

FOR LEASE

DOWNTOWN OFFICE/RETAIL SPACE



- 4,950 square feet available
- First floor with lower level - move-in ready February of 2026
- See attached spec floorplan; Landlord will build out space for Tenant at Landlord's expense
- \$18.00 per square foot net of utilities and janitorial
- High ceilings
- One block from Streetcar Line
- Fully renovated building

SENTINEL FEDERAL BUILDING
1003 WALNUT STREET
KANSAS CITY, MO 64106

WATERFORD
PROPERTY COMPANY LLC

Chuck Connealy, SIOR, CCIM

Direct: 913.789.9020

Cell: 913.515.6616

chuck.connealy@waterfordproperty.net

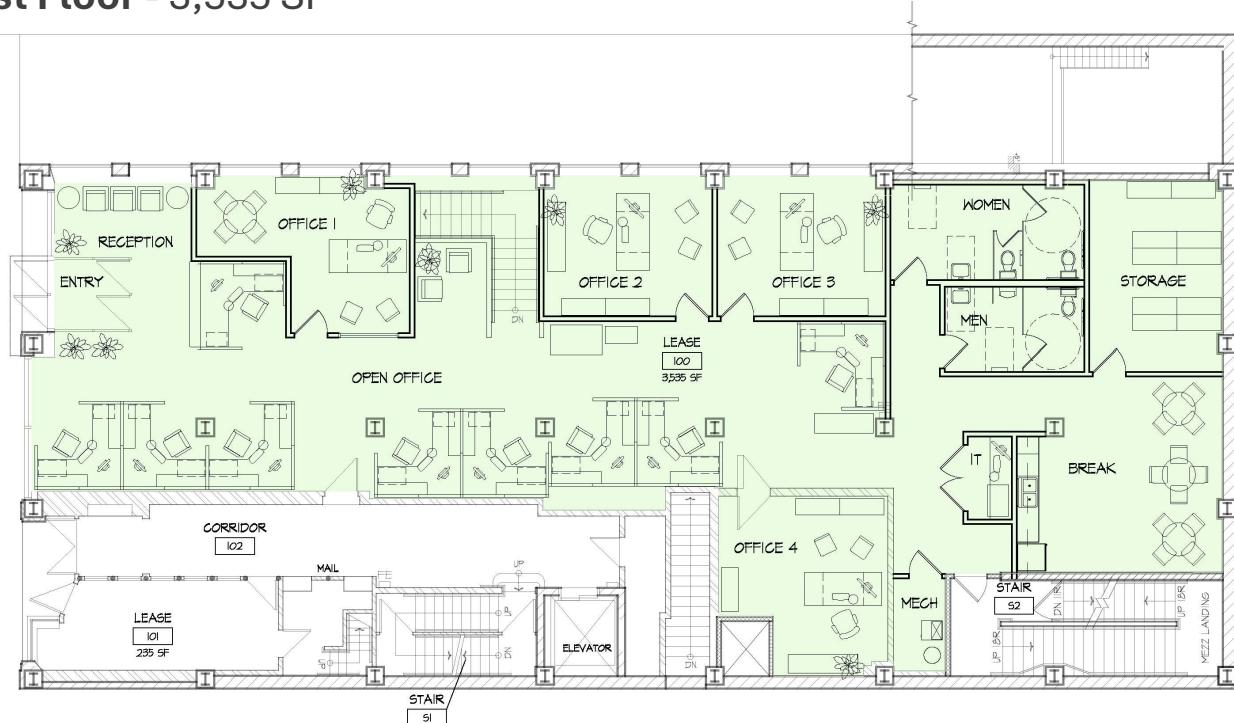
Joe O'Connor

Cell: 816.308.0350

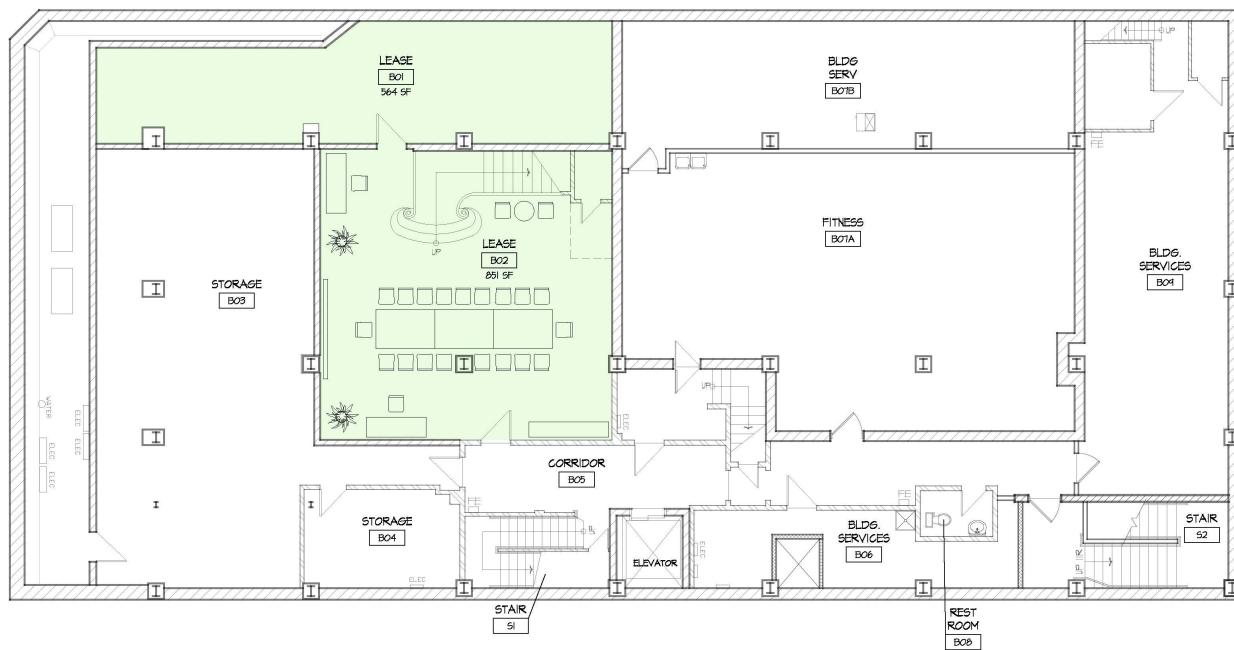
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AVAILABLE SPACE

1st Floor - 3,535 SF



Lower Level - 1,415 SF



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