



FOR LEASE

THE MAINMARK BUILDING

1627 Main Street | Kansas City, MO

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

 **CONTACT US:**

LEONARD POPPLEWELL

Director

+1 913 709 3623

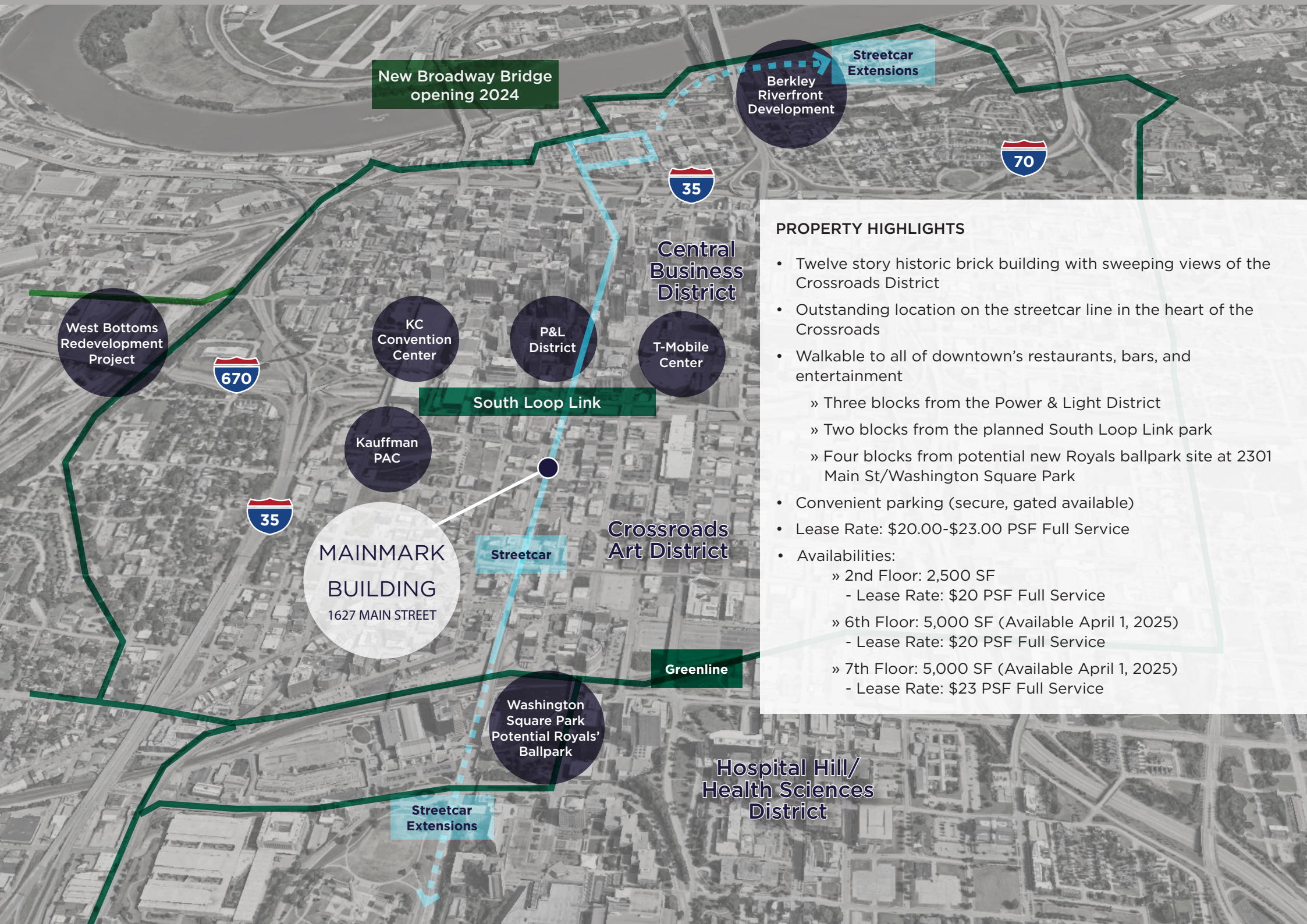
leonard.popplewell@cushwake.com



BE AT THE CENTER OF THE ACTION

THE MAINMARK
BUILDING





New Broadway Bridge opening 2024

Berkley Riverfront Development

Streetcar Extensions

West Bottoms Redevelopment Project



KC Convention Center

P&L District

T-Mobile Center



Central Business District

South Loop Link

Kauffman PAC

Streetcar

Crossroads Art District

MAINMARK BUILDING
1627 MAIN STREET



Greenline

Washington Square Park Potential Royals' Ballpark

Streetcar Extensions

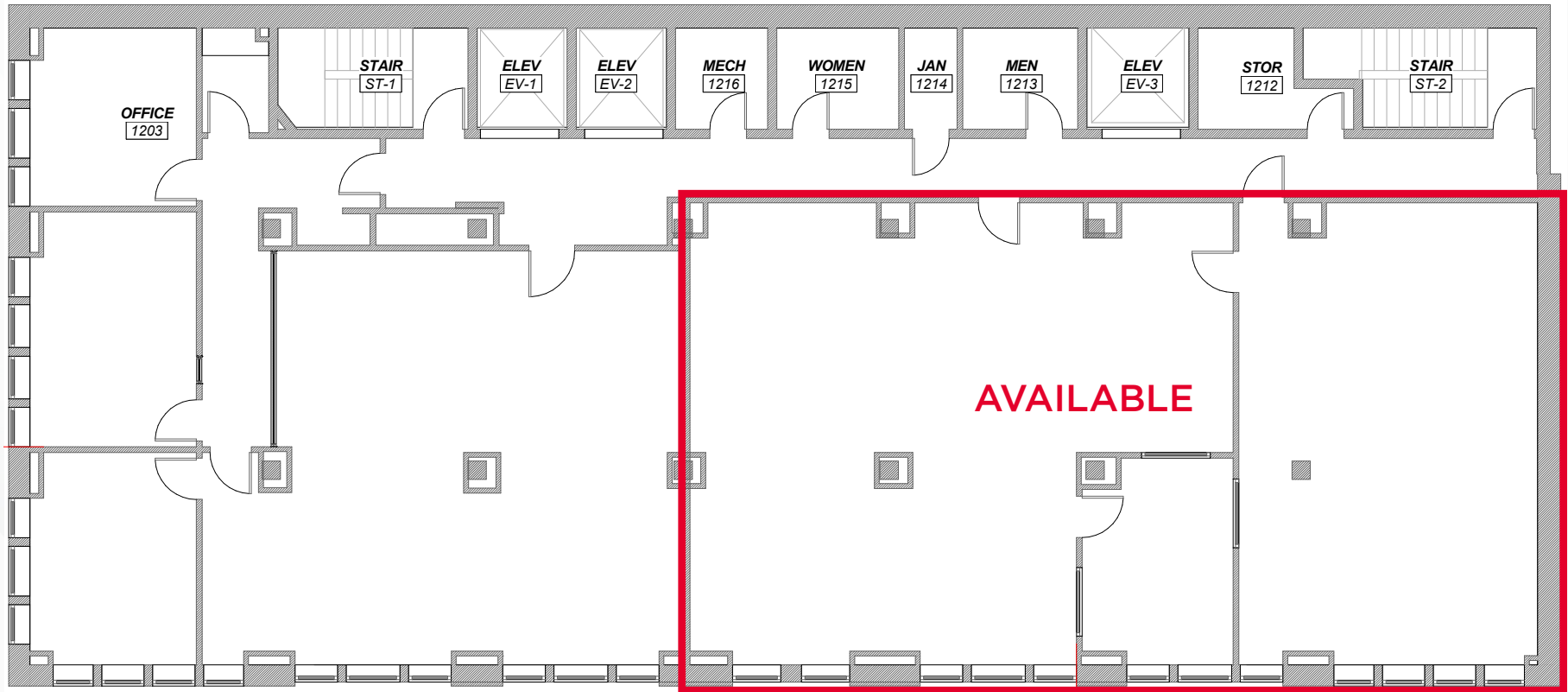
Hospital Hill/ Health Sciences District

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 Available | \$20.00 PSF Full Service



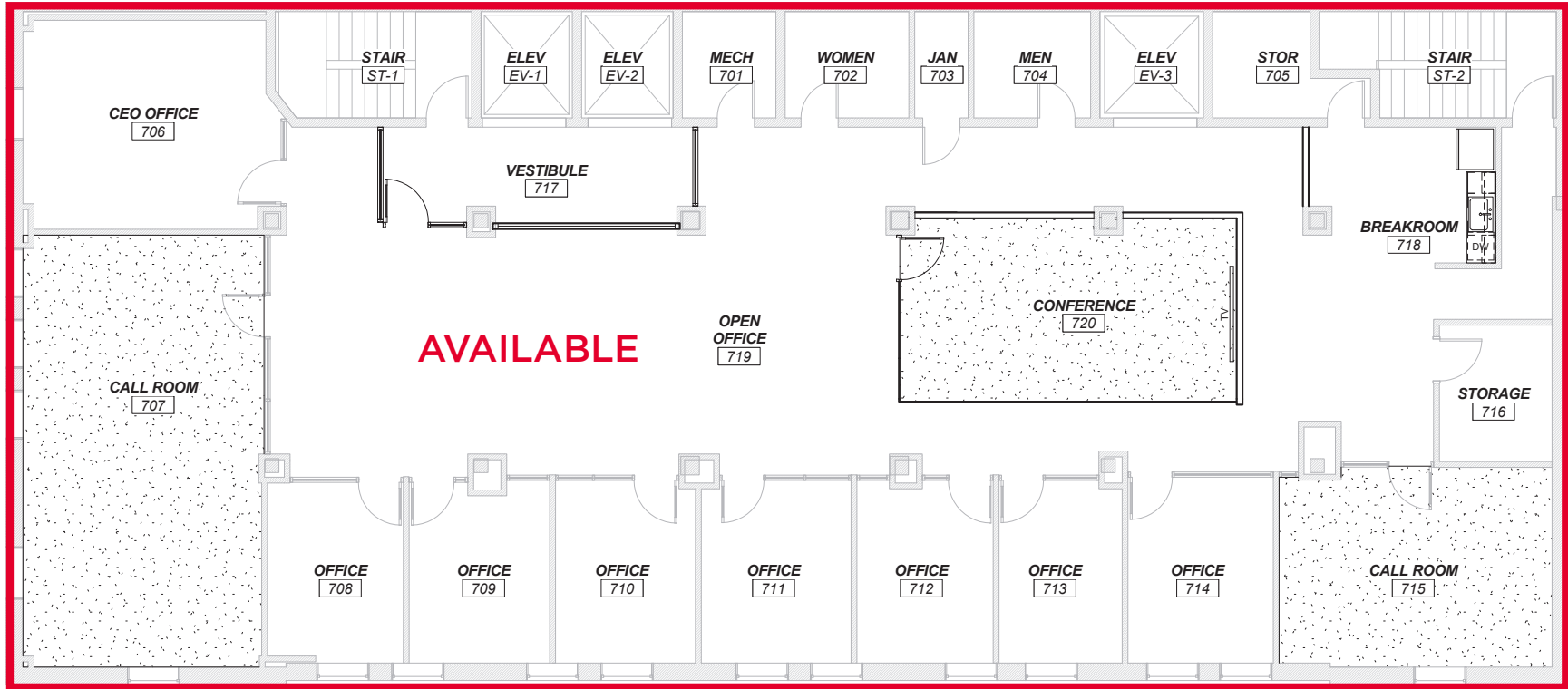
6th Floor

Approximately 2,500-5,000 SF Available (Can Demise Floor) | \$20.00 P SF Full Service | Available April 1, 2025



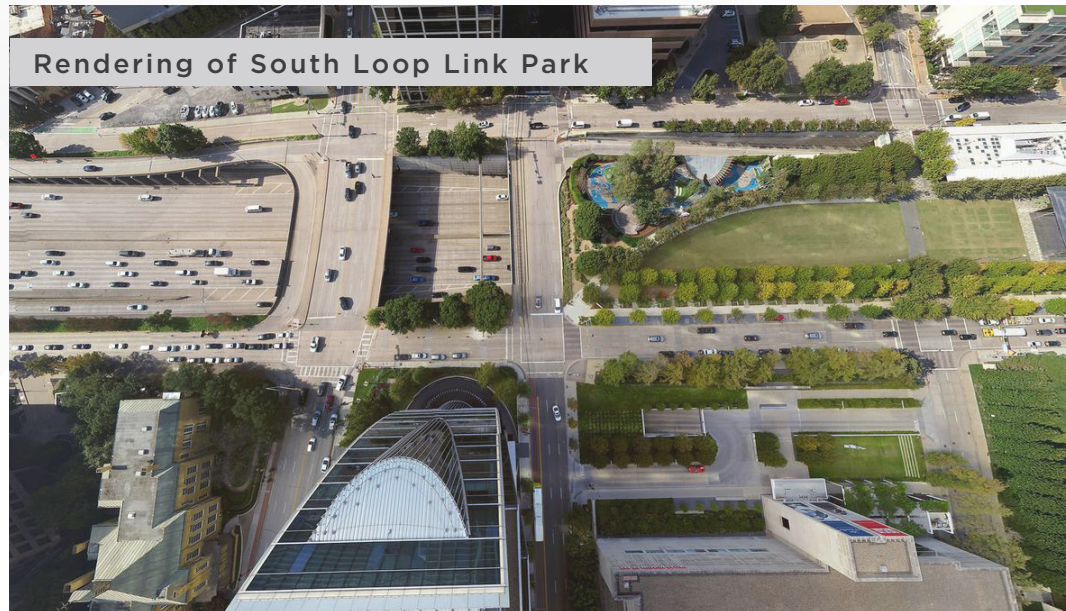
7th Floor

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

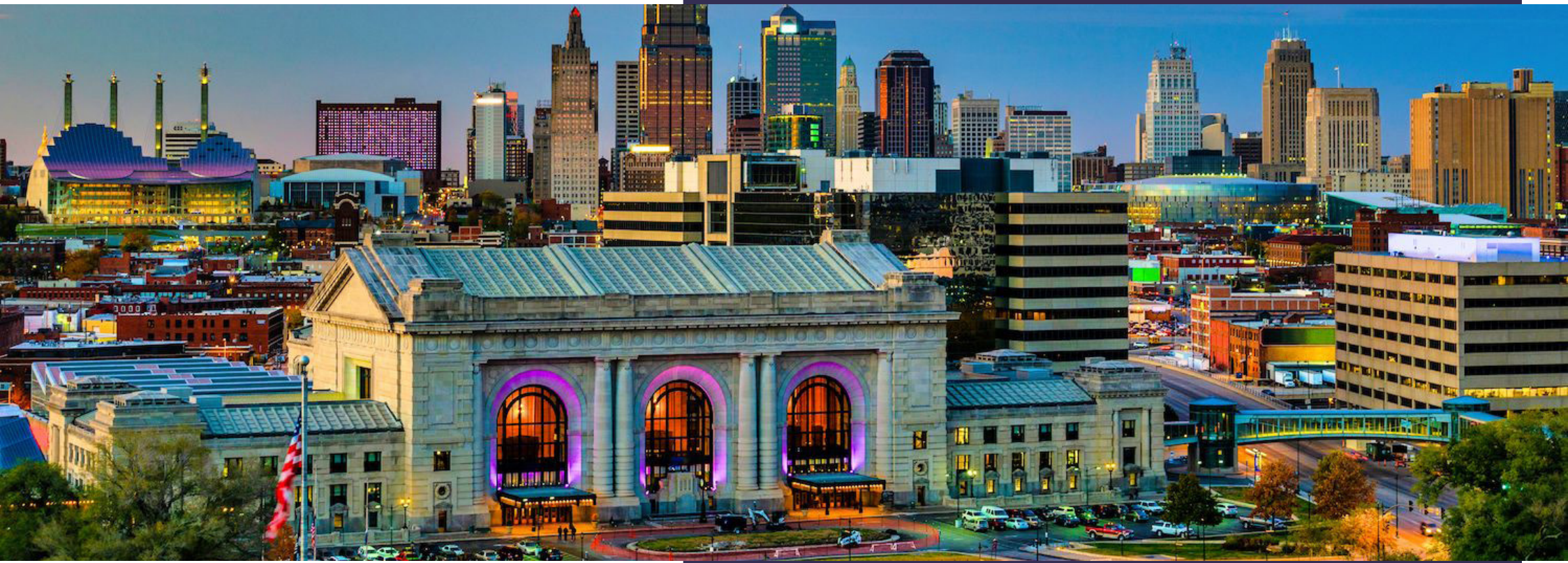
\$3.1B

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



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

LEONARD POPPLEWELL

Director

+1 913 709 3623

leonard.popplewell@cushwake.com

4600 Madison Avenue, Suite 800

Kansas City, MO 64112

Main +1 816 221 2200

Fax +1 913 273 1398

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.