



FOR LEASE

# THE MAINMARK BUILDING

1627 Main Street | Kansas City, MO

2,500-5,000 SF  
(UP TO 10,000 SF) AVAILABLE

 **CONTACT US:**

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Director

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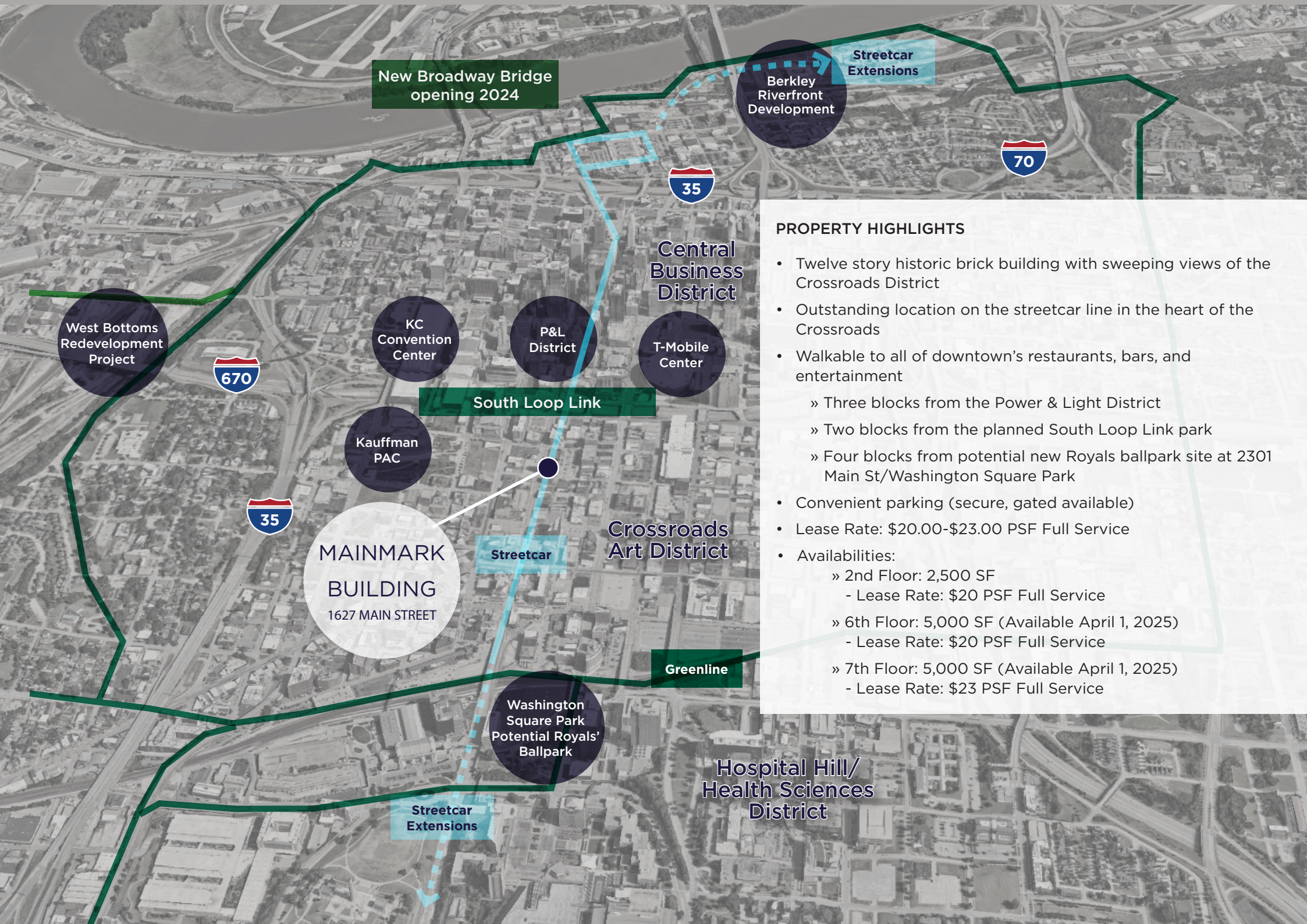


BE AT THE CENTER OF THE ACTION

THE MAINMARK  
BUILDING







New Broadway Bridge opening 2024

Berkley Riverfront Development

Streetcar Extensions

West Bottoms Redevelopment Project

Central Business District

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
- Walkable to all of downtown's restaurants, bars, and entertainment
  - » 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
- Convenient parking (secure, gated available)
- Lease Rate: \$20.00-\$23.00 PSF Full Service
- Availabilities:
  - » 2nd Floor: 2,500 SF
    - Lease Rate: \$20 PSF Full Service
  - » 6th Floor: 5,000 SF (Available April 1, 2025)
    - Lease Rate: \$20 PSF Full Service
  - » 7th Floor: 5,000 SF (Available April 1, 2025)
    - Lease Rate: \$23 PSF Full Service



# 2nd Floor

2,500 SF | \$20.00 PSF Full Service



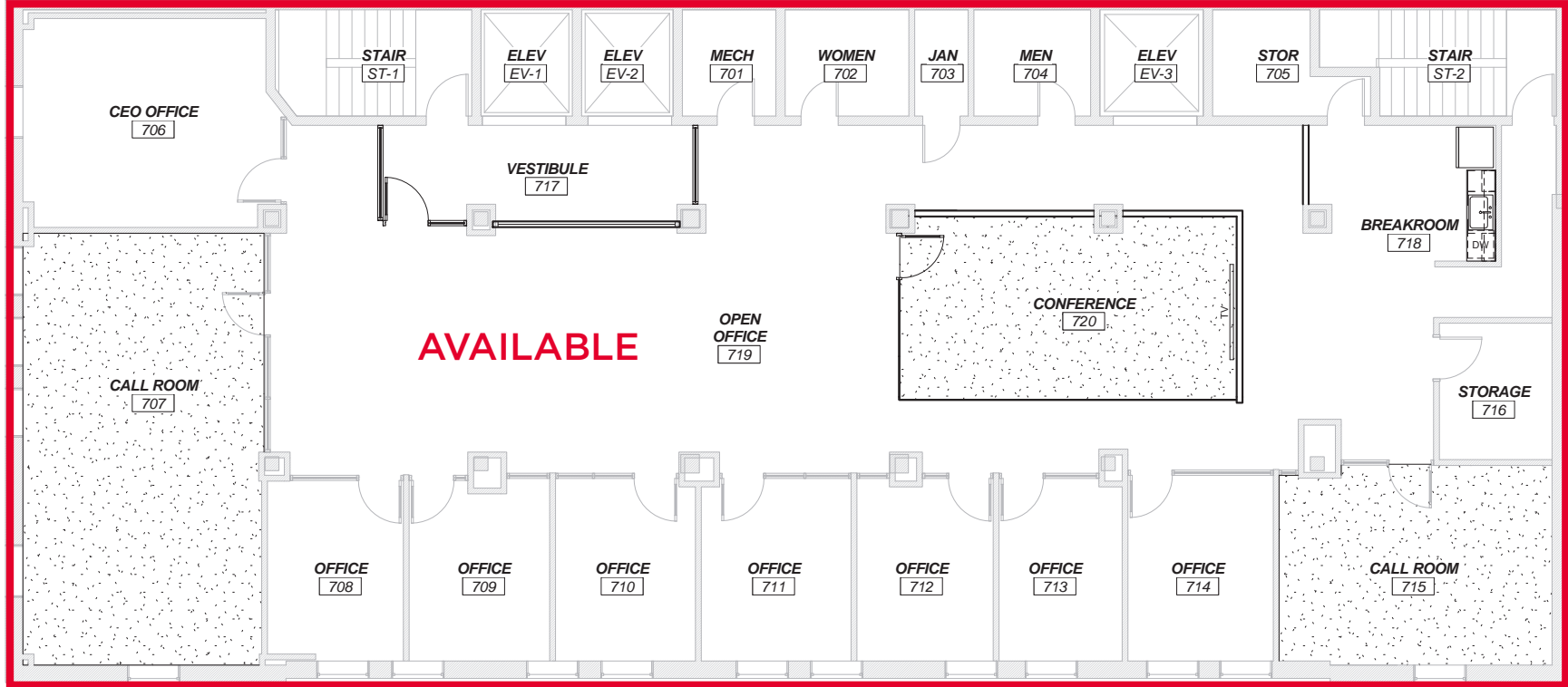
# 6th Floor

5,000 SF (Full Floor) | \$20.00 P SF Full Service | Available April 1, 2025



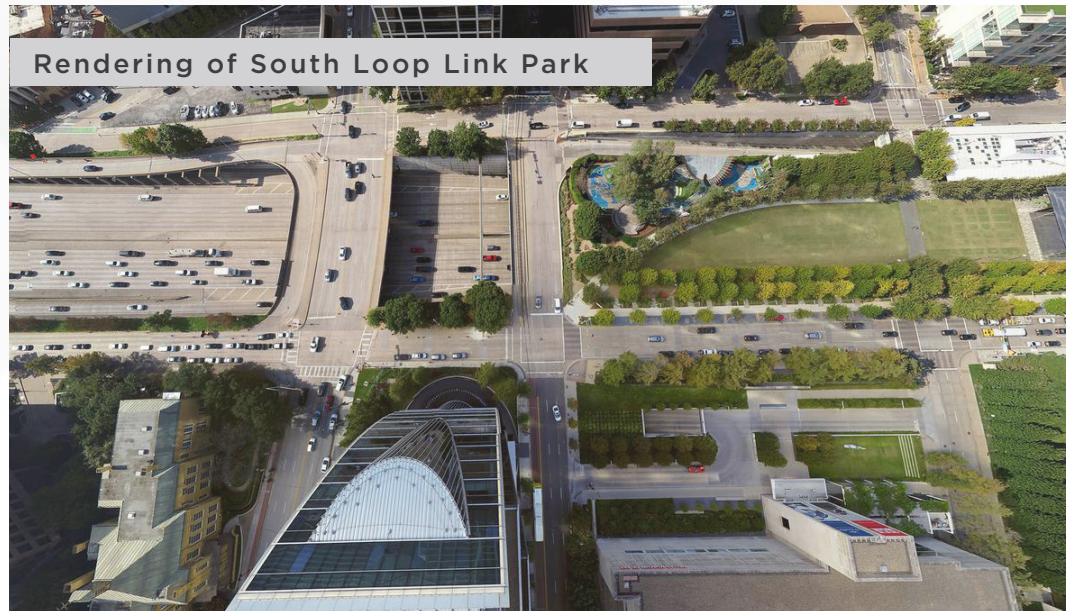
# 7th Floor

5,000 SF (Full Floor) | \$23.00 PSF Full Service | Available April 1, 2025



# 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

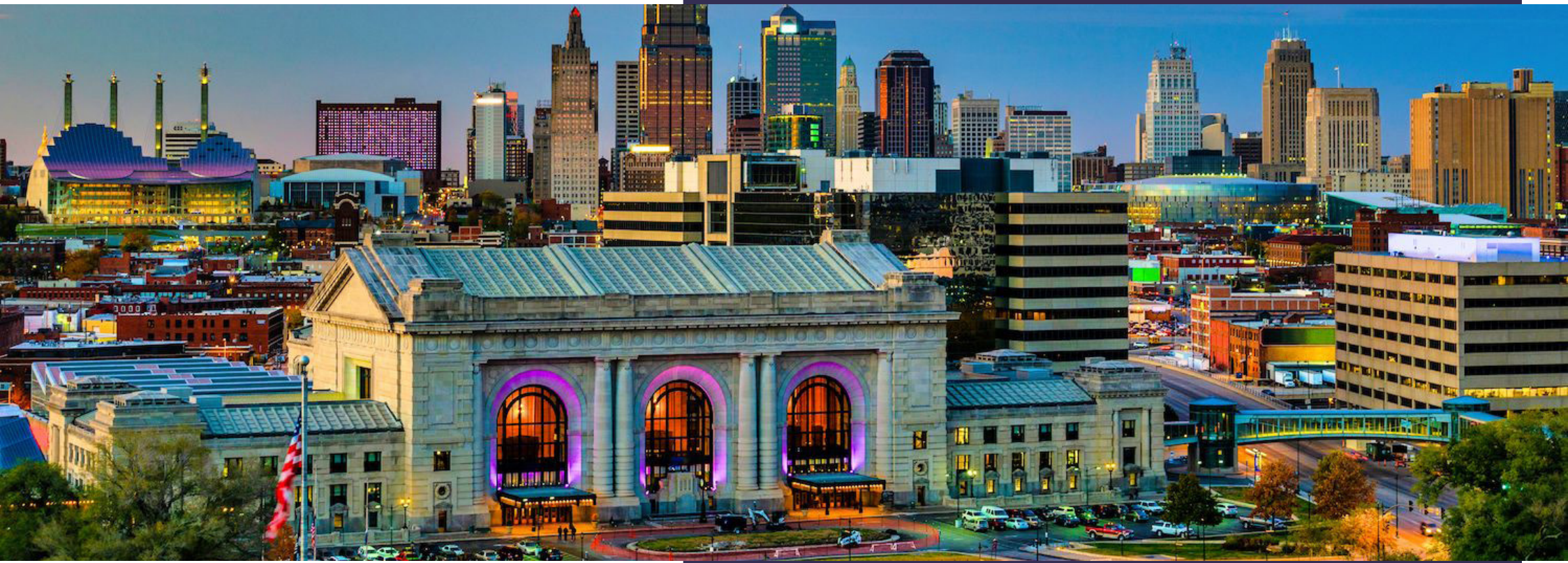
**\$3.1B**

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



Views from the Mainmark Building



## 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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