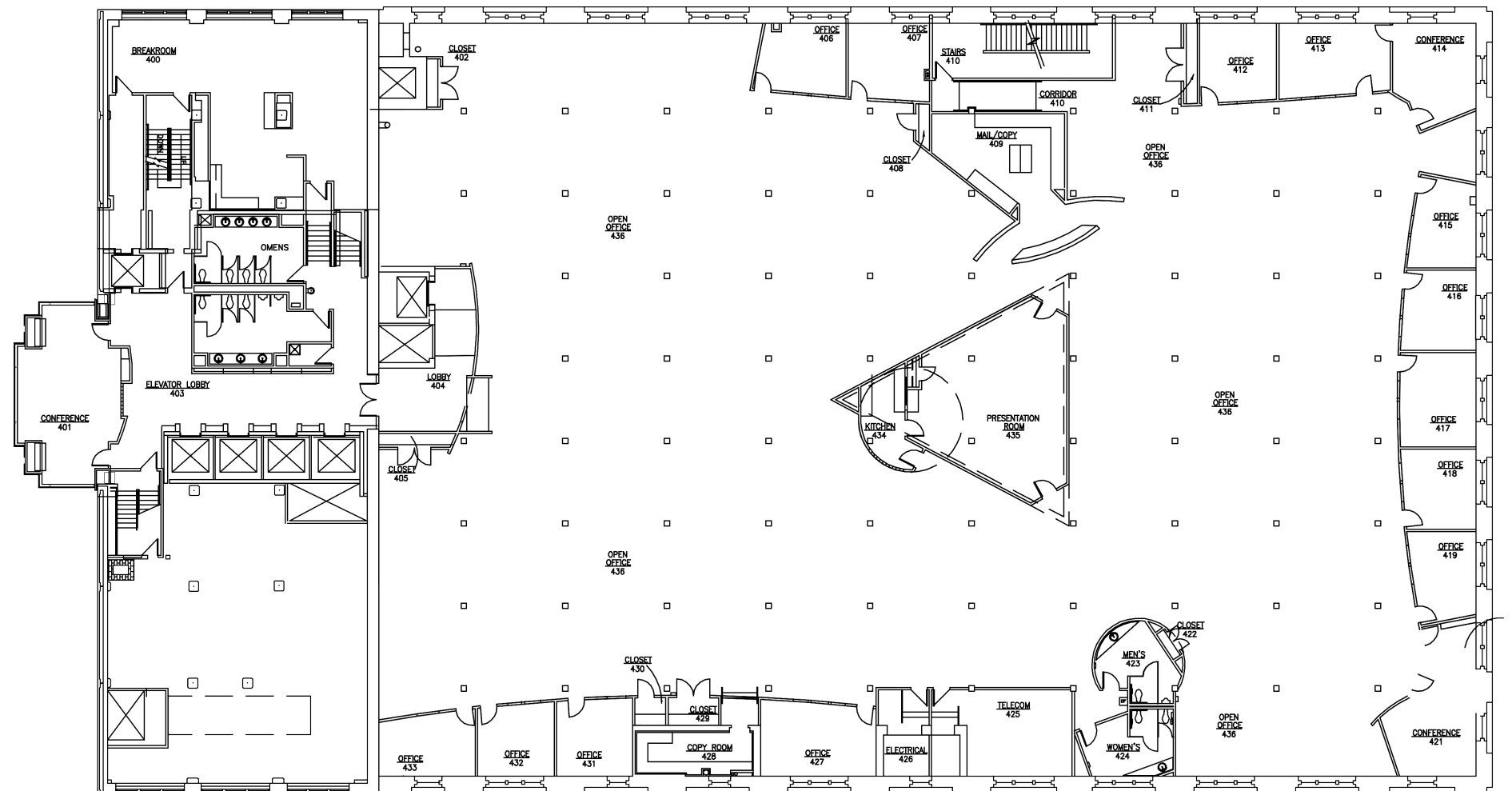


Lower Level



Upper Fourth Floor

Floors 2-7 +/- 35,500 SF

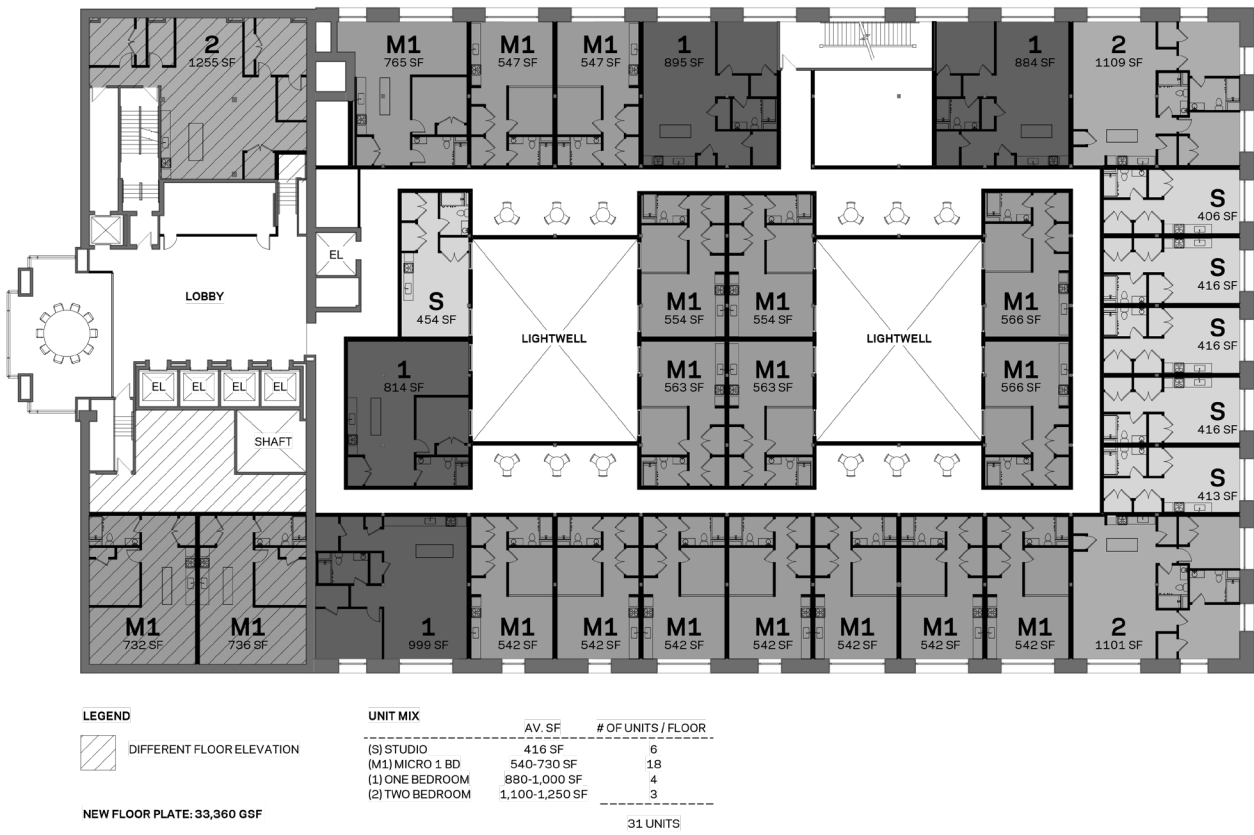


Potential Development Concepts

HOSPITALITY



RESIDENTIAL





Why Buy?



Beautifully ornate historic exterior with interior exposed brick and timber finishes



Ability to control an entire city block/meaningful development scale



Opportunity to convert use or mix uses with hospitality and/or multifamily development



Abundant parking availability



Offered significantly below replacement cost





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Kansas City, MO 64105

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