



FOR LEASE

THE MAINMARK BUILDING

1627 Main Street | Kansas City, MO

±2,000-18,400 SF AVAILABLE



CONTACT US:

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Director

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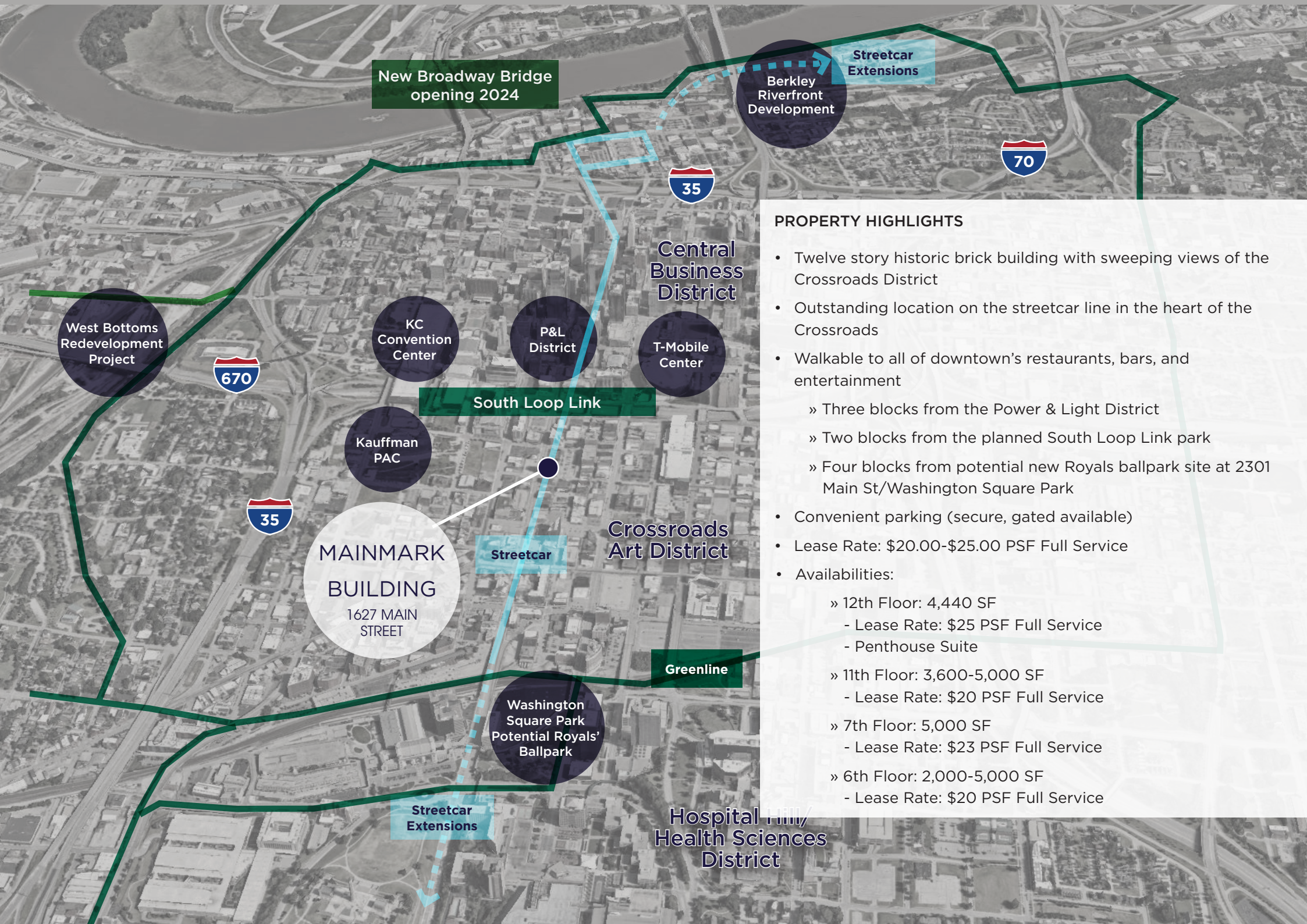
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BE AT THE CENTER OF THE ACTION

THE MAINMARK
BUILDING





New Broadway Bridge
opening 2024

Streetcar
Extensions

Berkley
Riverfront
Development



Central
Business
District

West Bottoms
Redevelopment
Project



KC
Convention
Center

P&L
District

T-Mobile
Center

South Loop Link

Kauffman
PAC



MAINMARK
BUILDING
1627 MAIN
STREET

Streetcar

Crossroads
Art District

Greenline

Washington
Square Park
Potential Royals'
Ballpark

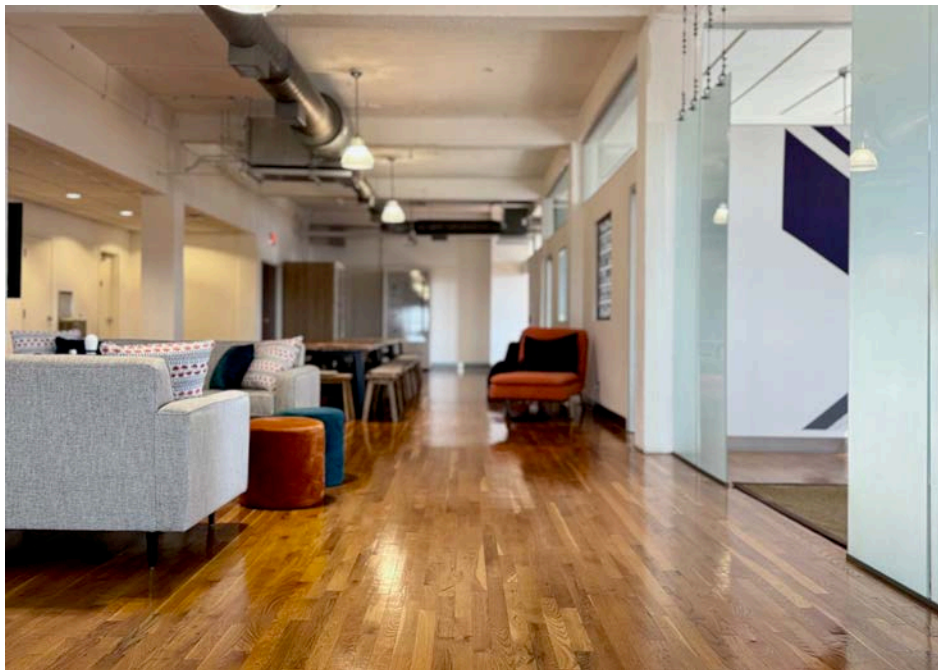
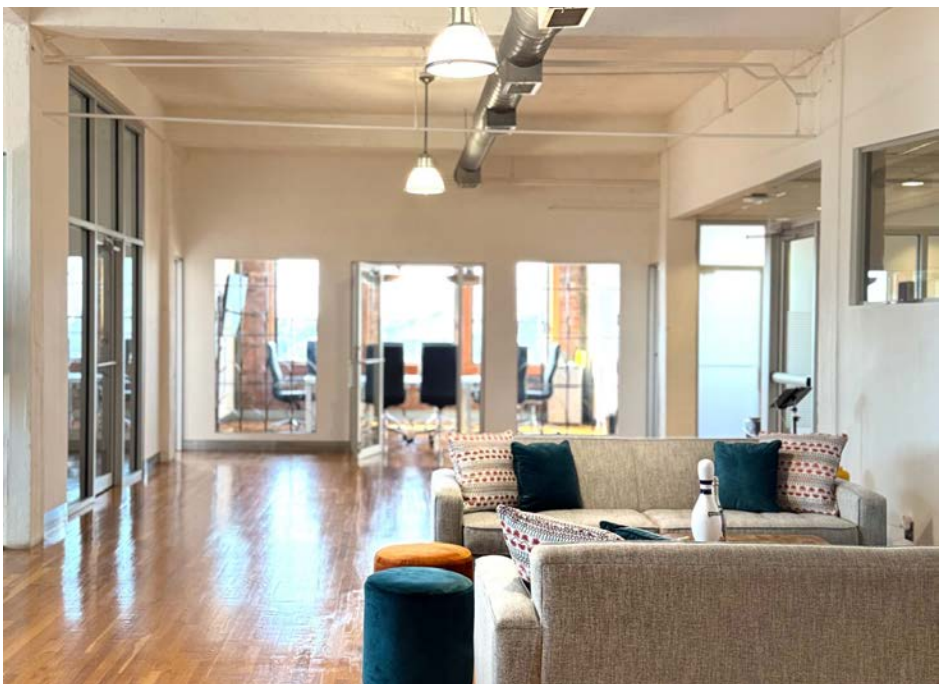
Streetcar
Extensions

Hospital Hill/
Health Sciences
District

PROPERTY HIGHLIGHTS

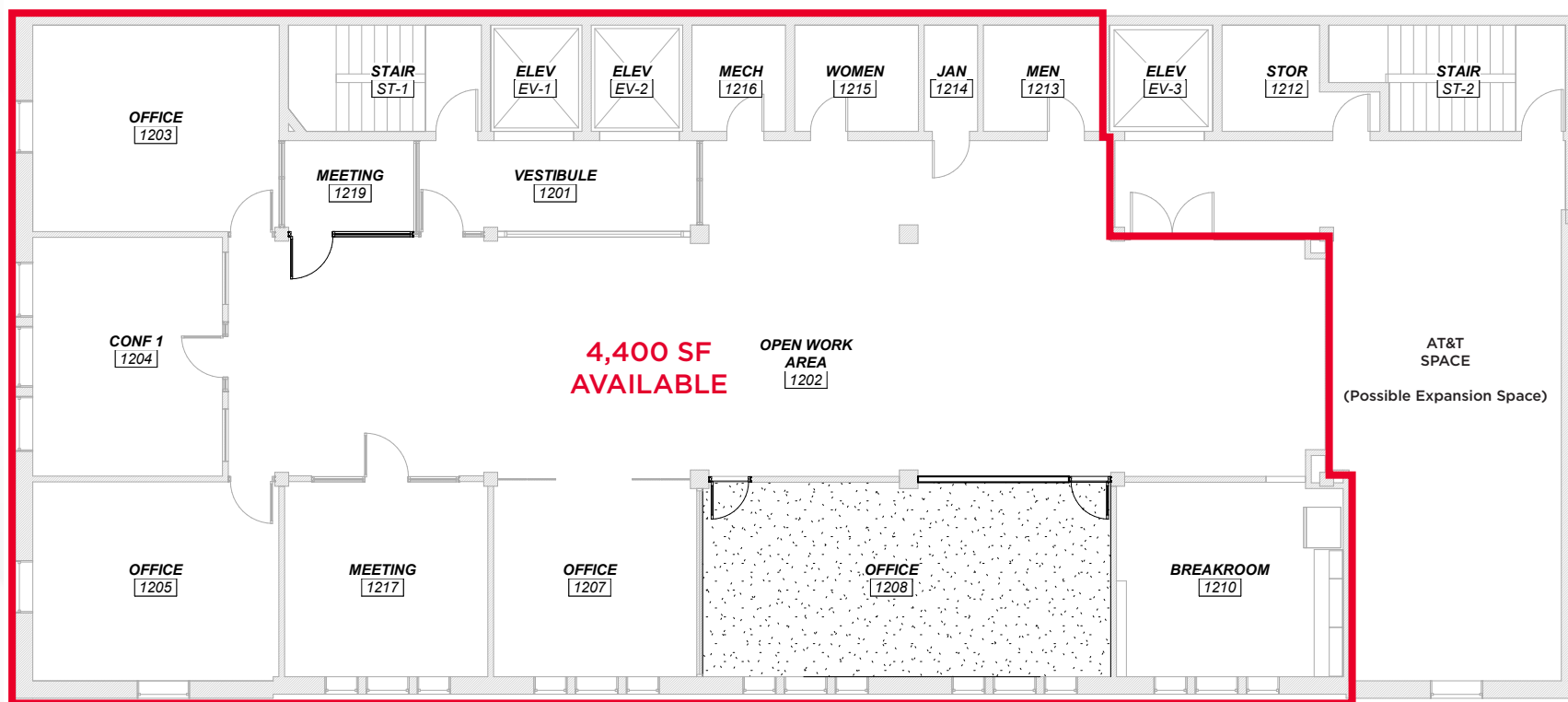
- Twelve story historic brick building with sweeping views of the Crossroads District
- Outstanding location on the streetcar line in the heart of the Crossroads
 - » Three blocks from the Power & Light District
 - » Two blocks from the planned South Loop Link park
 - » Four blocks from potential new Royals ballpark site at 2301 Main St/Washington Square Park
- Walkable to all of downtown's restaurants, bars, and entertainment
- Convenient parking (secure, gated available)
- Lease Rate: \$20.00-\$25.00 PSF Full Service
- Availabilities:
 - » 12th Floor: 4,440 SF
 - Lease Rate: \$25 PSF Full Service
 - Penthouse Suite
 - » 11th Floor: 3,600-5,000 SF
 - Lease Rate: \$20 PSF Full Service
 - » 7th Floor: 5,000 SF
 - Lease Rate: \$23 PSF Full Service
 - » 6th Floor: 2,000-5,000 SF
 - Lease Rate: \$20 PSF Full Service

**12TH FLOOR PENTHOUSE
SUITE NEWLY AVAILABLE**



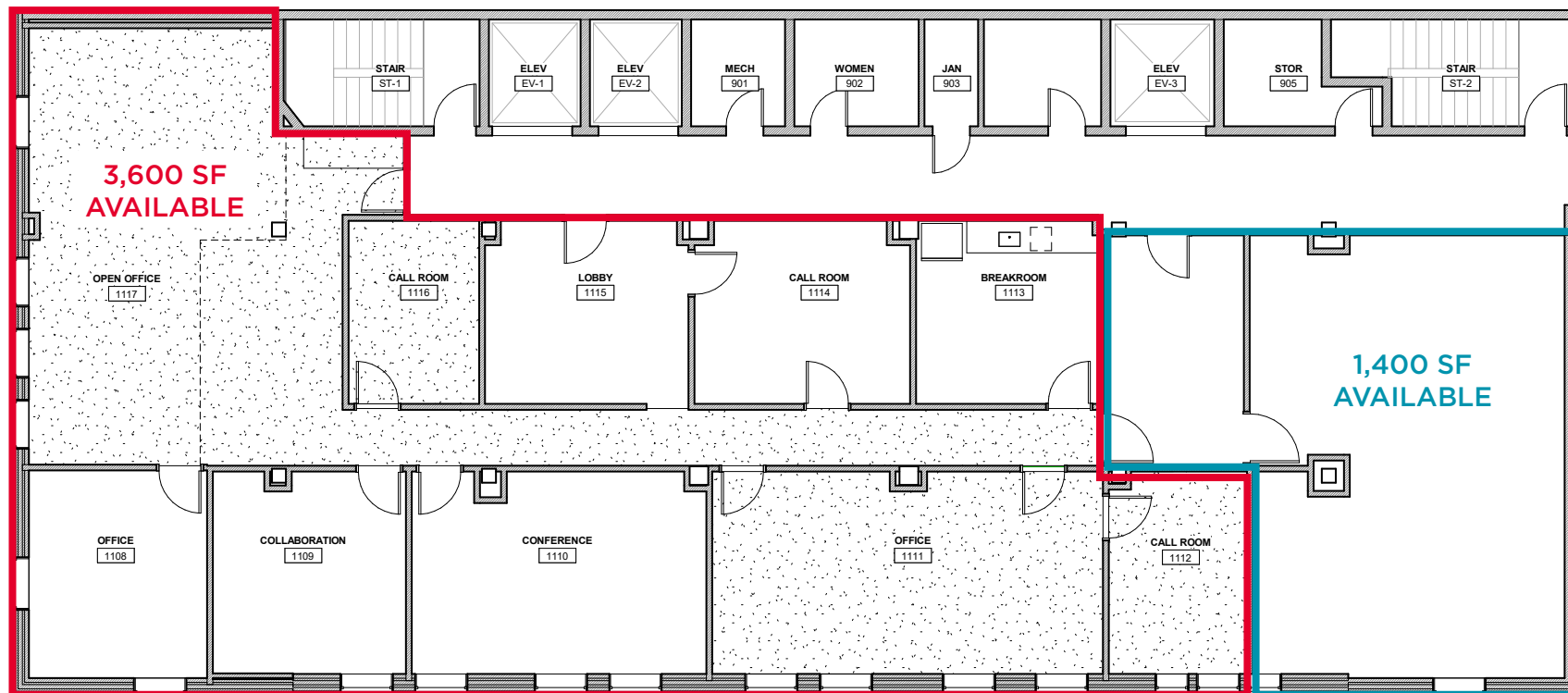
12th Floor Penthouse Suite

4,440 SF | \$25.00 PSF Full Service



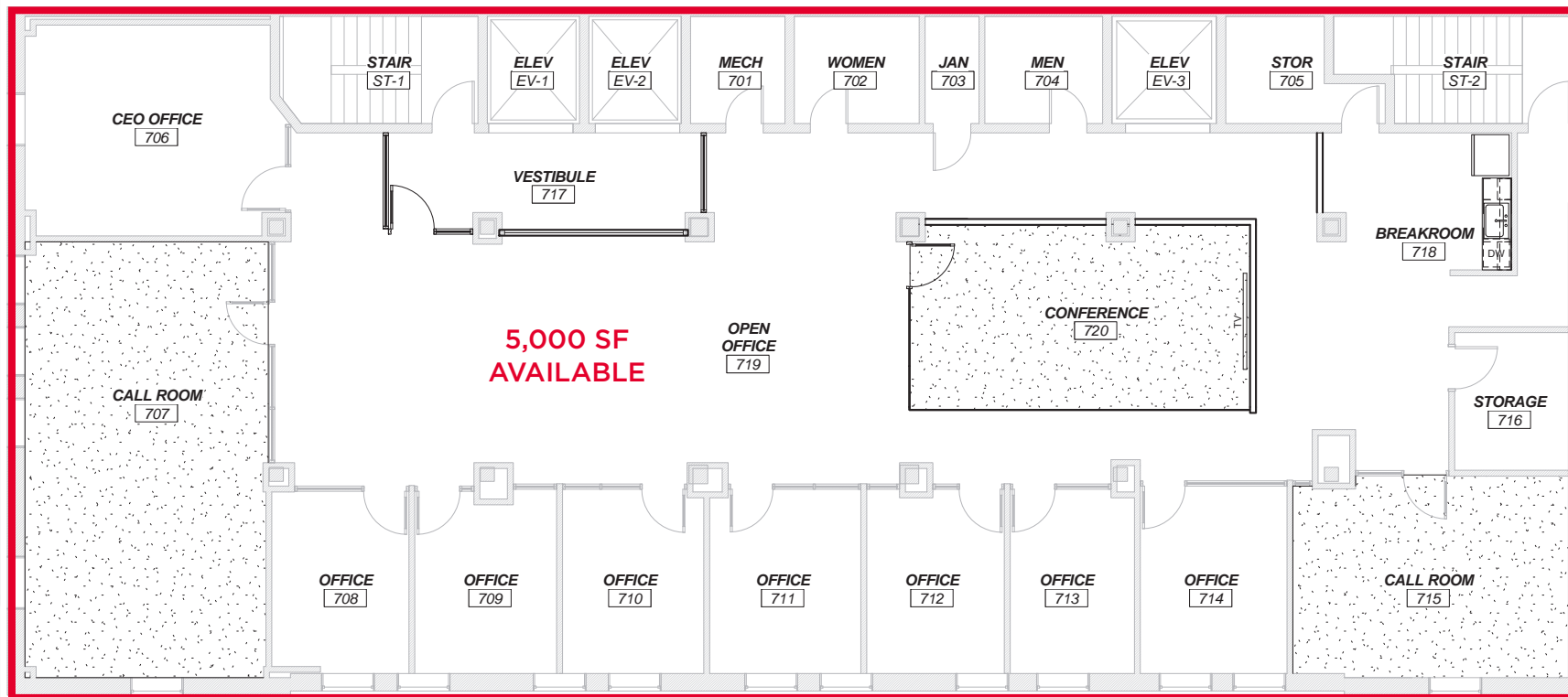
11th Floor

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



7th Floor

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



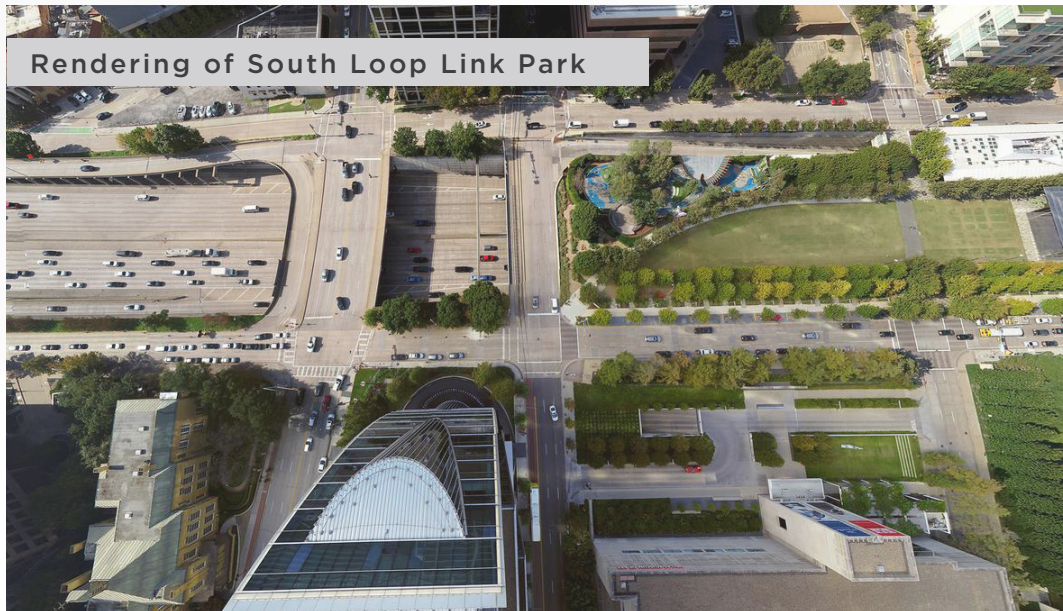
6th Floor

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

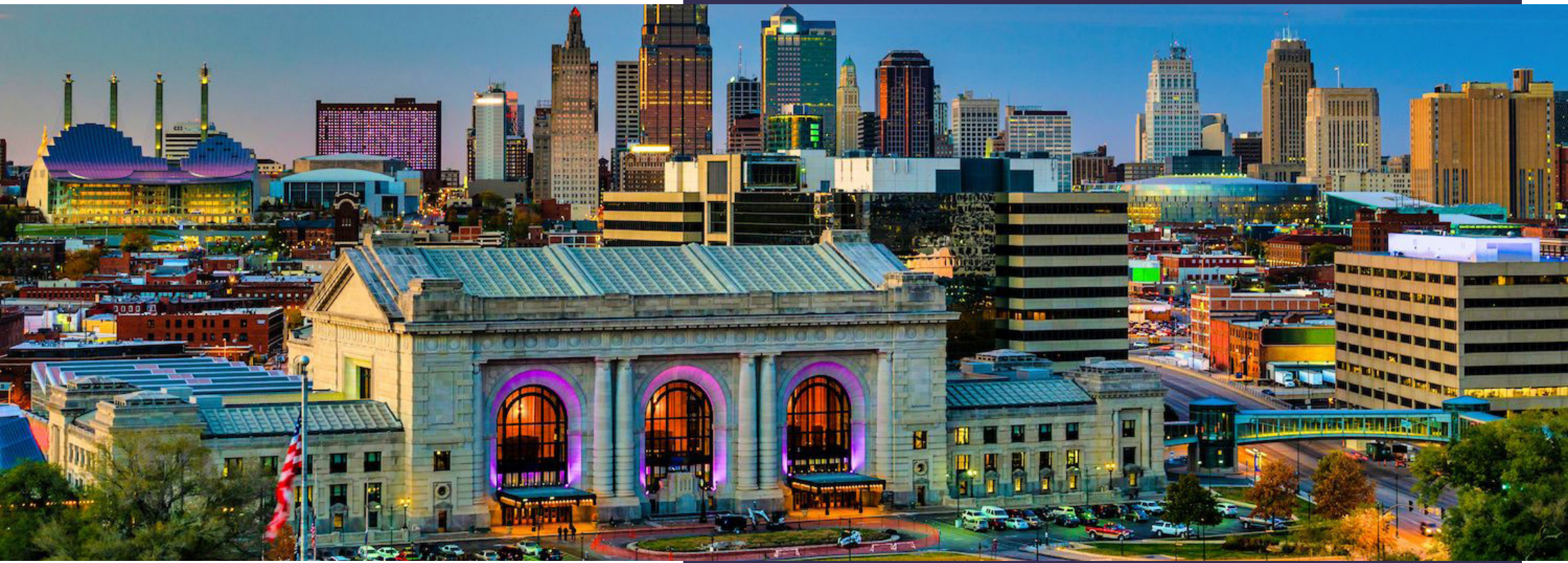
\$3.1B

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

Views from the Mainmark Building





CONTACT INFORMATION

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