

811 MAIN STREET
KANSAS CITY, MISSOURI 64105

OWNER/USER PROPERTY FOR SALE

est. 1879

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KESSINGER HUNTER
commercial real estate



811 Main Street Video



Kessinger Hunter is pleased to offer 811 Main Street, a rare owner/user opportunity in the core of Downtown Kansas City. The property totals 243,062± SF across multiple office floors, a lower level, and an attached five-level garage with 823± parking spaces (3.39/1,000 SF). Floor plates range from efficient 13,271± SF layouts on the upper floors to larger 42,757± SF plates in the mid-rise section, providing flexibility for single-tenant headquarters use, multi-department occupiers, or a phased expansion strategy.

Located directly on Main Street and close-by to two streetcar stops, 811 Main offers immediate connectivity to across the entire CBD, and surrounding amenities, with convenient access to I-35, I-70, US-71, and

US-169. The property is supported by 1.9 megawatts of power, ten elevators serving the building, and an outdoor patio & full commercial kitchen on the 6th floor, enhancing functionality and usability for a broad range of office users.

The building has been well maintained and is conveyed with existing office improvements, conference and training areas, file storage, and furniture on select Floors 6-9 included in the sale, enabling a buyer to reduce initial capital outlay and accelerate occupancy. With limited comparable owner/user options of this scale in the downtown market, 811 Main represents a compelling opportunity to secure long-term control in a highly accessible, transit-served location.

PROPERTY FEATURES

- Building Size (Avg.):
 - Floors 10 – 12: 13,271± SF
 - Floors 6 – 9: 42,757± SF
 - Floor 1: 12,385± SF (825 Main St)
 - Lower Level: 19,837± SF
- Major Garage: 5 floors (823 total parking spaces)
- Parking Ratio: 3.39 spaces/1,000 SF
- Power: 1.9 mega watts
- Elevators: 10 servicing the entire building
- Outdoor patio on the 6th floor
- Skybridge connecting to the remainder of downtown
- Furniture provided on Floors 6-9
- Well kept building with variety of floor plate sizes

SPACE FEATURES

TOTAL SF	243,062± SF
PRICE	Contact Brokers

Information subject to verification and no liability for errors or omissions is assumed.



ACCESS TO ALL MAJOR HWYS





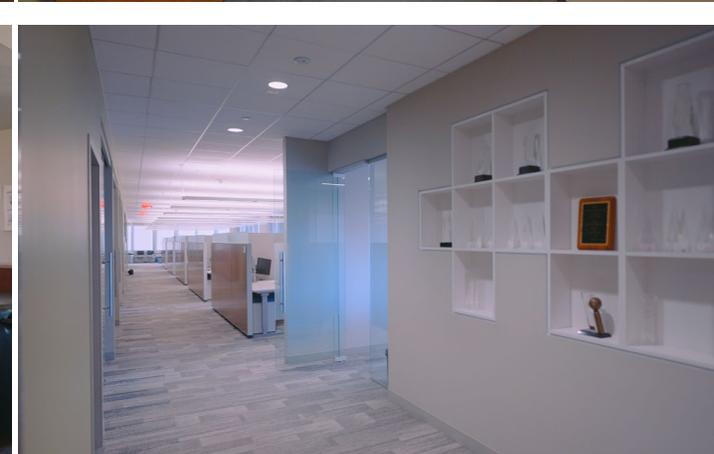
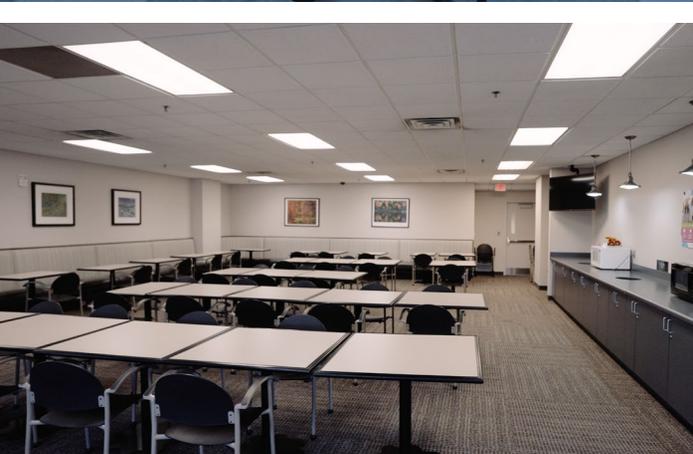
I-35/I-70

2 STREETCAR STATIONS

NORTHLOOP AND LIBRARY HALF BLOCK AWAY

**LOCATED DIRECTLY ON MAIN ST.
WITHIN 2 STREET CAR STOPS**

811 Main Street | Kansas City, Missouri 64105



811 MAIN STREET KANSAS CITY, MISSOURI 64105

OFFICE FOR SALE

est. 1879

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