

River Market Warehouse/Flex Space



THE Tiehen Group
INC.

200 Wyandotte St.
Kansas City, MO 64105

Listing Presented by:
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Executive Summary



Once home to GYMKC, 200 Wyandotte stands as a rare opportunity in the heart of the River Market—one of Kansas City’s most dynamic and sought-after districts. Surrounded by **thousands of residential units**, acclaimed restaurants, vibrant retail, and a growing office presence, and just steps from the KC Streetcar, this nearly 12,000-square-foot concrete-and-masonry landmark offers exceptional visibility, character, and flexibility. Currently **zoned M1-5**, the property is uniquely positioned to accommodate a wide range of uses, from creative commercial concepts to transformative redevelopment opportunities with the **potential for Historic Tax Credits**.

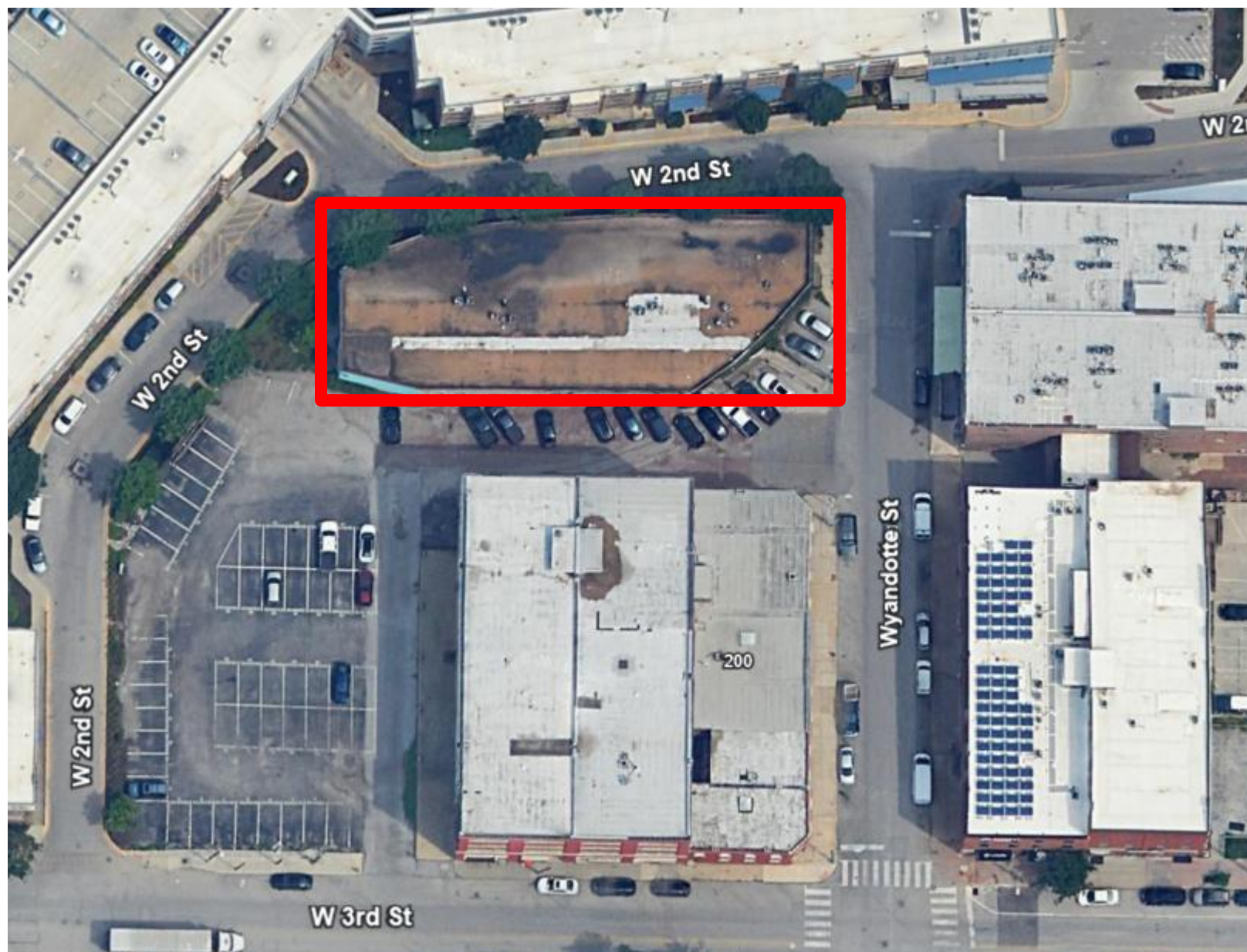
Property Summary

Address	200 Wyandotte Street Kansas City, MO 64105
Sqft	11,200 +/-
Year Built	1910
Site (Acres)	0.50
Parking	14 Off-Street Spots
Construction	Concrete & Masonry
Power	400 AMP
Bathrooms	3 Full Bathrooms
Offices	2 Private Offices
Ceiling Height	15ft
Zoning	M1-5

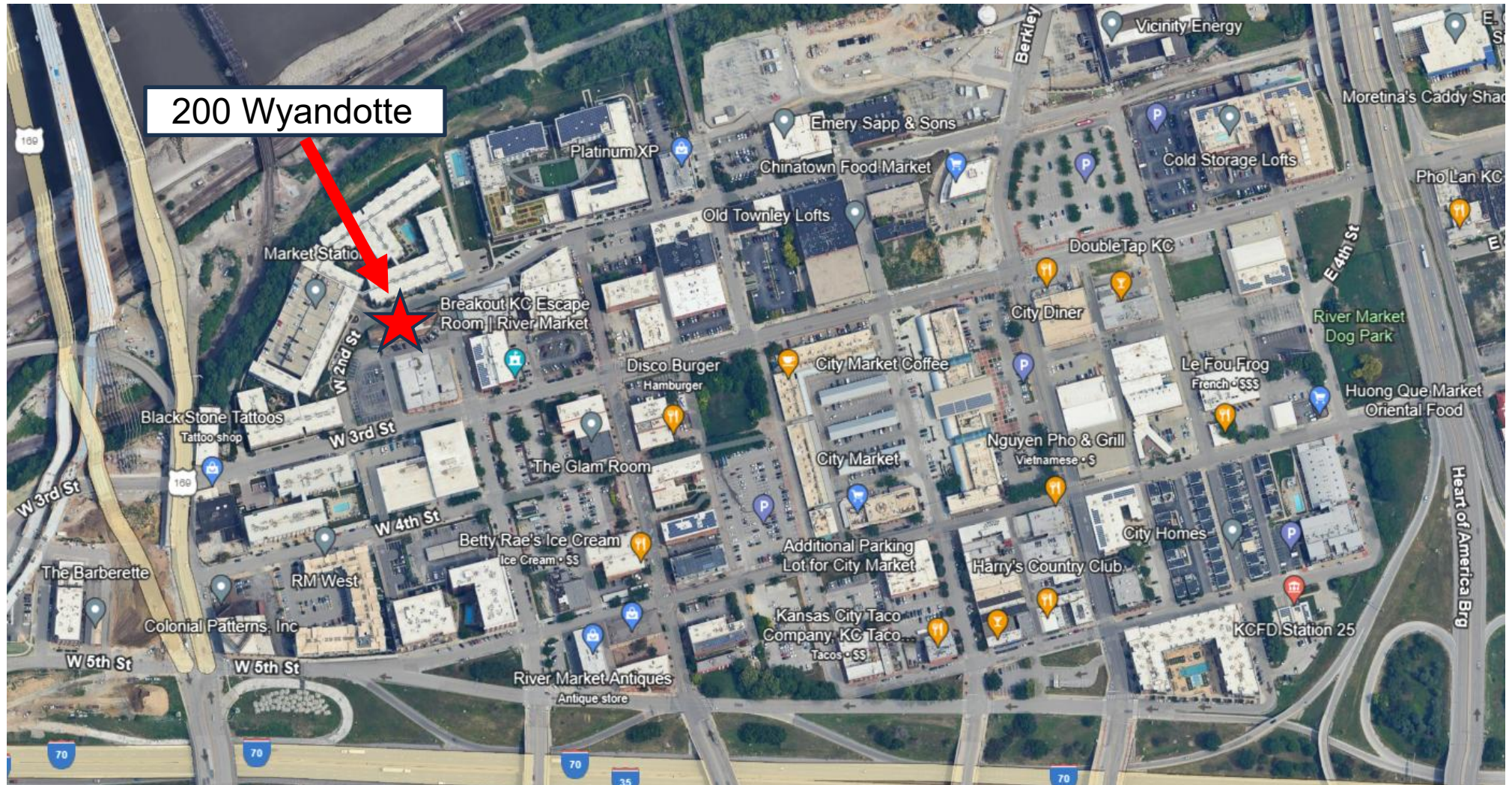
Potential Uses Include

-Retail, Office, Warehouse/Storage, Gym, Showroom, Creative Workspace, Restaurant or Entertainment Concept, Mixed-Use Redevelopment, Apartment Conversion

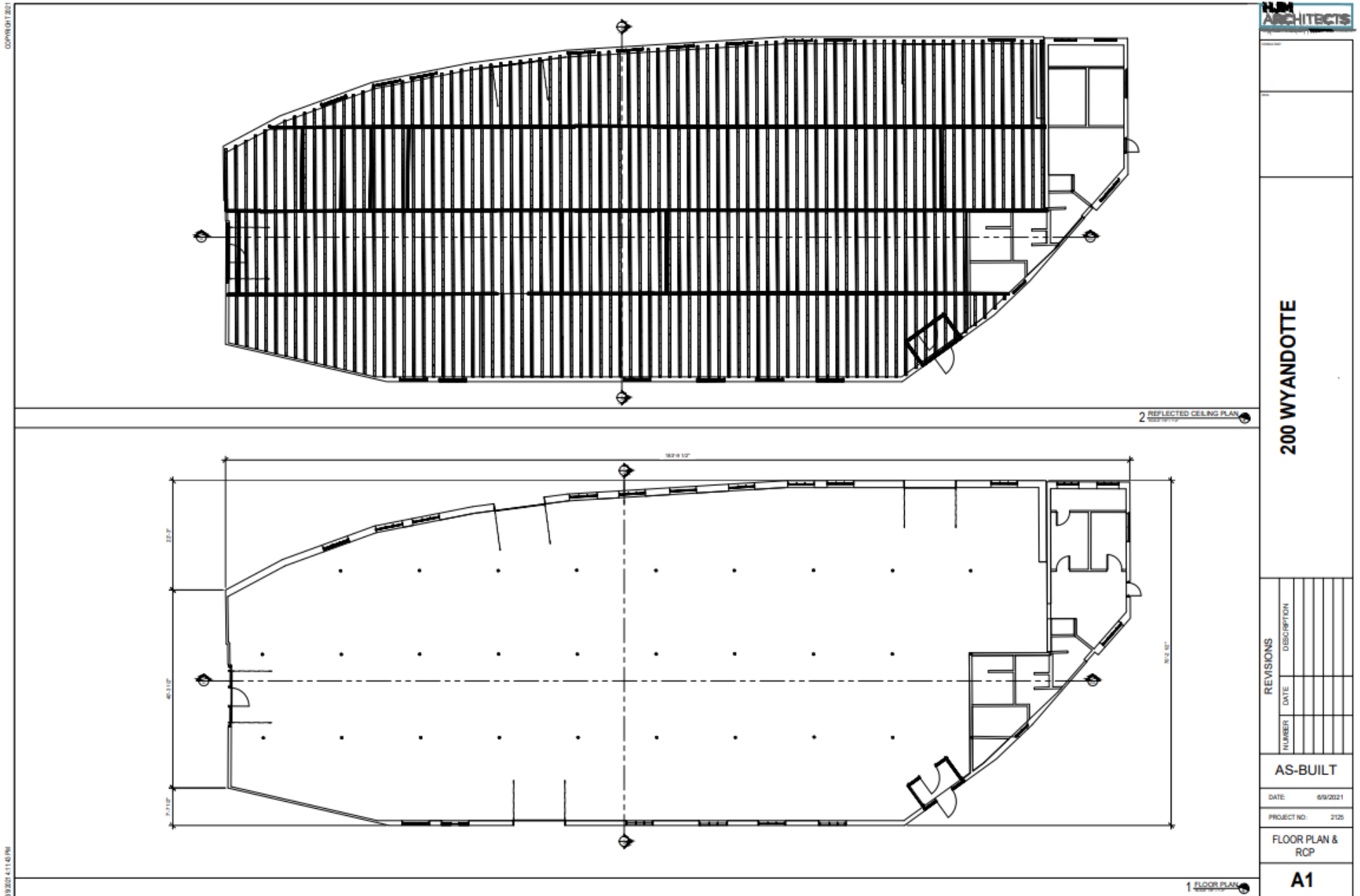
Aerial View



Kansas City River Market



Current Floor Plan



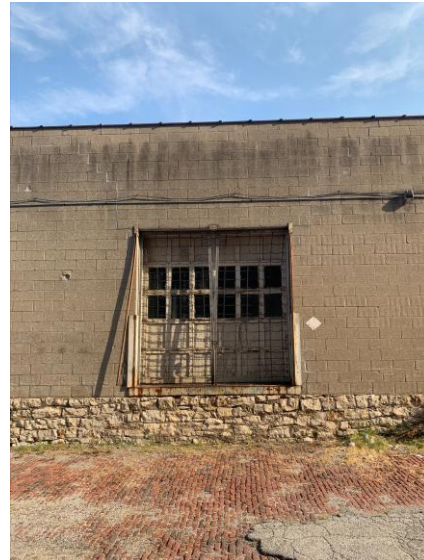
Parking



14 off-street parking spots

More may be negotiable

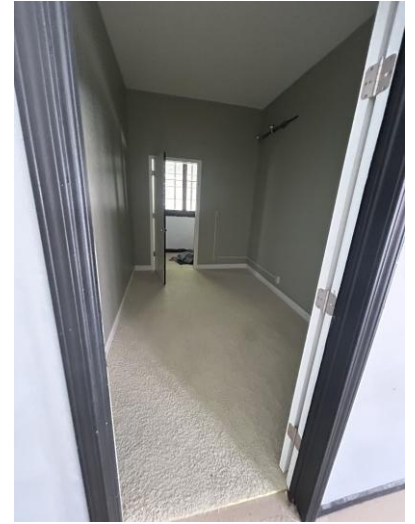
Exterior Photos



Interior Photos



Interior Photos



Kansas City Streetcar



Running from the River Market on the north end to Union Station and Crown Center on the south, KC Streetcar connects all the downtown neighborhoods with 16 platform stops and 2 miles of track. Shop local produce, couture, antiques and KC memorabilia; drop the commute between work and home; enjoy the culture of art galleries, events, concerts and plays; satisfy your hunger/thirst/cravings with a variety of culinary offerings ... it's all part of a normal day in downtown Kansas City!



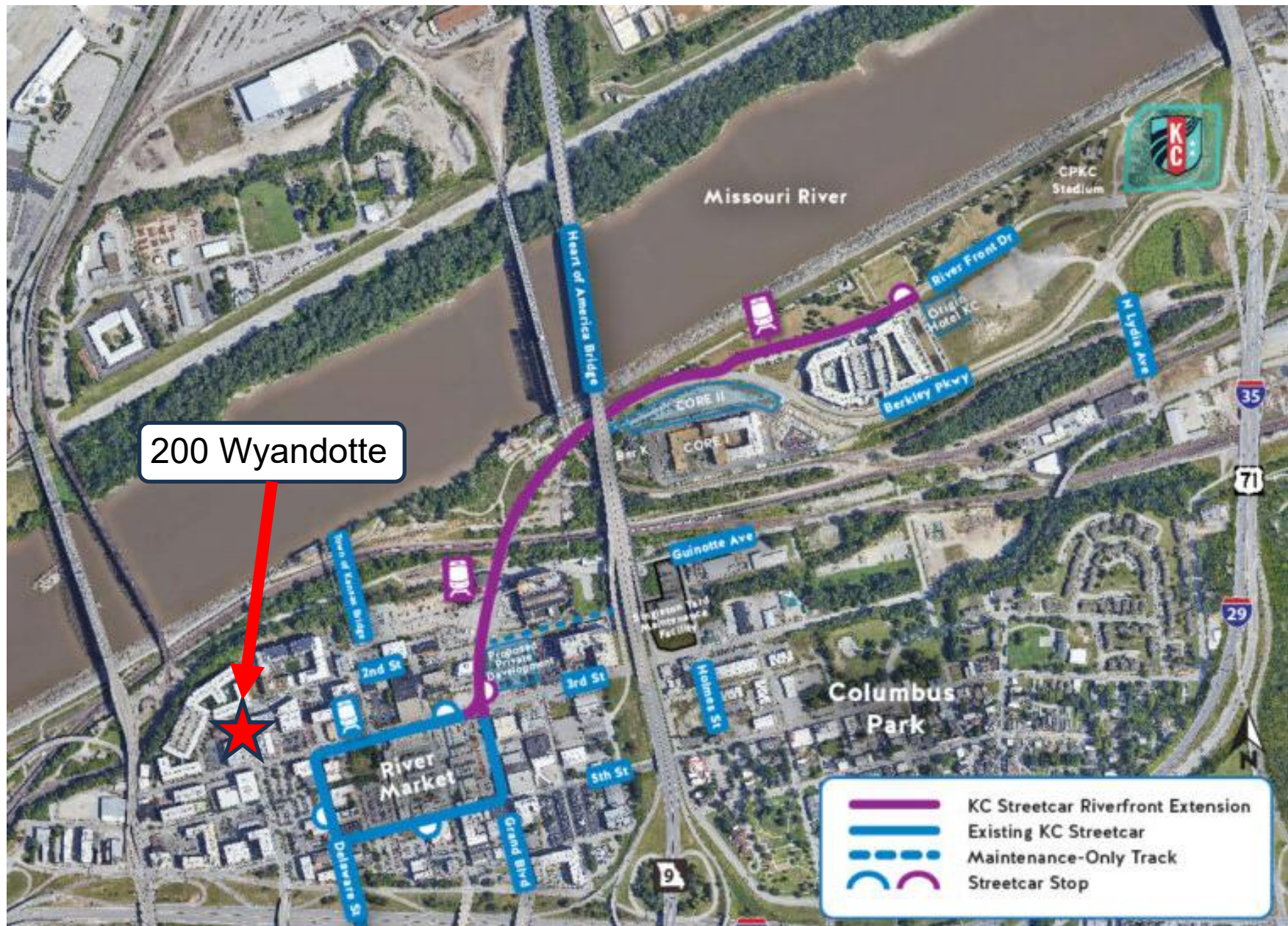
RideKC Streetcar Info Links

Home Page: <https://kcstreetcar.org/>

Explore the Route: <https://kcstreetcar.org/route/>

Riverfront Extension: <https://kcstreetcar.org/about-streetcar/streetcar-riverfront-extension/>

KC Streetcar – River Market



The Tiehen Group Team



Jack McGuire
Multifamily Advisor

Jack McGuire grew up in Kansas City and earned bachelor's degrees in Professional Strategic Selling and Business Economics from Kansas State University. He joined The Tiehen Group in 2024 as an Investment Sales Associate. Jack brings a strong understanding of local submarkets, rent trends, and operating fundamentals, allowing him to analyze opportunities, underwrite deals, and identify value-add potential. He works closely with property owners and investors on both acquisitions and dispositions, providing market guidance, buyer and seller outreach, and transaction support from initial strategy through closing.

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Mike Tiehen
CEO

Mike Tiehen has a diverse real estate background with roles as a general contractor, real estate broker, and property manager since joining The Tiehen Group in 2005. Today Mike is CEO of The Tiehen Group and offers a unique combination of capabilities to his clients, including assisting with identifying assets to acquire, performing due diligence, completing acquisition, overseeing take-over and renovation, and leasing/managing assets to stabilization.

As a General Contractor, Mike has acted as lead project manager overseeing \$25M in major construction and renovation projects since 2018. When these projects were complete, Mike organized the marketing and leasing efforts with his company, LeasingKC and put property management in place, hiring the onsite teams to lease and operate the properties.



Jim Tiehen
President

Jim Tiehen is a commercial real estate professional and the founder of The Tiehen Group, Inc. Jim has more than 45 years of experience in the real estate profession and one of only a few people to hold both the Certified Property Manager (CPM) and Certified Commercial Investment Member (CCIM) designations.

As Founder & President of The Tiehen Group, Inc., Jim is responsible for overseeing the execution of the company's strategic plan while advising on all operational aspects of the company to assist investors and stakeholders in the acquisition, renovation, and management of residential and commercial real estate.

Community service involvement is a must for Jim. He served on the executive committee for the Kansas City Chapter of Institute of Real Estate Management (IREM). Jim is past President of Johnson County Commercial Investment Division of the Johnson County Board of Realtors. He is past president of the Kansas City CCIM Chapter. Jim served as a consultant for the Kansas City Housing Authority. He is actively involved in Community Linc, and volunteering at the Kansas City Food Pantry.

Confidentiality & Disclaimer

The enclosed property summary includes assumptions and projections, which represent a prediction of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and THE TIEHEN GROUP, INC., makes no warranty as to the accuracy of such information. Those interested are expected to acquaint themselves with the property, and to arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters, and any factors bearing upon valuation of the property.

Please, do not visit the property without an appointment.

Contact Jack McGuire for a CA - jack@tiehengroup.com / 816-398-1562. We appreciate your compliance and look forward to hearing from you.

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