

601 WALNUT STREET

KANSAS CITY, MISSOURI



Outstanding Downtown Property Available for Sale or Lease

OFFERING MEMORANDUM



601 WALNUT STREET

KANSAS CITY, MISSOURI

CONTACTS

GIBSON KERR, CCIM

Managing Director

+1 816 412 0212

gib.kerr@cushwake.com

LEONARD POPPLEWELL

Director

+1 913 709 3623

leonard.popplewell@cushwake.com

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PROPERTY DESCRIPTION

601 Walnut is a stunning, fully renovated brick-and-timber commercial property located just one block from Kansas City's historic River Market and two blocks from the Streetcar stop at 7th & Main. Offering a unique mix of character, functionality, and location, this 18,000 SF building (plus ample basement storage) is an ideal opportunity for an owner-user or professional tenant seeking premium space in the heart of Downtown.

Extensively renovated in 2014 with a new roof, HVAC systems, electrical, and interior upgrades, the building is in superb condition. Its exposed brick, heavy timber beams, and large windows provide a warm and authentic aesthetic with excellent views of the River Market. The property is partially leased to two long-term tenants:

- A law firm that occupies 2,023 SF on the second floor
 - » Lease expires 7/31/2028
- A successful event space operates on the full first floor and second floor (totaling 8,790 SF) plus outside courtyard
 - » Lease expires 12/31/2035

With the current owner relocating, the property has 2 spaces that will be available for lease starting in July 2025:

- Suite 300: 6,000 SF (full third floor)
 - » Asking \$24 PSF full service
- Suite 202: 1,187 SF
 - » Asking \$20 PSF full service
- Additional storage space located in the basement is available at a reduced lease rate

Whether you're looking to purchase and occupy the top floor while benefiting from existing cash flow, or lease premium office space with unbeatable access to the River Market and Downtown KC amenities, 601 Walnut offers flexibility, charm, and unmatched convenience.

PROPERTY HIGHLIGHTS

Address: 601 Walnut Street Kansas City, MO

Building Size: ±18,000 SF

Sales Price: \$2,800,000

Total Available for Lease: 7,187 SF



1

Outstanding 18,000 SF downtown brick and timber office building for sale or for lease



2

Located just one block from Kansas City's historic River Market and two blocks from the Streetcar stop at 7th & Main



3

High-profile signage opportunity on North Loop/ overlooking River Market



4

Convenient Parking - The site includes 24 on-site parking spaces, a rare feature in this location, with additional parking available for lease across the street and on-street parking.

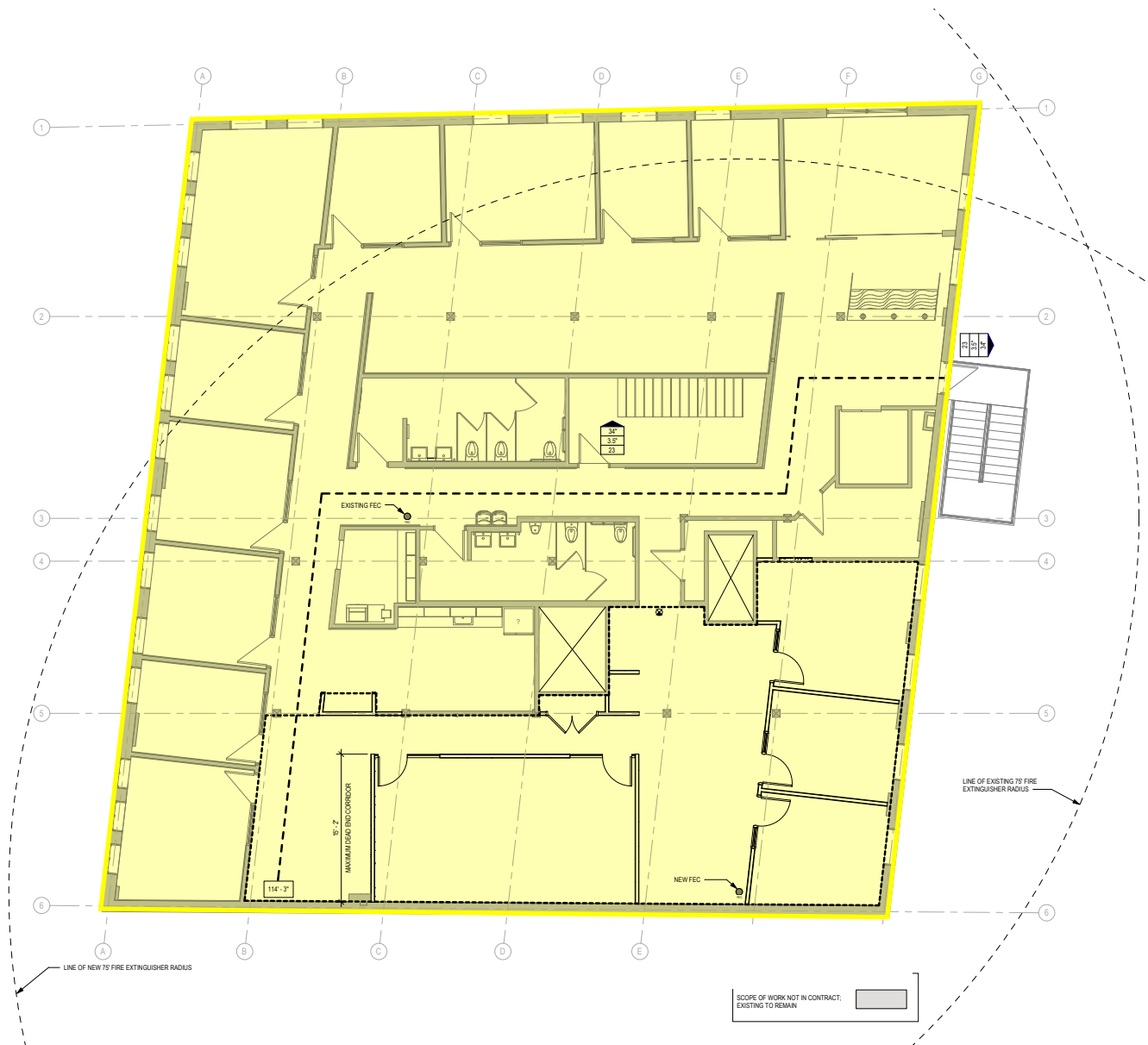


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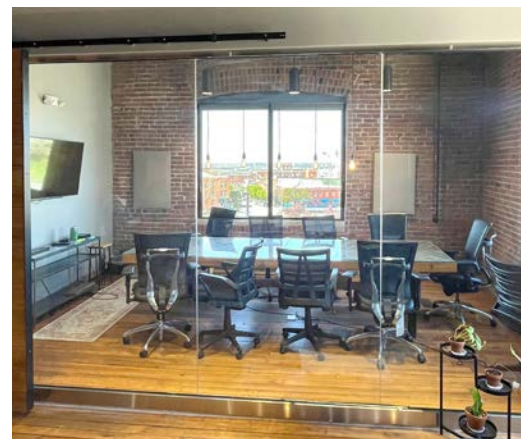
Excellent exposure and Interstate access

3RD FLOOR PLAN

±6,000 SF FULL FLOOR - \$24.00 PSF FULL SERVICE GROSS

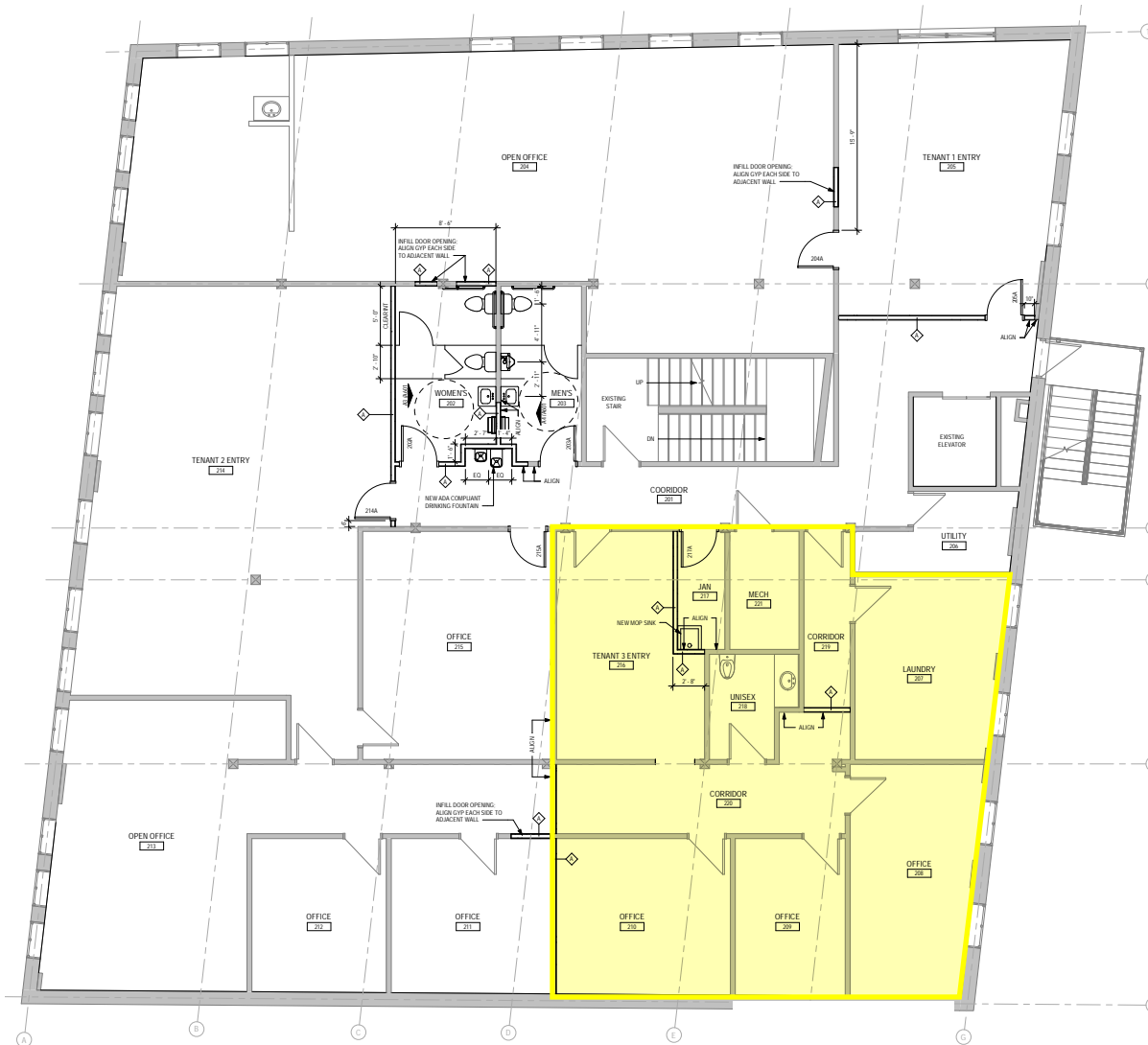


3RD FLOOR - SUITE 300 PHOTOS



2ND FLOOR PLAN

±1,187 SF AVAILABLE - \$20.00 PSF FULL SERVICE GROSS



1ST & 2ND FLOOR PHOTOS



NORTHWEST FACING AERIAL



WYANDOTTE STREET

RIVER MARKET

Streetcar

MAIN STREET



601 WALNUT STREET

WALNUT STREET

E 7TH STREET

GRAND BOULEVARD



CENTRAL BUSINESS DISTRICT

Proposed \$250M 800 Grand Development by BR Companies

OAK STREET

MC GEE STREET

E 8TH STREET

GRAND BOULEVARD

601 WALNUT STREET

Streetcar

MAIN STREET

ADMIRAL BOULEVARD

E 6TH STREET

WALNUT STREET



601 WALNUT STREET 9

SOUTHEAST
FACING
AERIAL

CATALYTIC PROJECTS



STREETCAR

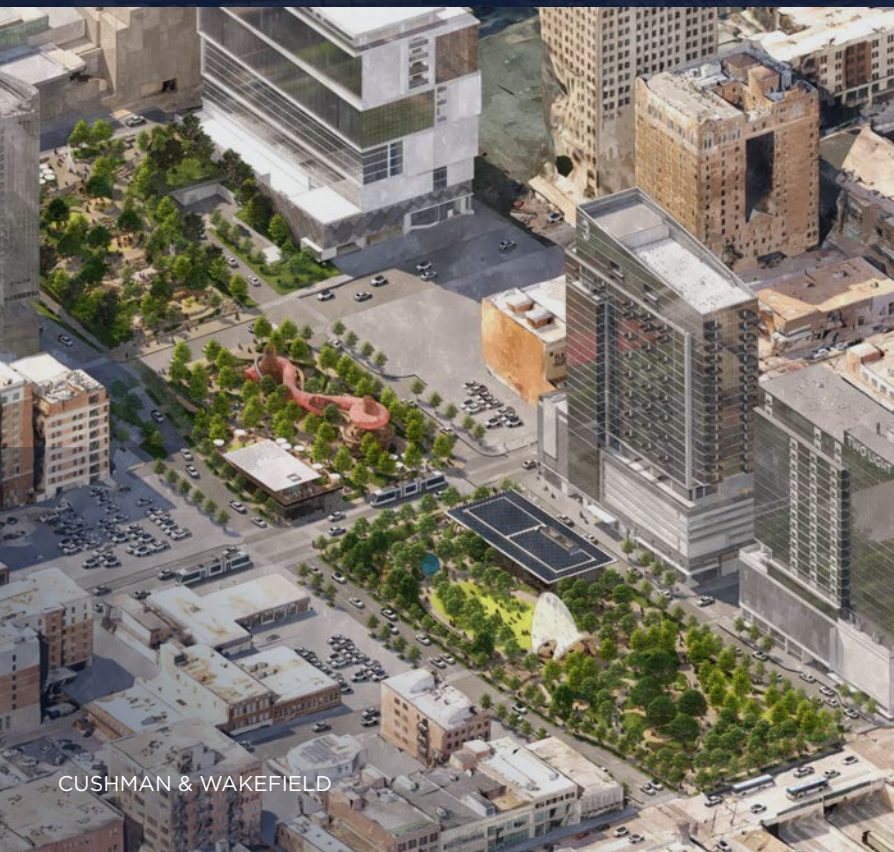
- 601 Walnut Street is located just two blocks from the KC Streetcar stop at 7th & Main Street. The original 2.2 mile KC Streetcar line (completed 2016) has been one of the most successful in the United States by ridership numbers and has attracted more than \$4 billion of investment in new development 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 will be open in Fall 2025 and the northern expansion line to the Riverfront is expected to be completed in 2026. The extensions will provide the 601 Walnut Street with unparalleled front door access to all the major sites in Kansas City's urban core.





ROYALS' BALLPARK LOCATION:

- The Kansas City Royals (Major League Baseball team) have announced their intention to relocate their stadium, and downtown is the leading contender. The Royals have expressed interest in building a new Downtown ballpark along with an adjacent mixed-use ballpark district. Estimated total project cost for the ballpark and the district is \$2 billion.
- Financing, site announcement, and timeline are expected to be finalized in mid-2025.



ROY BLUNT LUMINARY PARK:

- Roy Blunt Luminary Park is a planned urban park spanning 4-blocks over Interstate 670 linking the Crossroads District with the Central Business District. This \$217M+ project is a collaborative effort spearheaded by Kansas City, Port KC, and private donors. Once complete, the new 5.5-acre park will serve as an iconic green space featuring play areas, entertainment amenities, and multi-modal transportation options.
- Taking inspiration from urban parks such as Dallas' Klyde Warren Park, this spectacular asset will elevate Downtown Kansas City and become a landmark for generations to come.
- Engineering studies are under way and groundbreaking is expected to occur in mid-2025.

#8 Hottest real estate market
(Zillow, 2025)

#12 Hottest job market in the
United States
(WSJ, 2024)

#1 Kansas City emerging data
center market in the world
(Cushman & Wakefield, 2024)

Top 10

Kansas City best place to
visiting in the world
(WSJ, 2024)

WHY KANSAS CITY?

- **Rising national metro area:**
 - 18% population growth rate for the Kansas City metro area since 2010, vs 3.1% for the Midwest
 - Panasonic \$4B battery plant and Meta's \$800M hyper-scale data center project
 - World Cup 2026 Host City
- Downtown has fastest growing population in the metro

KC NATIONAL ACCOLADES

Kansas City is the 3rd Fastest Growing Large Metro in the Midwest
- US Census Bureau, 2025

The 10 Top Housing Hot Spots for 2025
- National Association of Realtors®, 2025

6 KC Chefs & Bartenders Named as 2025 James Beard Semifinalists
- James Beard Awards, 2025

Kansas City is a Top 25 Travel Destination in the World
- BBC, 2025

Kansas City International Airport Ranks in Top 10 on Travel + Leisure U.S. Airport List
- Travel + Leisure, July 2024

Kansas City is #6 in the U.S. for Momentum of Tech Job Growth
- Wall Street Journal, 2023

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