



FOR LEASE
**THE MAINMARK
BUILDING**

1627 Main Street | Kansas City, MO

±2,000-18,400 SF AVAILABLE



CONTACT US:

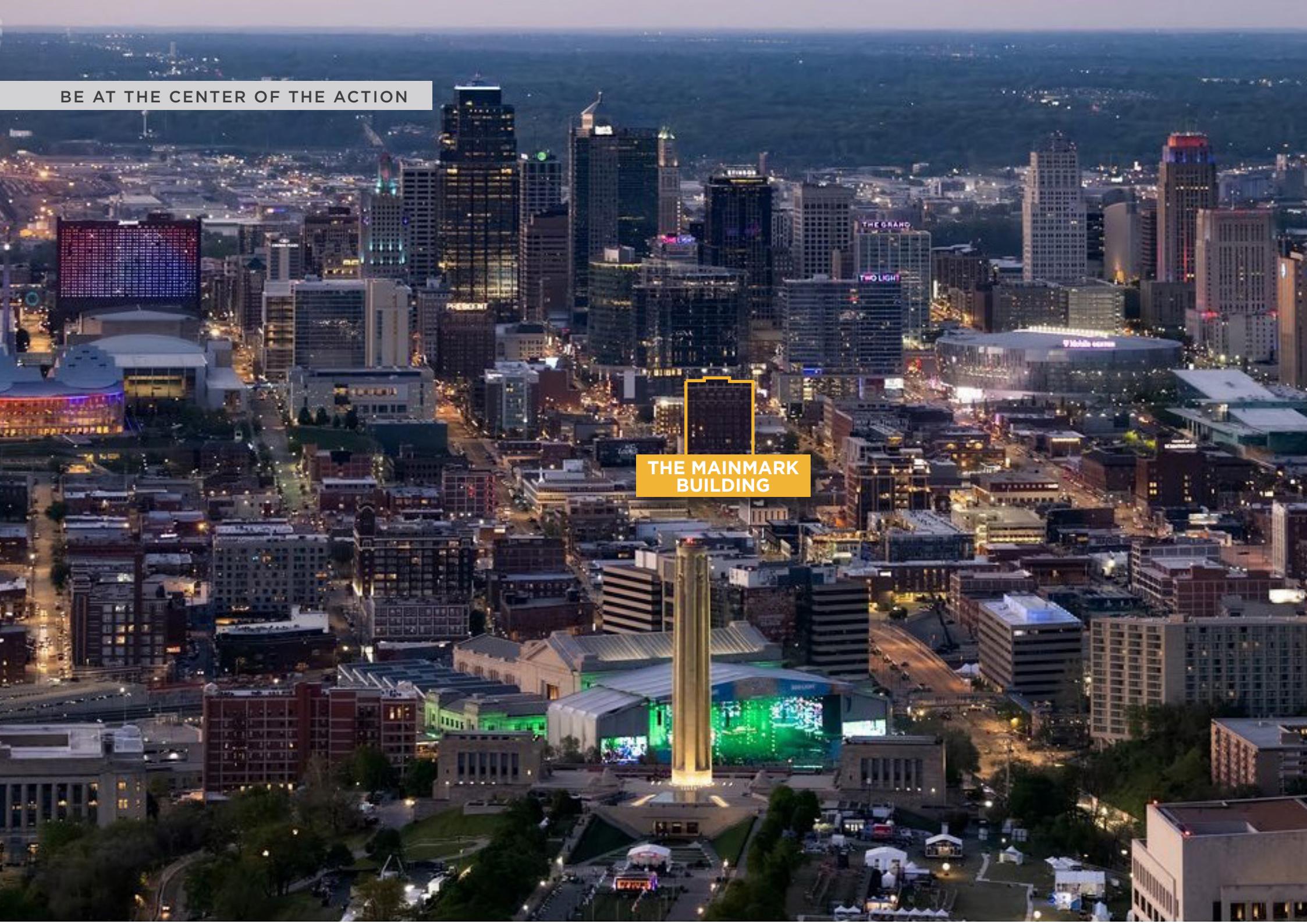
LEONARD POPPLEWELL

Director

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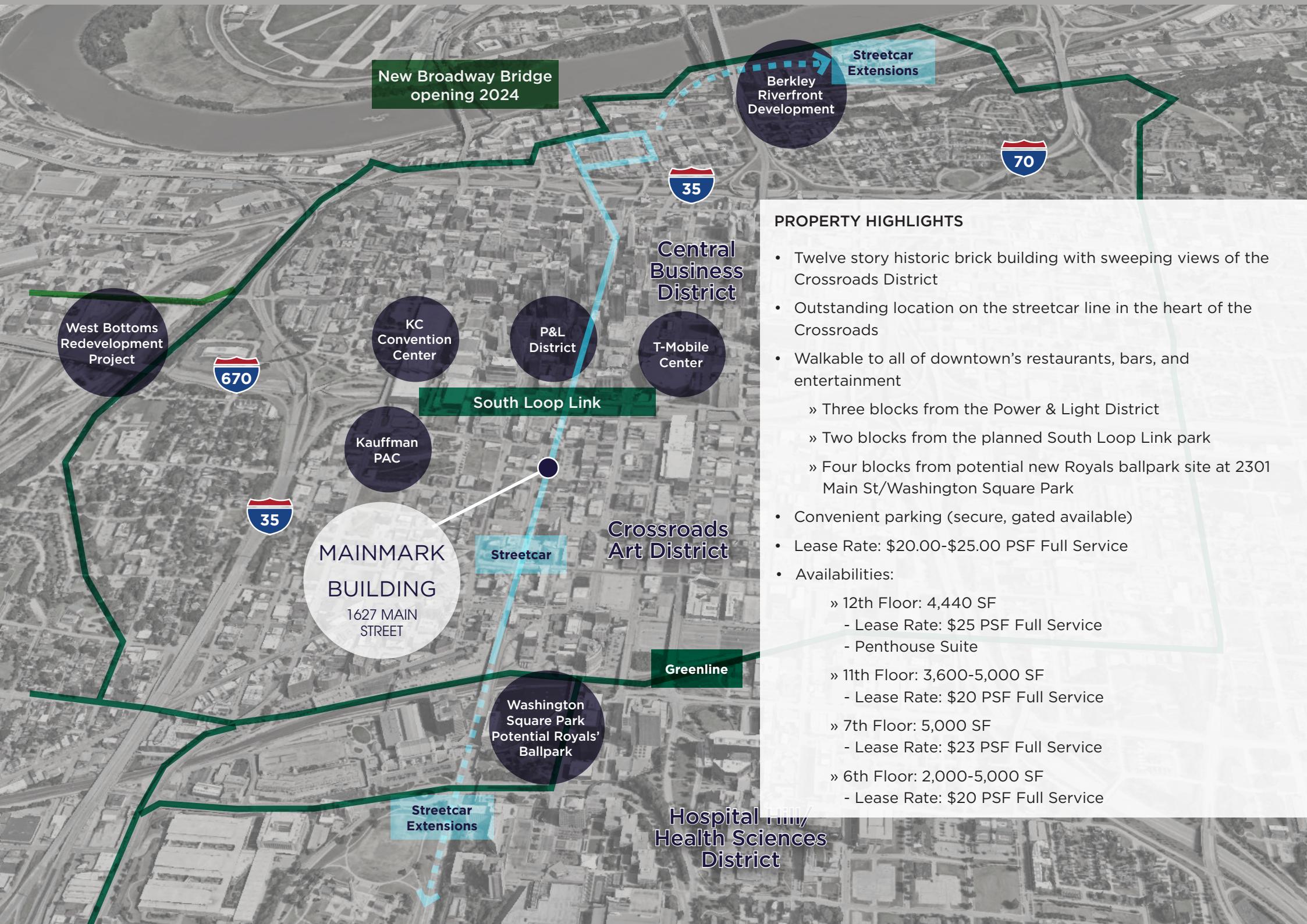
leonard.popplewell@cushwake.com



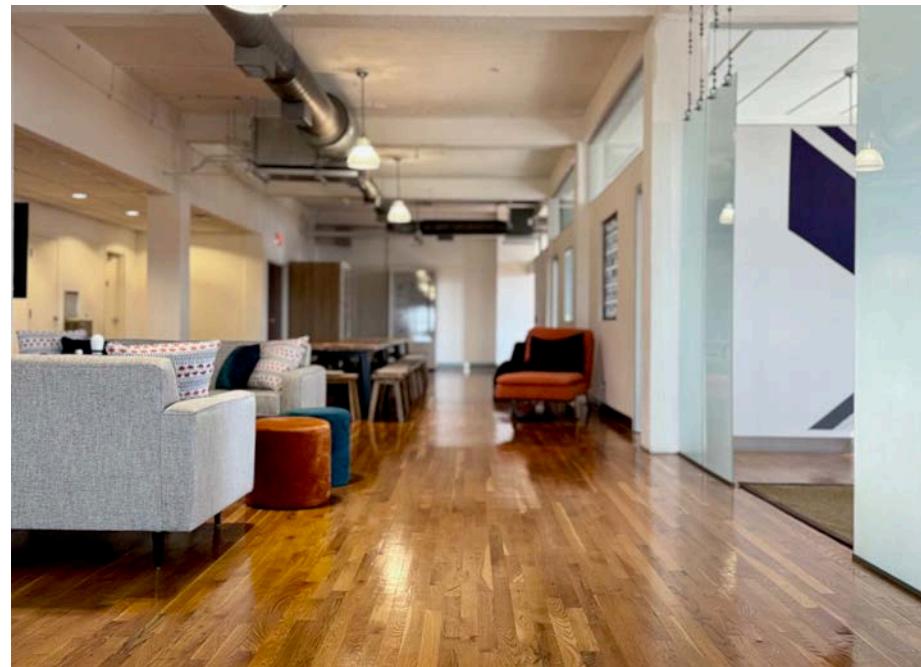
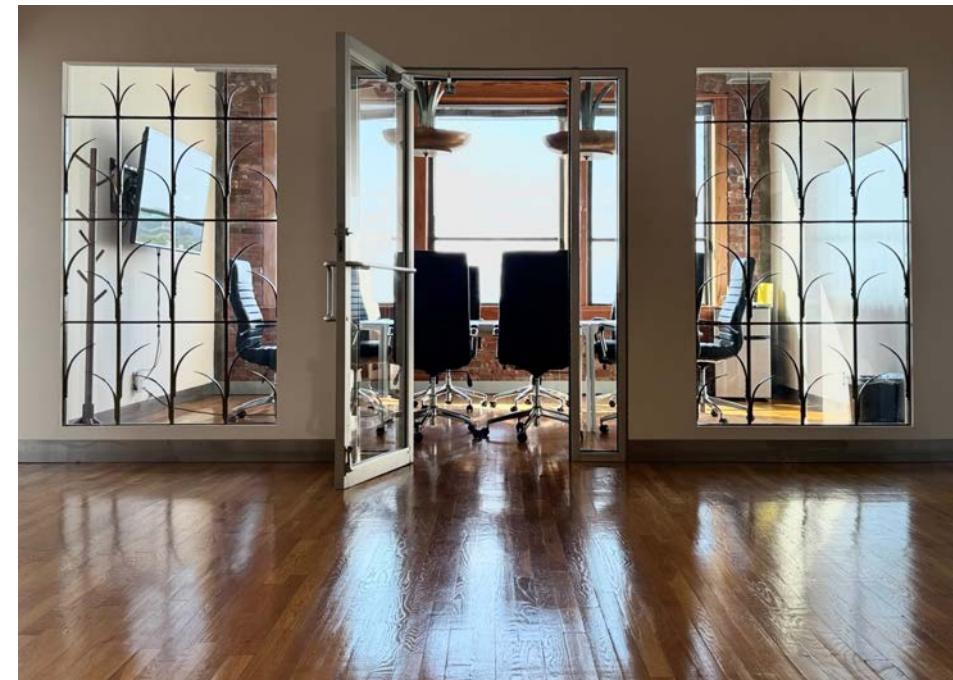
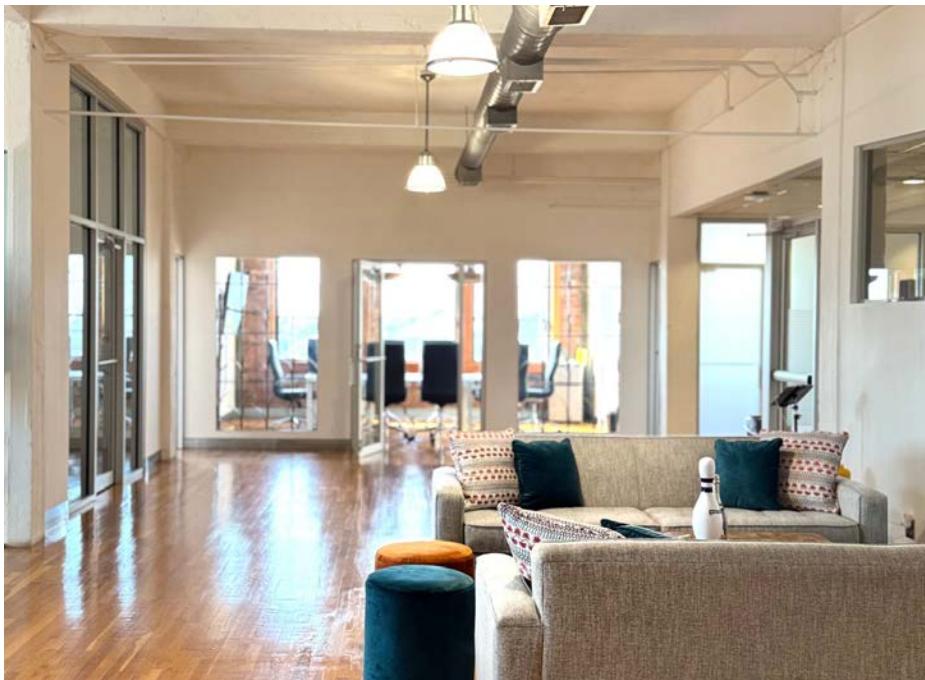
A wide-angle, aerial night photograph of the Minneapolis skyline. The city is densely packed with buildings of various heights, all illuminated by their own lights. In the foreground, a tall, slender, illuminated monument or tower stands prominently. A yellow rectangular box highlights a specific building in the upper-middle portion of the city, which is labeled "THE MAINMARK BUILDING". The sky is a dark, uniform grey, suggesting it is either night or the photo was taken through a window.

BE AT THE CENTER OF THE ACTION

THE MAINMARK
BUILDING

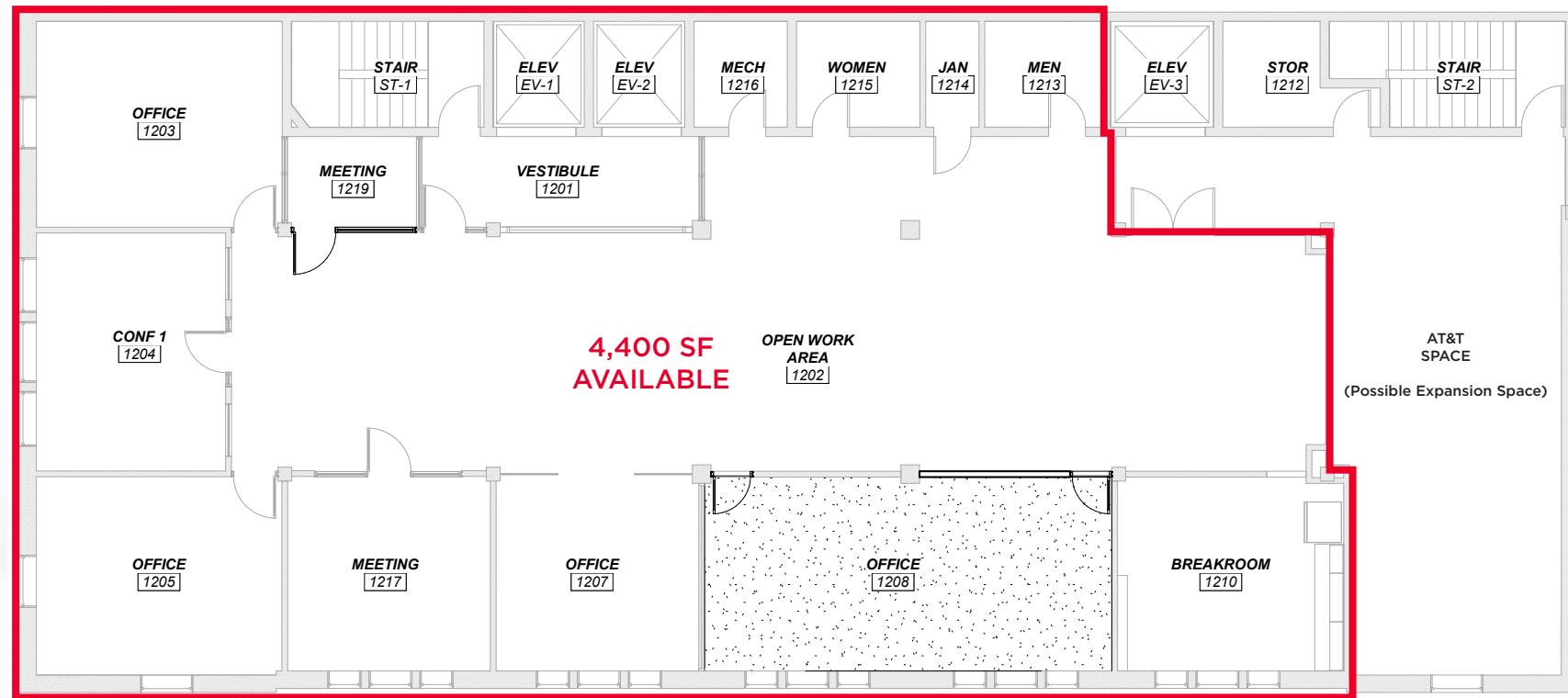


12TH FLOOR PENTHOUSE
SUITE NEWLY AVAILABLE



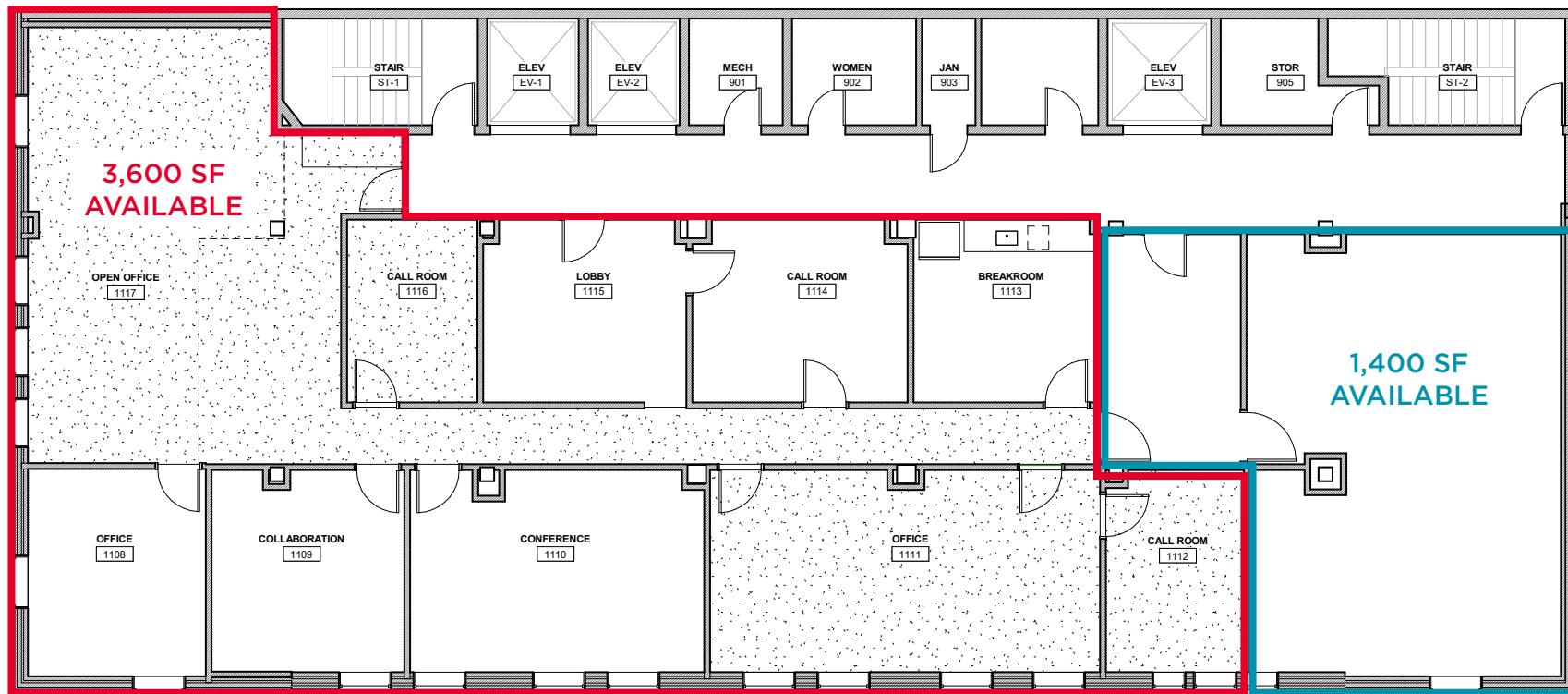
12th Floor Penthouse Suite

4,440 SF | \$25.00 PSF Full Service



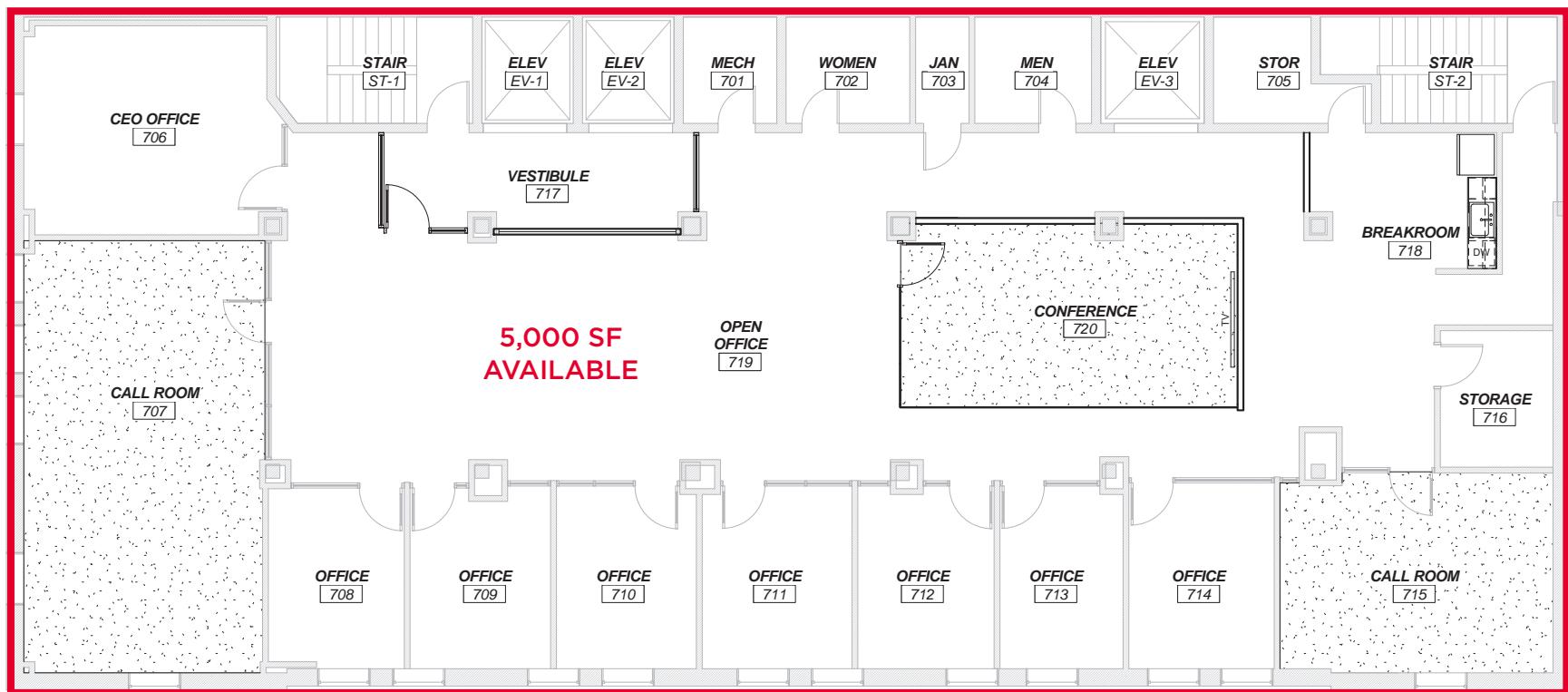
11th Floor

3,600-5,000 SF | \$20.00 PSF Full Service



7th Floor

5,000 SF (Full Floor) | \$23.00 PSF Full Service



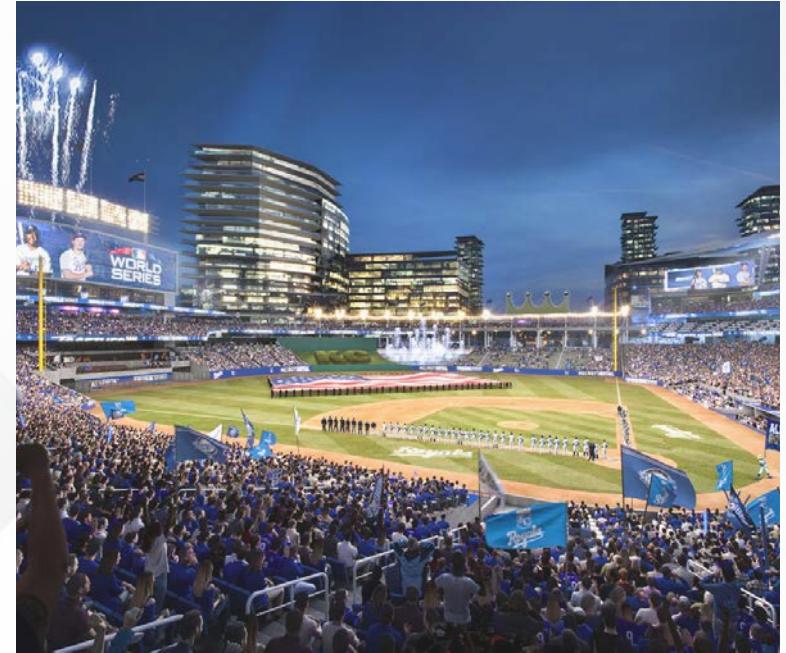
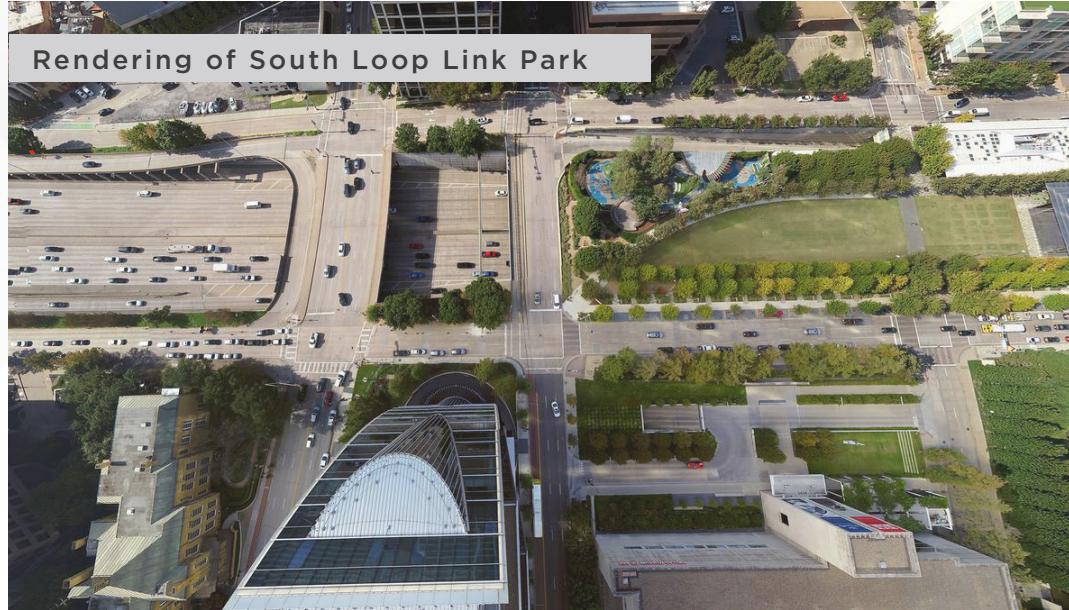
6th Floor

Approximately 2,000-5,000 SF Available (Can Demise Floor) | \$20.00 P SF Full Service



DOWNTOWN CATALYTIC PROJECTS

- Royals' Potential Downtown Ballpark and entertainment district will be a \$2B development
- Planned new \$217M South Loop Link Park (set to break ground in early 2025)
- Berkley Riverfront development: 85-acre master planned community including new \$117M KC Current NWSL stadium and event venue plus future mixed use development.
- Streetcar extensions to North Berkley Riverfront and south Midtown
- Somera Road \$500M West Bottoms redevelopment project
- Greenline Trail System
- Hospital Hill/Health Sciences District



STREETCAR

The Mainmark Building is located on the streetcar line, just one block from the stop at 16th & Main Street. The original 2.2 mile KC Streetcar line (completed 2016) has been one of the most successful in the United States by ridership numbers and has attracted more than \$4 billion of investment in new development projects near the track from 2013-2020. The KC Streetcar has won numerous national awards and there are currently two expansion lines under construction. The planned southern 3.5-mile extension of Kansas City's streetcar on Main Street to the Country Club Plaza/UMKC and the northern expansion line to the Riverfront are expected to be completed in 2025 and 2026 respectively. The extensions will provide the Mainmark Building with unparalleled front door access to all the major sites in Kansas City's urban core.



DOWNTOWN DEVELOPMENT:



DOWNTOWN ON THE RISE

\$9.2B

Development completed or under construction in Downtown KC since 2005

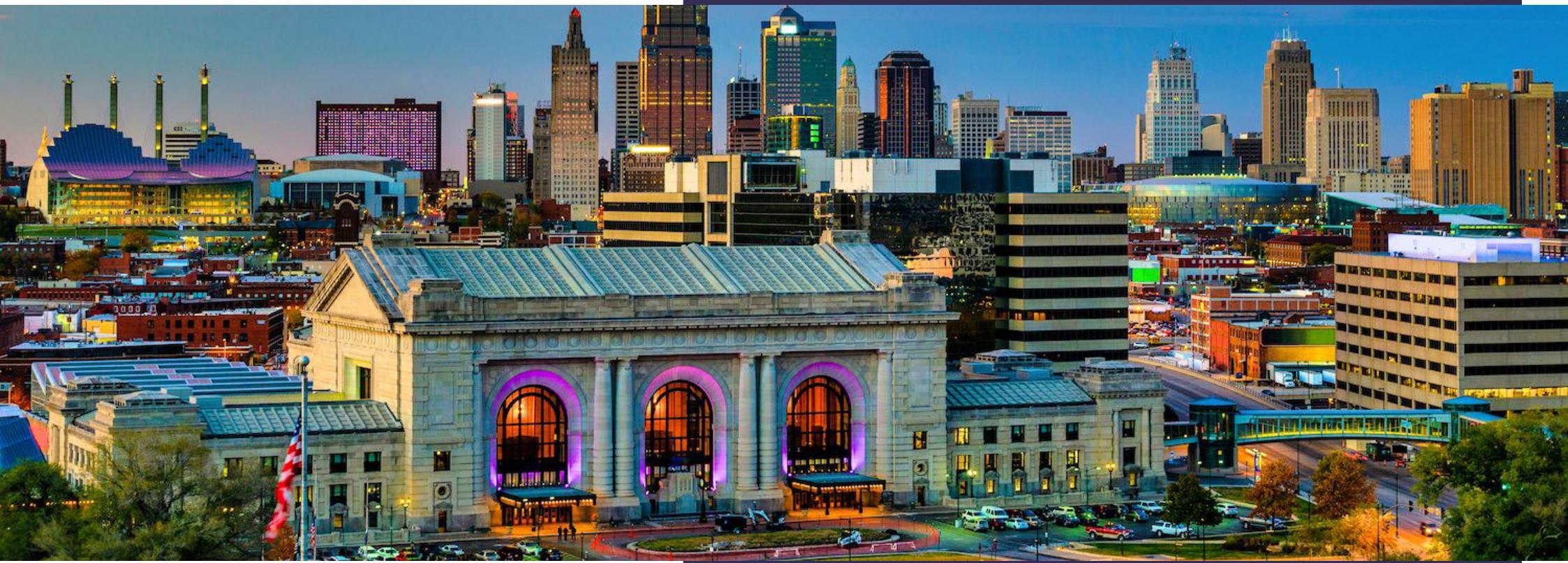
\$3.1B

Development planned for Downtown KC in next couple years

113,531

Downtown employees

Home to KC's top restaurants including three James Beard Award-winning chefs within 4-blocks of the Mainmark Building.



DOWNTOWN RESIDENTIAL GROWTH



33,324+

Downtown residents



4,200+

The number of residential units currently planned for Downtown Kansas City



43,000+

Downtown's residential population is projected to exceed 43,000 residents by 2030



79%

Downtown's residential population has increased 79% since 2010 to more than 33,000 residents



Downtown has become the fastest-growing neighborhood of both Kansas City and the entire region.

DOWNTOWN MAJOR EVENTS

Major Events	Date
Big 12 Men's Basketball Tournament	2025-2031
Big 12 Women's Basketball Tournament	2025-2031
FIFA World Cup	2026
Possible KC Royals' New Downtown Ballpark	Opening 2028/2029

DOWNTOWN DEMOGRAPHICS



53%

Male

47%

Female

34.2

Average Age



52%

Millennials make up 52% of Downtown Kansas City's residential population, outpacing the MSA's rate of 29%



48%

Of Downtown Kansas City's residential population have a Bachelor's Degree or higher compared to the MSA's rate of 36%



\$83,557

Average Household Income

PARKING MAP



Surface Parking:

- Starting at \$100/Space per Month
- 3/1,000 Ratio

Structured Parking in 1716 Main St (TWA Garage)

- Starting at \$100/Space per Month





CONTACT INFORMATION

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