

19 MCGEE





BORN IN 1918, RE-IMAGINED IN 2022.

1824 & 1832 McGee are 2-story commercial buildings located at the south end and northwest corner of the intersection of the McGee Street Automotive Historic District, respectively. Both buildings are contributing resources to the district. The Mastin Realty and Mining Company hired C. P. Schmidt to design the buildings and Charles C. Smith to construct them in 1919. Franklin-Williams Motor Company leased 1824 McGee when it was completed. From 1936 until 1942, it housed the Interstate Securities Company Used Car Department. Post-WWII-era tenants were Lawler-Nash Company Autos and Columbia Glass & Window Company which moved in in 1953 and remained in the space until 1964. Eugene Dietzgen Company sold drafting supplies in the building from 1966 through the 1970s. The building retains its historic configuration including the storefront, entry, second story, and rear vehicle entries. 1834 McGee early tenants include Newell Motor Car Company in 1918, Emmet W. Wysong Autos in 1923. The building remained in use by automobile-related companies throughout the twentieth century. Service Auto Glass Company used the building as a warehouse from 1967 through 1977.

19 McGee will offer redeveloped, innovative, and completely custom space for creative office and retail users in the heart of the Crossroads Arts District. The building is three blocks away from the Streetcar and engulfed by retail amenities that include some of the best restaurants, bars, hotels, and entertainment Kansas City has to offer. New apartment development also surrounds 19 McGee and the population in Downtown Kansas City is on track to grow from 30,000 people in 2019, to 40,000 people by 2025.

PROJECT DETAILS

34,559
RSF

Total Available
Space



Potential Rooftop
Amenity Space



Potential Q4
2022 Delivery

3,995
RSF

First Floor Corner
Street Potential
Retail Space

Build
-to-Suit

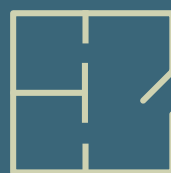
Opportunity for
Office Tenants



Signage
Available



Adjacent
Surface
Parking



Efficient
Floorplans

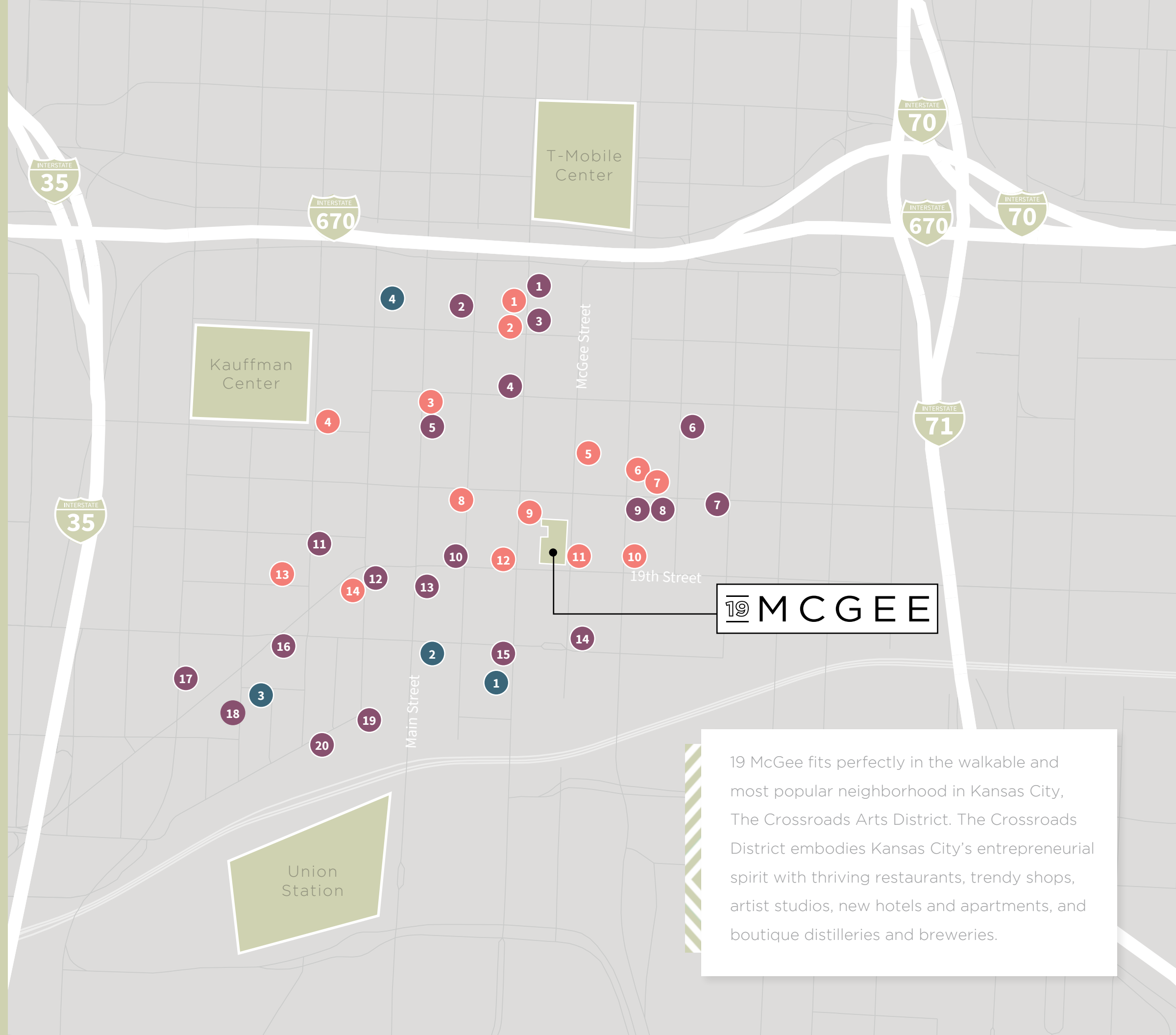


19 MCGEE

1. Hotel Indigi Kansas City
2. Home2 Suites Kansas City Downtown
3. Crossroads Hotels
4. Courtyard by Marriott Kansas City Downtown/ Convention Center

1. Record Bar
2. The Belfry
3. Tom's Town Distilling Co.
4. Oak & Steel
5. Casual Animal Brewing Co
6. Nimble Brewing
7. Double Shift Brewing Company
8. The Mercury Room Bar
9. Green Lady Lounge
10. Brewery Emperial
11. KC Wineworks
12. Afterword Tavern & Shelves
13. Swordfish Tom's
14. Up-Down KC

1. Mama Ramen
2. Tannin Wine Bar & Kitchen
3. Kobi Q
4. Messenger Coffee Co. + Ibis Bakery
5. Taps on Main
6. Parlor
7. Hitidesh Coffee
8. Grinders Pizza
9. Mission Taco Joint - East Crossroads
10. Corvino Supper Club & Tasting Room
11. Mildred's Food + Drink
12. Farina
13. Affäre
14. Novel Restaurant
15. The Rockhill Grille
16. Manny's Mexican Restaurant
17. Town Topic Hamburgers Broadway
18. Lulu's Thai Noodle Shop
19. Lidia's
20. Jack Stack Barbecue | Freight House



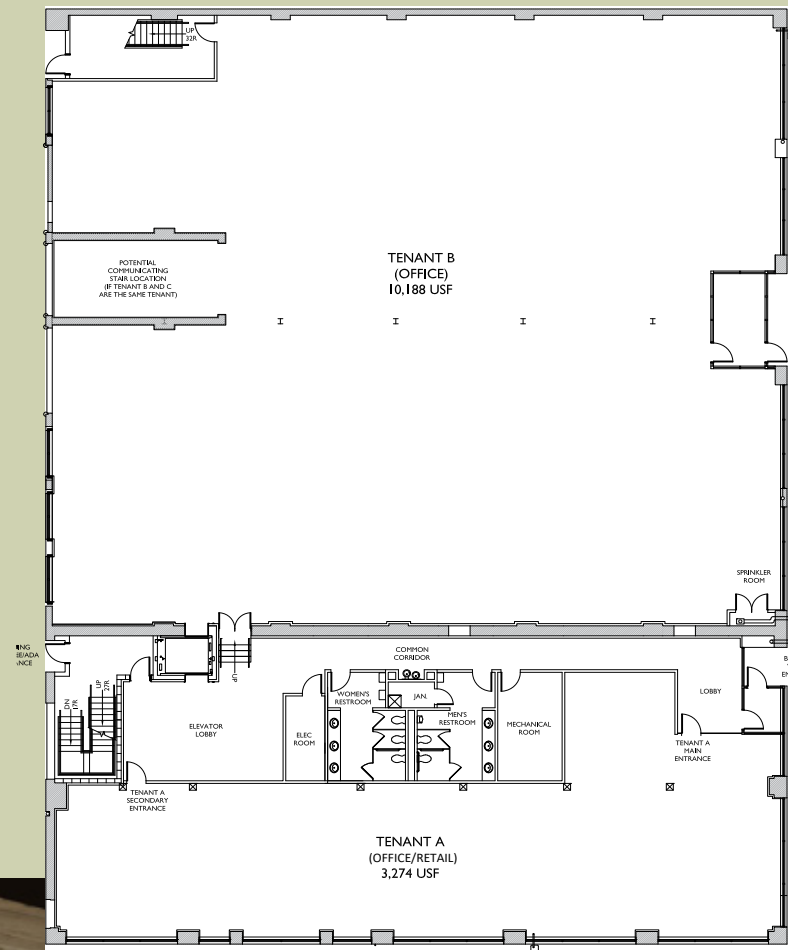
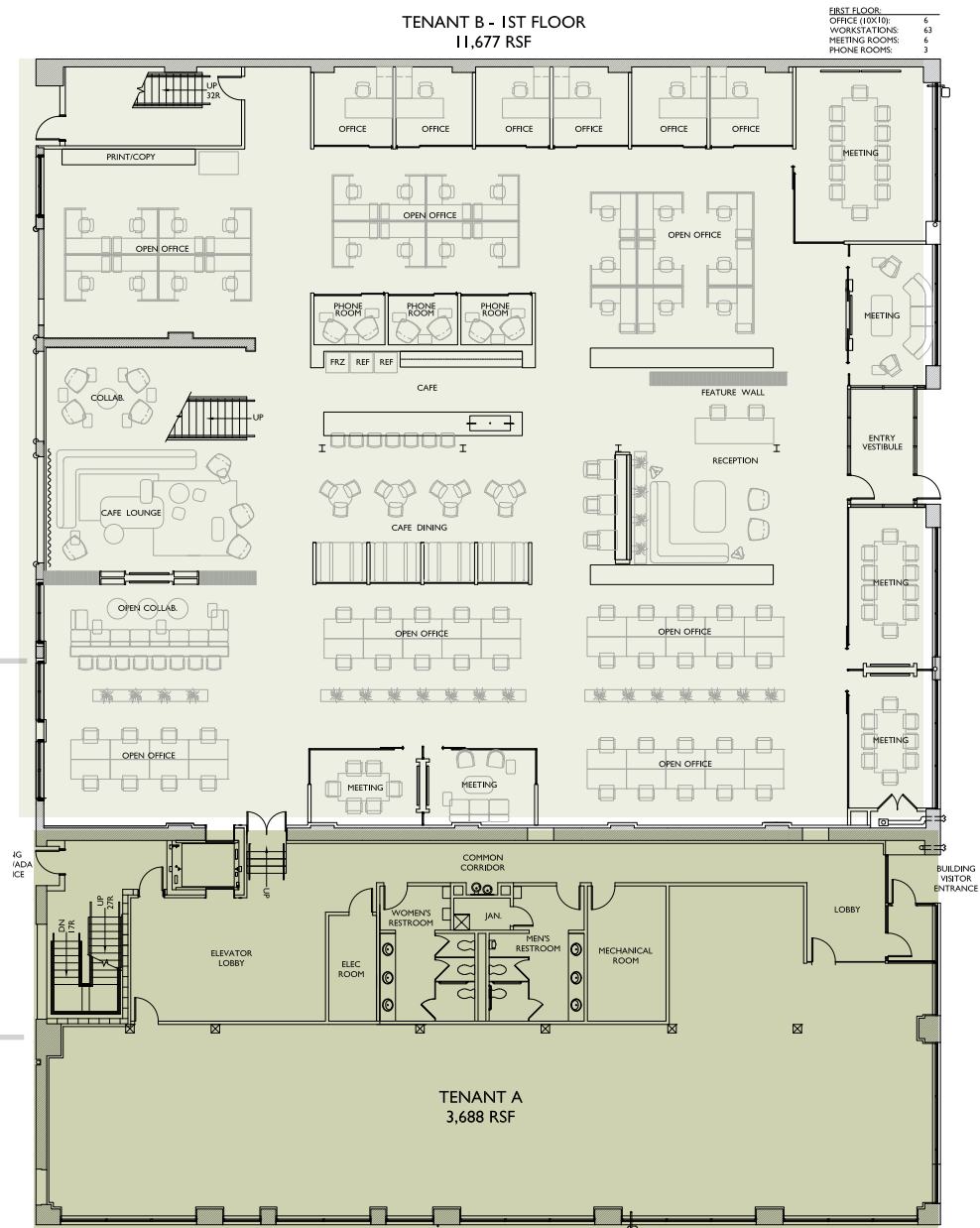
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19 McGee fits perfectly in the walkable and most popular neighborhood in Kansas City, The Crossroads Arts District. The Crossroads District embodies Kansas City's entrepreneurial spirit with thriving restaurants, trendy shops, artist studios, new hotels and apartments, and boutique distilleries and breweries.

1st
FLOOR

Tenant A

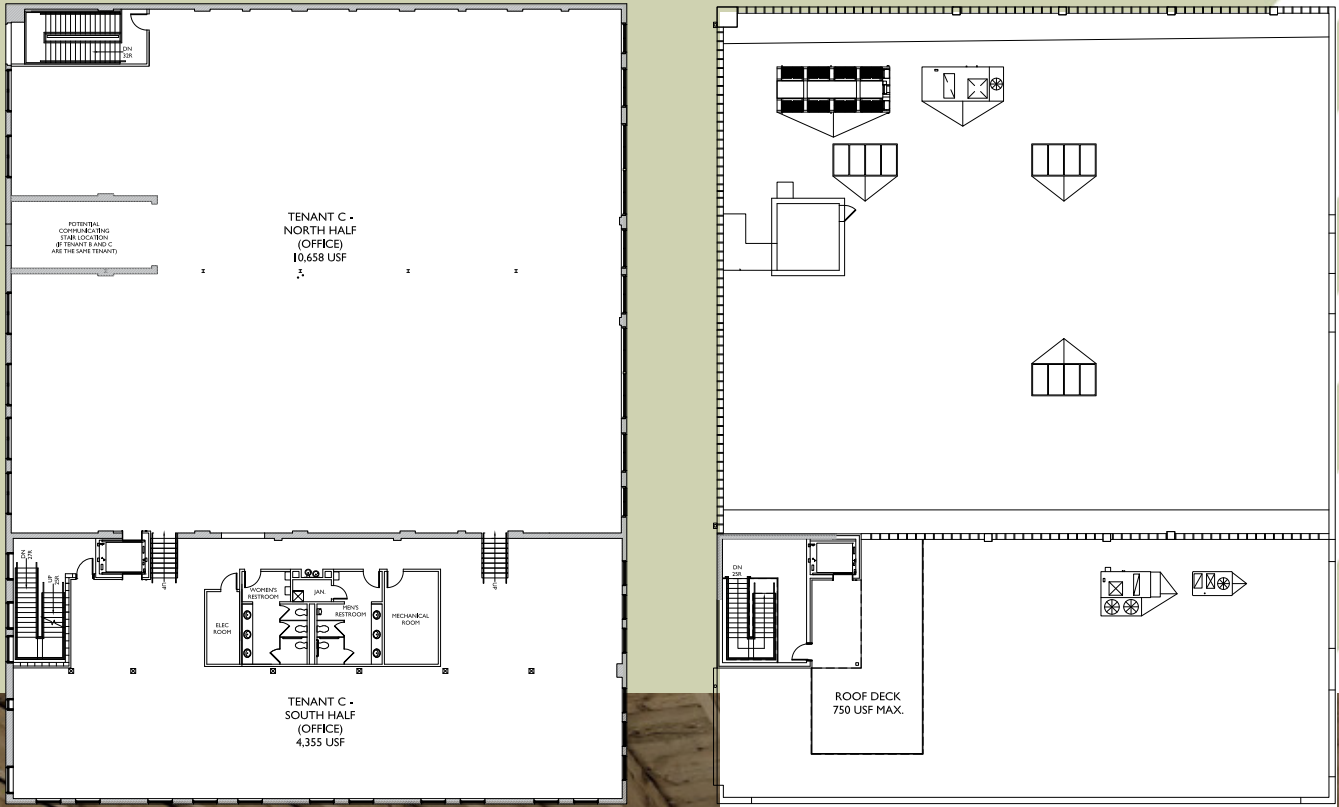
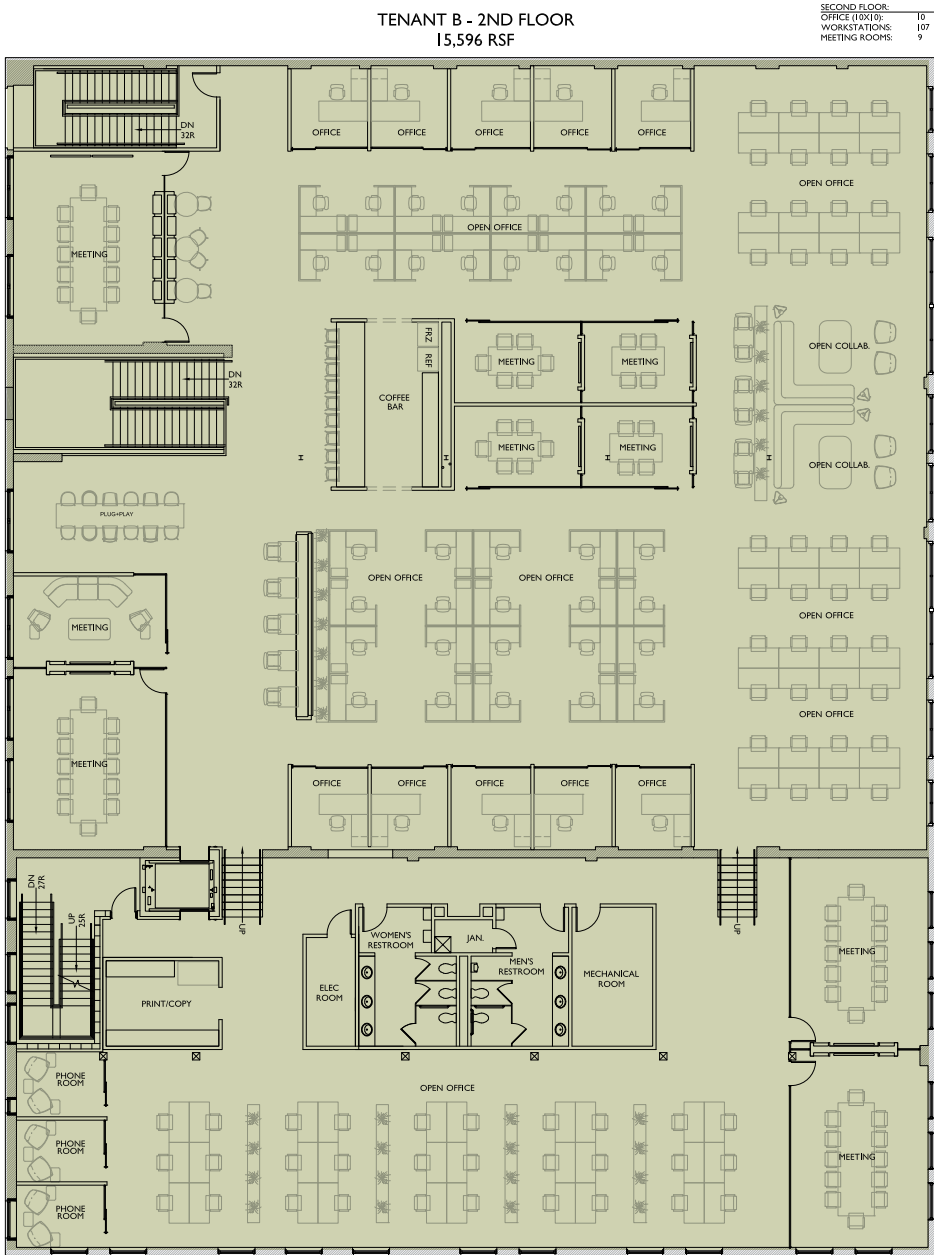
3,688 RSF



FLOOR PLANS

2nd
FLOOR

Tenant B
15,596 RSF





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JE DUNN / CAPITAL PARTNERS...

clockwork



LEASE RATE

**\$26.00-
\$29.00 PSF**

FULL SERVICE