



PROPERTY DESCRIPTION

Make an impact alongside other local and small businesses in Kansas City's revitalized Troost Avenue corridor, one of the city's most dynamic and fast-growing redevelopment areas. We are leasing customizable first and second floor commercial space inside the historic Baker Shoe Building now reimagined as the RS Impact Exchange, a vibrant extension of the RS Campus and a catalyst for local business and social innovation.

First Floor:

- Built-to-suit space ideal for retail, creative office, wellness, food & beverage or other community-focused ventures such as boutique storefronts and social enterprises
- Features modern infrastructure with proposed loading dock, ADA access and prominent visibility

Second Floor:

- Currently in shell condition, with flexible layout options and divisible configurations
- Ideal for office, studio, wellness or nonprofit use

PROPERTY HIGHLIGHTS

- Strong exposure with 17,000+ vehicles per day and 113 feet of street frontage
- Redevelopment project with new storefronts, windows, electrical and HVAC systems
- 35+ dedicated surface parking spaces
- Retail delivered as white-box, subject to lease terms and tenant credit
- Ownership open to short-term or creative tenancy solutions
- Located in an SBA HUBZone- offering potential federal contracting benefits for qualifying businesses

OFFERING SUMMARY

Lease Rate:	\$17.00 - 23.00 SF/yr (NNN; Full Service)
Available SF:	250 - 7,895 SF
Lot Size:	0.6 Acres
Building Size:	16,868 SF
Zoning:	B4-5

Susan Scott

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Sheryl Vickers, CCIM

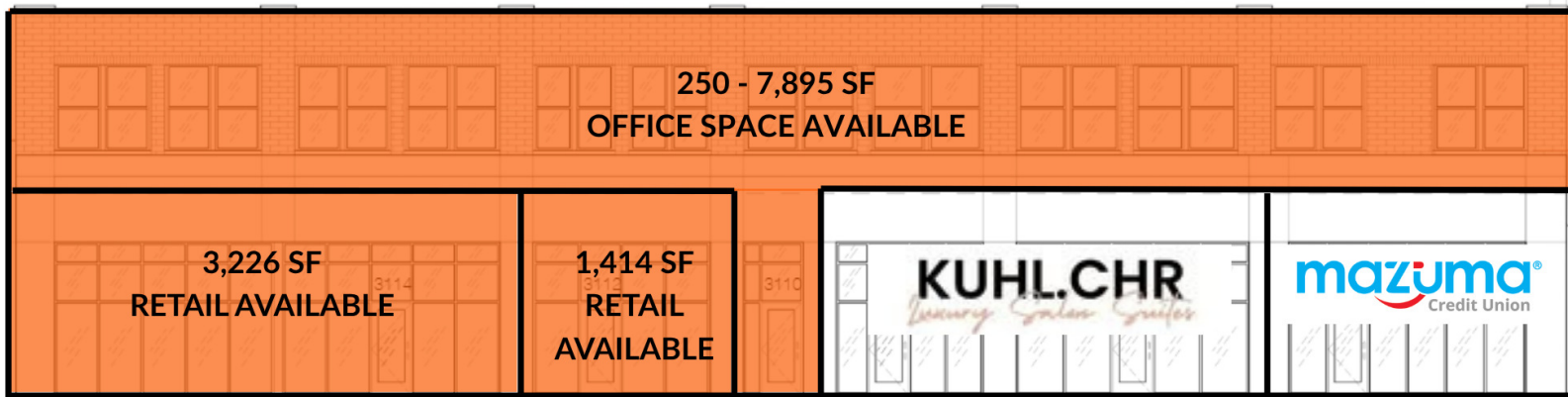
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RS IMPACT EXCHANGE

3104-3116 Troost Avenue, Kansas City, MO 64109

OFFICE | RETAIL PROPERTY
FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3112 Troost Ave	1,414 - 4,640 SF	NNN	\$18.00 - \$23.00 SF/yr	Ground floor retail space, ideal for restaurant use, with potential front patio. Marketed as white-box delivery, subject to lease terms and tenant credit. Estimated NNN charges: \$3.90/SF/YR. Ownership is open to creative concepts and short-term options for qualified users.
3114-3116 Troost Ave	1,414 - 4,640 SF	NNN	\$18.00 - \$23.00 SF/yr	South endcap main floor retail space, divisible and marketed as white-box delivery, subject to lease terms and tenant credit. Estimated NNN charges: \$3.90/SF/YR.
3110 Troost Ave	250 - 7,895 SF	Full Service	\$17.00 SF/yr	Up to 7,895± SF of divisible second-floor office space . Delivered in shell condition with flexible layout options and a private entrance. Suitable for office, studio, wellness, or nonprofit use, with potential for dedicated signage. Ground-floor retail (1,414-3,226± SF) may complement office tenancy. Ownership open to short-term dry storage, subject to lease terms and availability. Lease terms dependent on tenant use and credit.

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LOCATION OVERVIEW

Located in the heart of Kansas City's RS Impact redevelopment area, this property benefits from strong redevelopment momentum along the Troost corridor. Major projects include Reconciliation Services' \$13.6 million campus renovation, The Tulip—a 180+ unit mixed-income development in Beacon Hill approved in early 2025 and Milhaus's proposed 194-unit affordable housing project at Linwood & Troost.

Ongoing safety and streetscape upgrades under Kansas City's Vision Zero initiative are also improving mobility and visibility throughout the corridor. The site offers excellent visibility and access minutes from Downtown KC, Union Station, Hospital Hill and the Crossroads Arts District. Supported by public and private investment, this location is emerging as a vibrant commercial and community hub.

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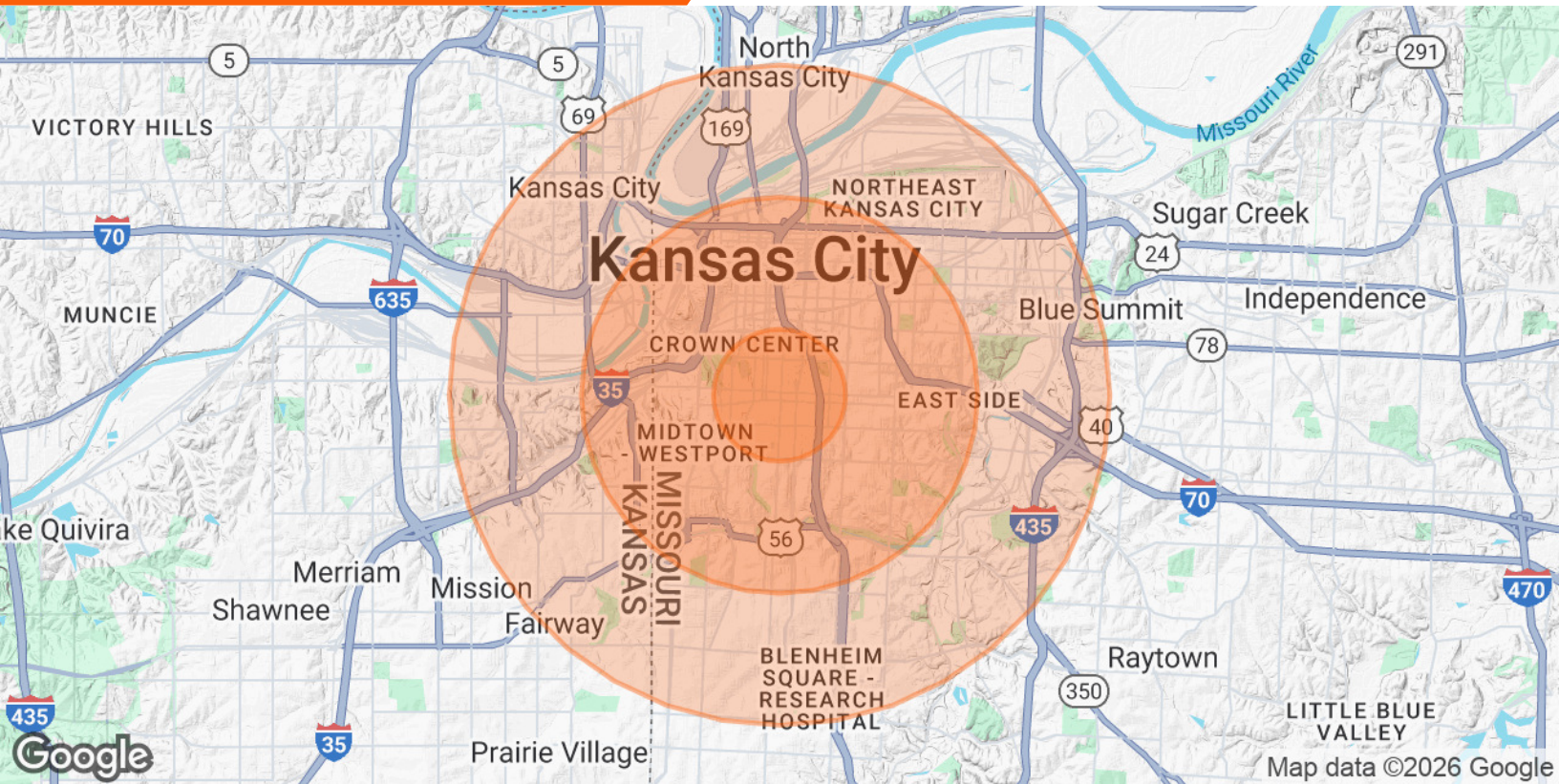


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,805	124,803	245,619
Average Age	38	38	38
Average Age (Male)	38	38	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,233	60,990	108,981
# of Persons per HH	1.9	2	2.3
Average HH Income	\$81,775	\$77,388	\$82,772
Average House Value	\$352,467	\$293,304	\$284,283

Demographics data derived from AlphaMap

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