

3Y

**11,754 MOVE-IN READY OFFICE SPACE
FOR LEASE IN THE RIVER MARKET
300 WYANDOTTE ST • KANSAS CITY, MO**

PROPERTY HIGHLIGHTS

11,754 RSF Suite With Class A Improvements:

- Exposed ceiling
- Private outdoor terrace
- Floor-to-ceiling glass
- Elevator lobby exposure

Move-in Ready Configuration:

- 8 offices along interior core
- 5 small huddle rooms/offices
- Open layout along perimeter window line
- Large conference room currently set up to accommodate 20 person table with 10 additional bench seats
- Large break room

3Y Amenities:

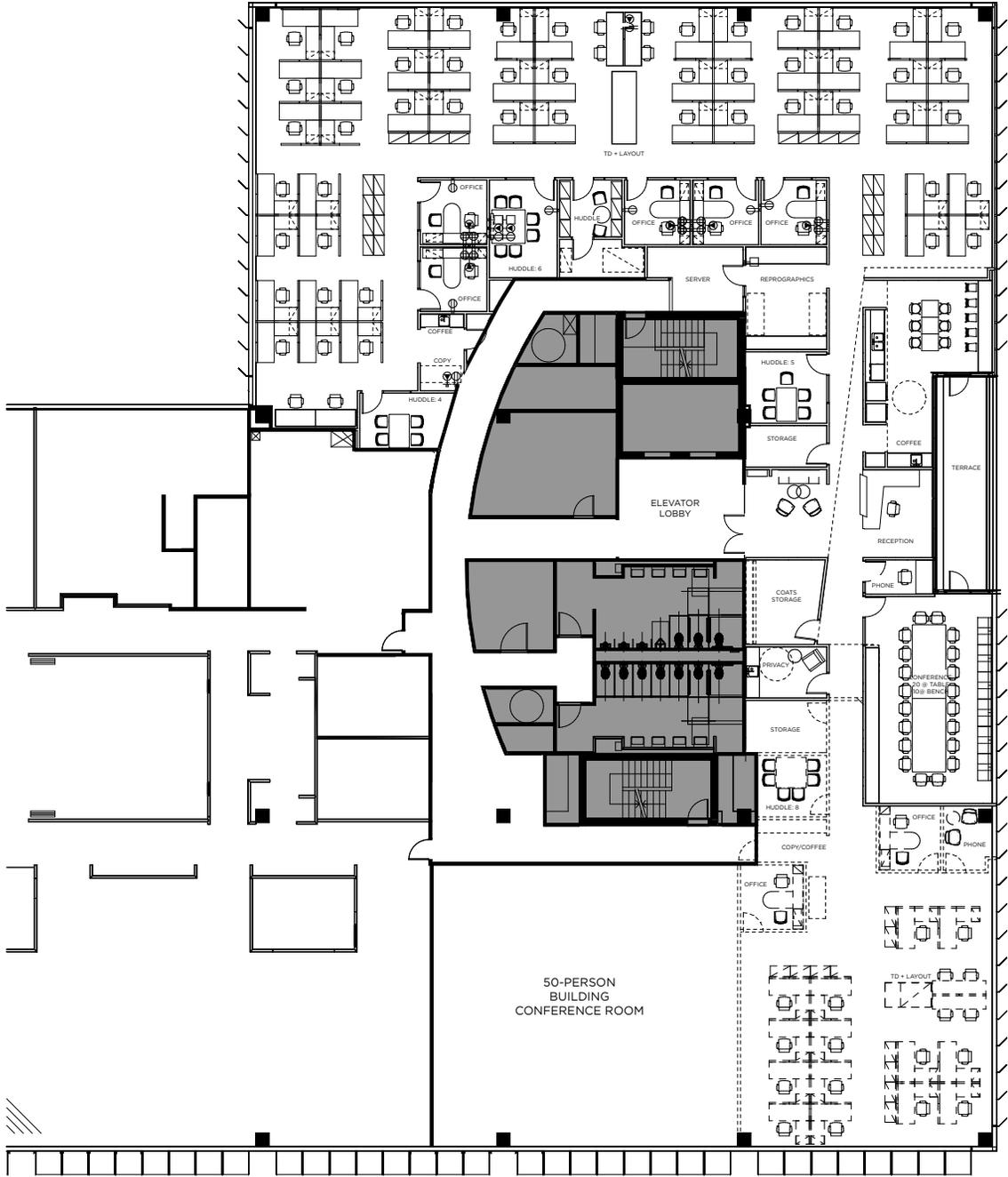
- 50-person building conference center
- Rooftop terrace with skyline and river views
- 3/1,000 parking in attached garage
- Rive Market location, short walking distance to dozens of restaurants and KC Streetcar

Available 7/1/2026

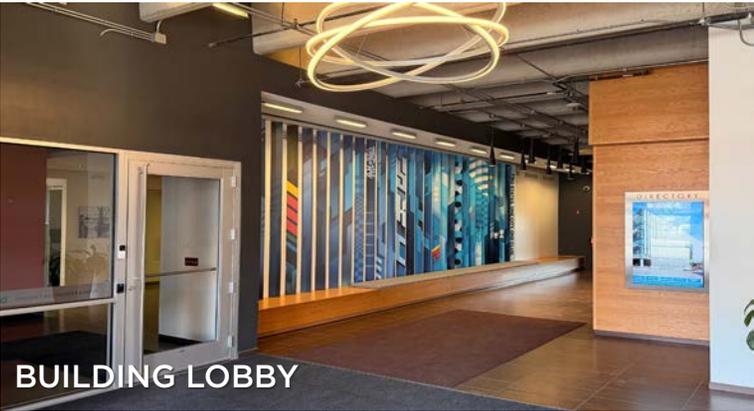
\$31.00/RSF



SUITE 200 FLOORPLAN



BUILDING PHOTOS



BUILDING LOBBY



CONFERENCE ROOM



SUITE ENTRY



ROOFTOP PATIO

AERIAL VIEW



The River Market district is the birthplace of Kansas City and is the north-most district in Kansas City's greater downtown area. Centered around the City Market, a historic farmer's market that draws over 600,000 annual visitors, the area marks the start of Kansas City's urban core. 3Y is conveniently located just one block from the historical city market.



DINE

1. LOCAL PIG
2. THE FARMHOUSE
3. CITY MARKET COFFEE
4. BETTY RAE'S ICE CREAM
5. IL LAZZARONE
6. HABASHI HOUSE
7. BLUE LINE HOCKEY BAR
8. ENZO
9. BROWN & LOE
10. HARRY'S COUNTRY CLUB
11. MINSKY'S PIZZA
12. TASTE OF BRAZIL
13. BLUE NILE CAFE
14. CAMPEONES GRILL

PLAY

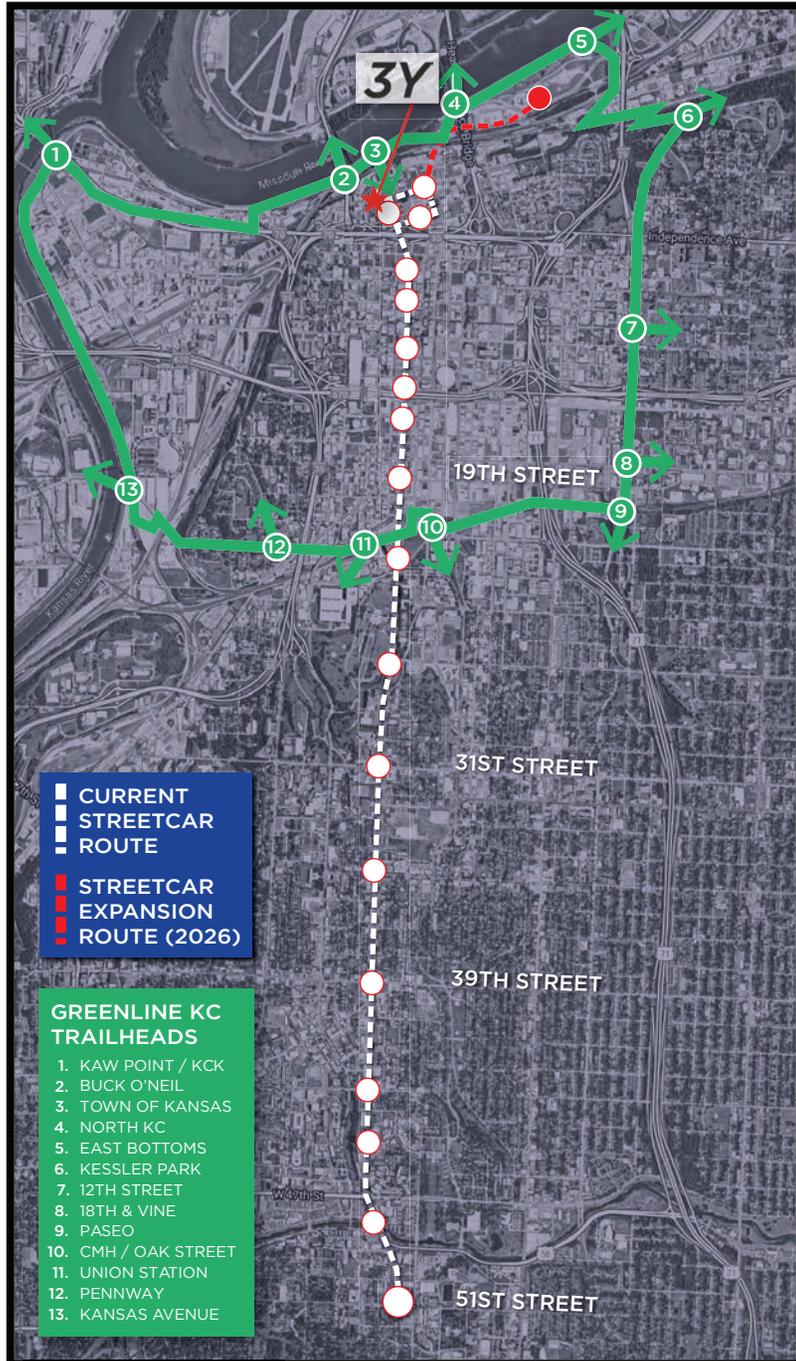
15. CITY MARKET
16. CYCLE CITY
17. DOUBLE TAP KC
18. LEVEL ONE GAMES
19. ARABIA STEAMBOAT MUSEUM
20. STRANGE DAYS BREWING
21. RIVER BLUFF BREWING
22. THE GYM KC

SHOP

24. YOKI
25. ROOTS
26. RIVER MARKET ANTIQUE MALL
27. NATURE'S OWN GROCERY
28. CHINATOWN FOOD MARKET
29. CAROLLO'S ITALIAN GROCERY



AERIAL VIEW



The River Market district is a main connection point of central Kansas City which contributes to its overall success, vibrancy, and growing development.

- The KC Streetcar transformed the River Market in 2016, connecting the rest of the city to the historic Riverfront area with free access to its amenities.
- A 3.5 mile streetcar expansion to the south was completed in 2005, connecting downtown to midtown, Westport, the Art Museum District and the Plaza. The 0.7-mile expansion to the north is nearing completion and will connect the River Market to the Berkley Riverfront.
- Kansas City's new urban path, the "Greenline" will add pedestrian connectivity to all surrounding areas of downtown, connecting neighborhoods, showcasing art, and encouraging exercise and community.
- The Buck O'Neil Bridge, coupled with existing highway infrastructure, makes the river market the most easily accessible urban neighborhood in the metro.



CONTACT

SEAN CRAVEN

SCRAVEN@OPENAREA.COM
816.777.2838

TIM SCHAFFER

TSCHAFFER@OPENAREA.COM
816.876.2535