

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, light food & beverage or other community-focused ventures such as boutique storefronts and social enterprises
- Will feature modern infrastructure with proposed loading dock, ADA access and prominent visibility

Second Floor:

- Will deliver in white box condition
- Best suites 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
- Endcap space available, ideal for restaurant with patio
- Located in an SBA HUBZone- offering potential federal contracting benefits for qualifying businesses

OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Lease Rate: | \$20.90 SF/yr (NNN; MG) |
| Available SF: | 250 - 7,895 SF |
| Lot Size: | 0.6 Acres |
| Building Size: | 16,868 SF |
| Zoning: | B4-5 |

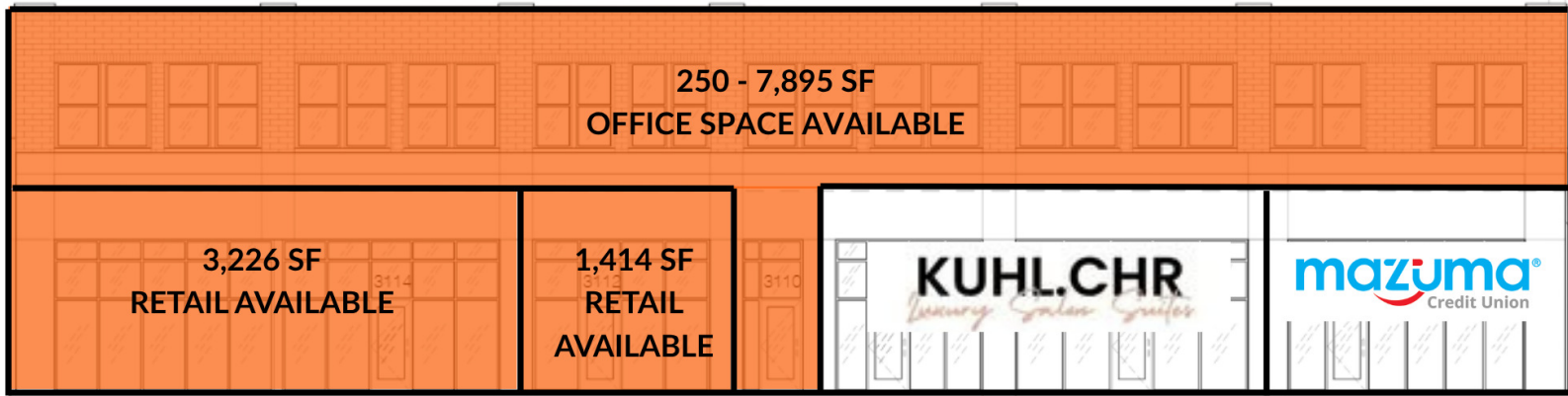
Susan Scott

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AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------|------------------|----------------|---------------|--|
| 3112 Troost Ave | 1,414 - 4,640 SF | NNN | \$20.90 SF/yr | Ground floor retail space, ideal for restaurant use, with potential front patio. 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 | Modified Gross | \$20.90 SF/yr | Ground floor retail space, 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. |
| 3110 Troost Ave | 250 - 7,895 SF | Modified Gross | \$20.90 SF/yr | Up to 7,895± SF of divisible second-floor office space . Delivered in white-box 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. Lease terms dependent on tenant use and credit. |

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RS IMPACT EXCHANGE

3104-3116 Troost Avenue, Kansas City, MO 64109

OFFICE | RETAIL PROPERTY
FOR LEASE



Planned rear exterior rendering of 3110 Troost, featuring elevator and ADA accessible entry improvements

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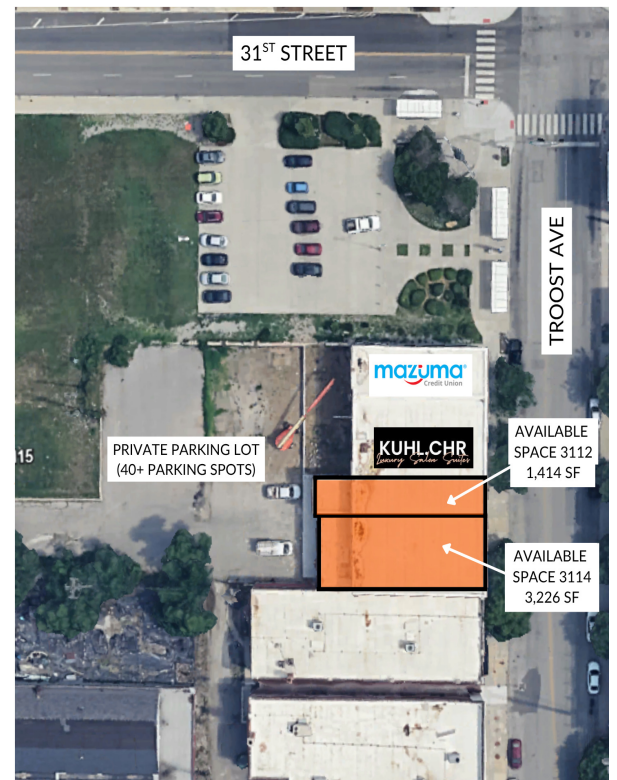


The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

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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.

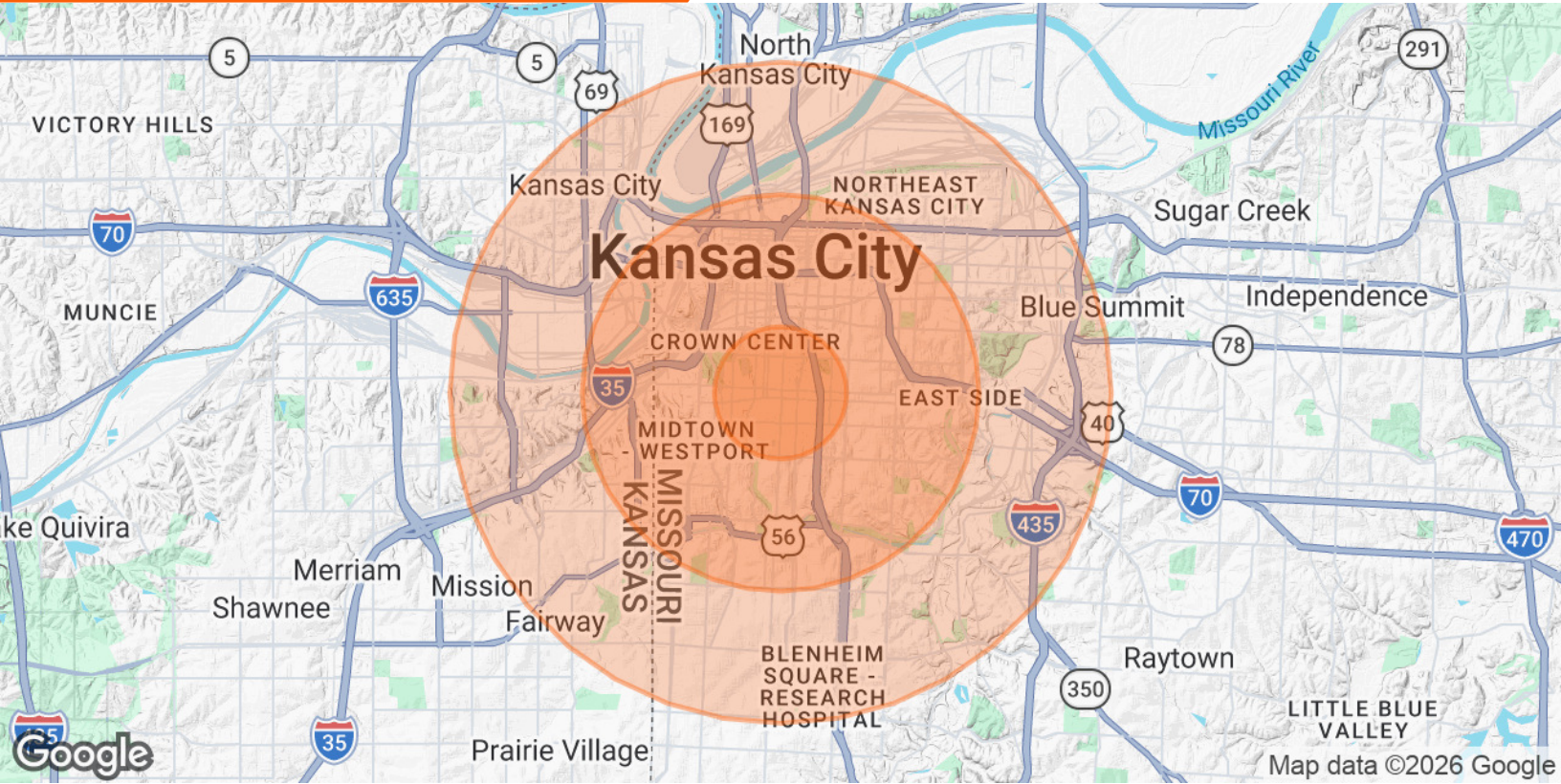
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 15,805 | 124,803 | 245,619 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 38 | 38 | 37 |
| Average Age (Female) | 38 | 38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

2020 American Community Survey (ACS)

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