



# River Market Space For Sublease

**523 WALNUT STREET  
KANSAS CITY, MISSOURI**

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## Property Highlights

- 4,200 sf plus bonus 3rd floor space
- Exposed brick and timber throughout all three floors
- One large office / conference room, open space throughout
- Excellent opportunity for signage
- Dozens of restaurants and shops within walking distance
- Located minutes from KC Streetcar line
- Lease rate \$15.00/sf, net of utilities and janitorial
- Prime lease term runs through December 31, 2027

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*For information, please contact:*

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[nmrkzimmer.com](http://nmrkzimmer.com)

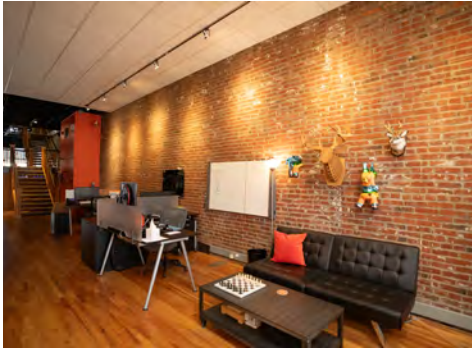


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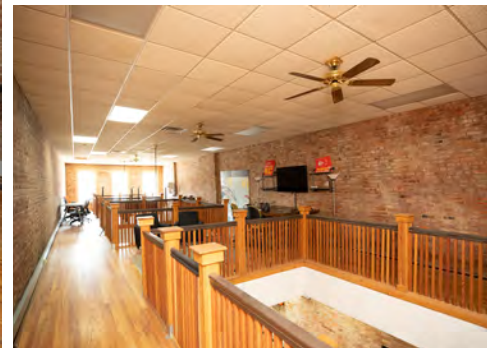
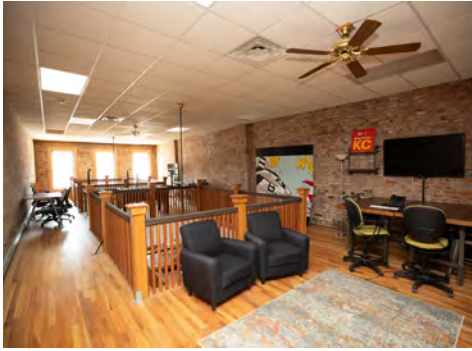
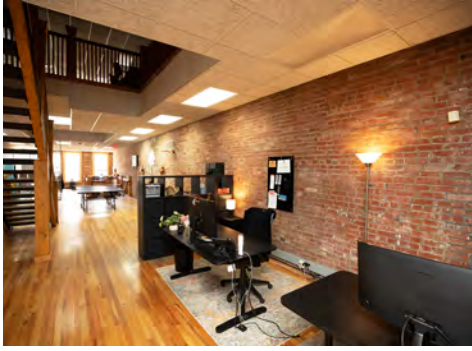
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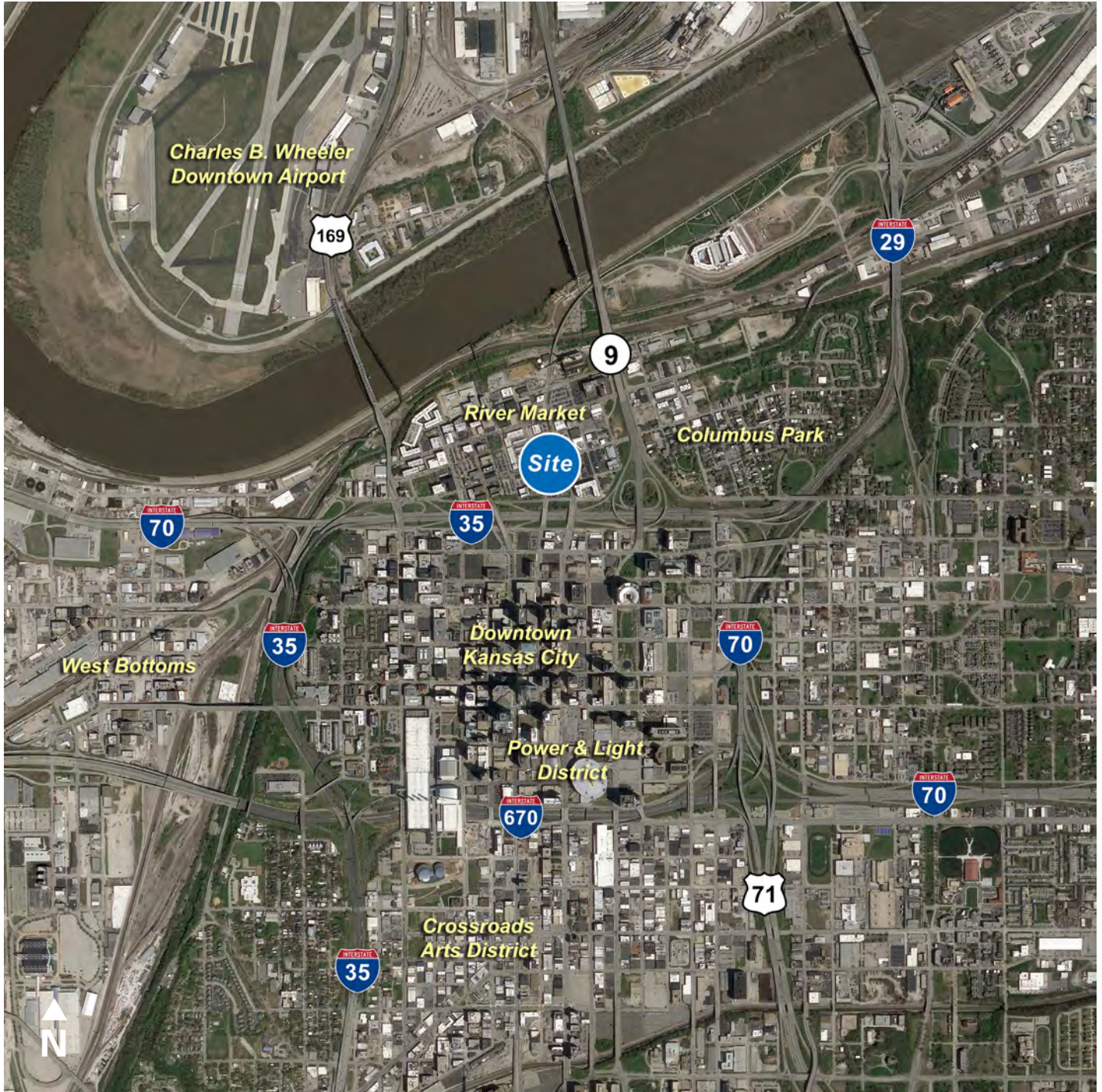
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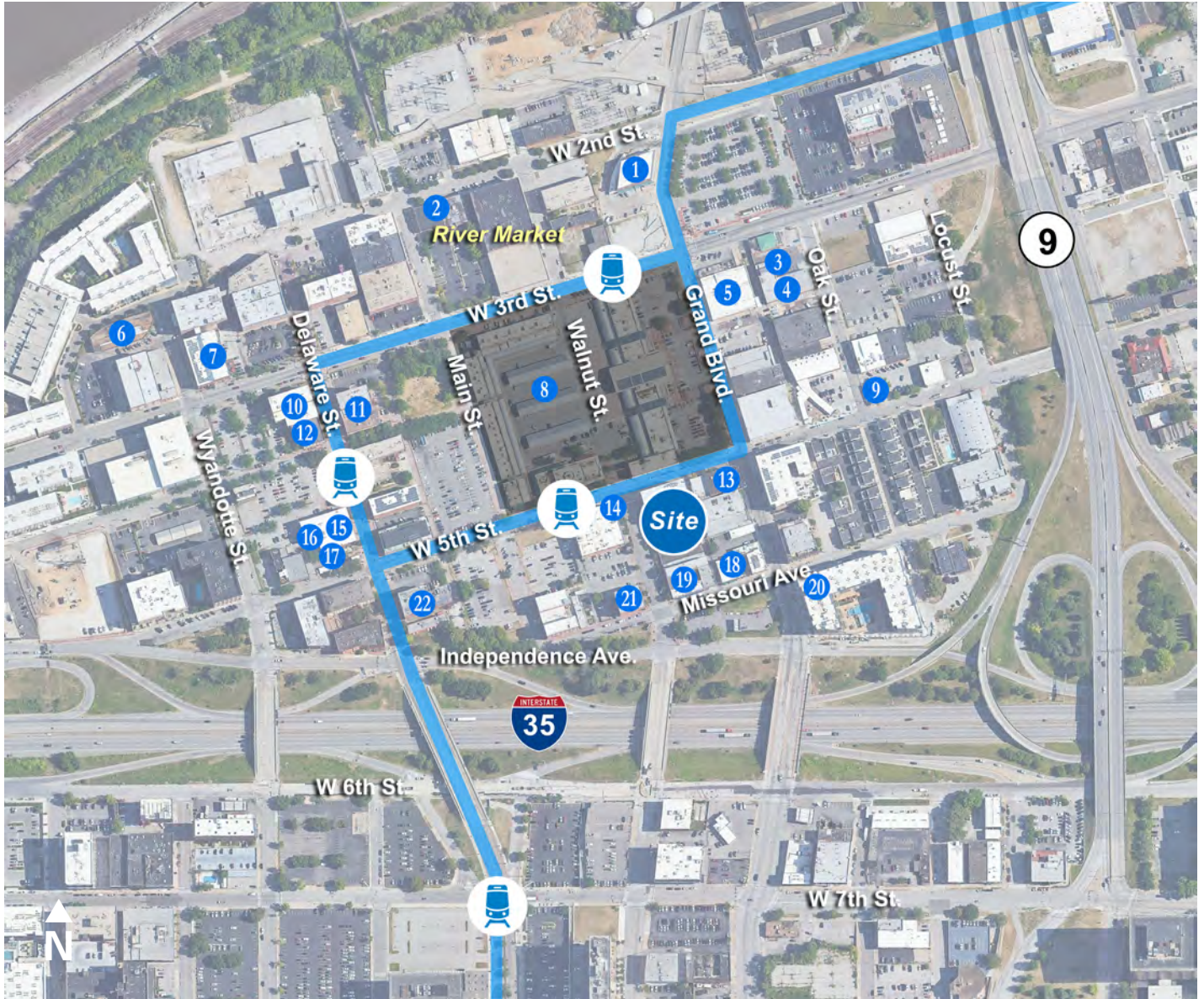
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## 523 WALNUT STREET, KANSAS CITY, MISSOURI



### Community Amenities

1. Carroll's Grocery	Burrito Bros	11. Block 15 Tavern
2. River Bluff Brewing	City Market Coffee	12. Tribe Street Kitchen
3. Double Tap KC	Dragon Fly Tea Zone	13. Nguyen Pho
4. Strange Days Brewing	Enzo	14. Opera House Coffee & Food
5. City Diner	Habashi House	15. Il Lazzarone Pizza
6. The Gym KC	Hien Vuong Restaurant	16. Thou Mayest River Quay
7. Breakout	KC Soda Co.	17. Betty Rae's Ice Cream
8. City Market	Minsky's Pizza	18. Harry's County Club
Arabia Steamboat	Pigwich	19. The Blue Line Hockey
Bloom Baking	Tikka House	20. Domino's Pizza
Blue Nile Café	9. Le Fou Frog	21. KC Taco Co.
Brown + Loe	10. Farmhouse	22. Freestyle Poke