



FOR LEASE

THE MAINMARK BUILDING

1627 Main Street | Kansas City, MO

- ±2,000-18,400 SF AVAILABLE
- SHORT TERM LEASING OPTIONS AVAILABLE
- LEASE RATES: \$19.00-\$25.00 FS



CONTACT US:

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Director

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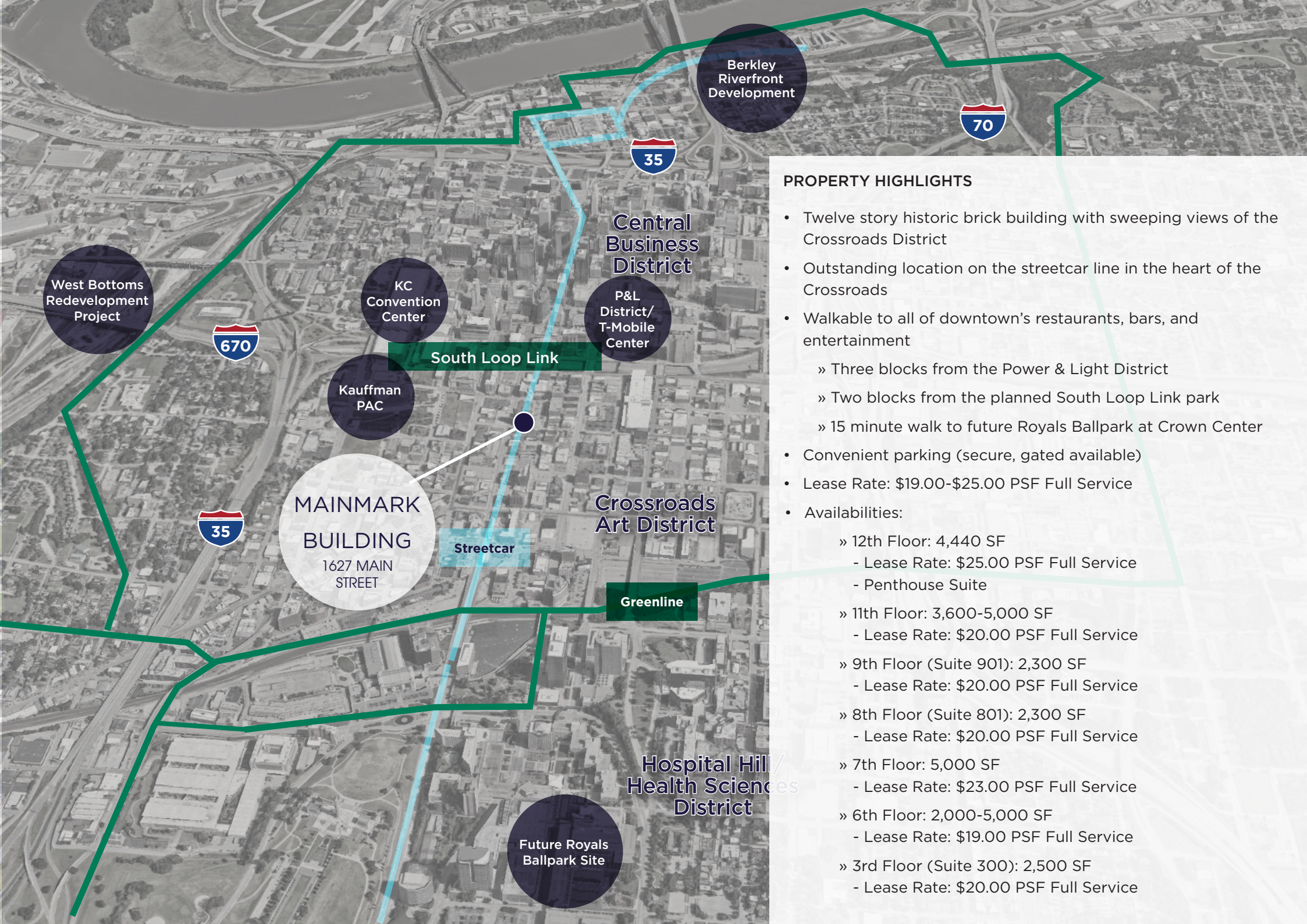
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BE AT THE CENTER OF THE ACTION

THE MAINMARK
BUILDING





West Bottoms
Redevelopment
Project

Berkley
Riverfront
Development



KC
Convention
Center

Central
Business
District

P&L
District/
T-Mobile
Center

South Loop Link

Kauffman
PAC



**MAINMARK
BUILDING**
1627 MAIN
STREET

Streetcar

Crossroads
Art District

Greenline

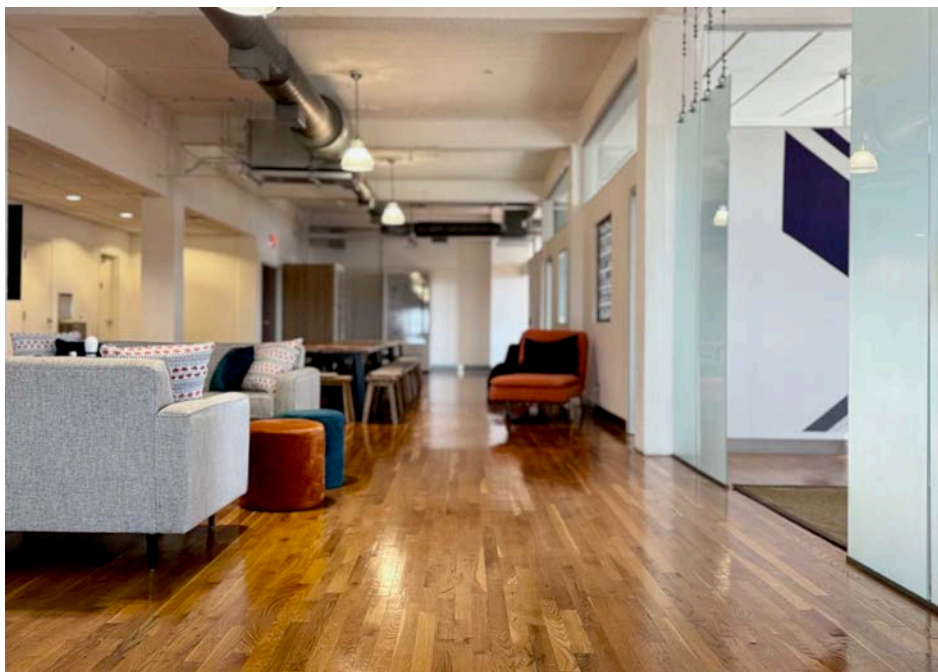
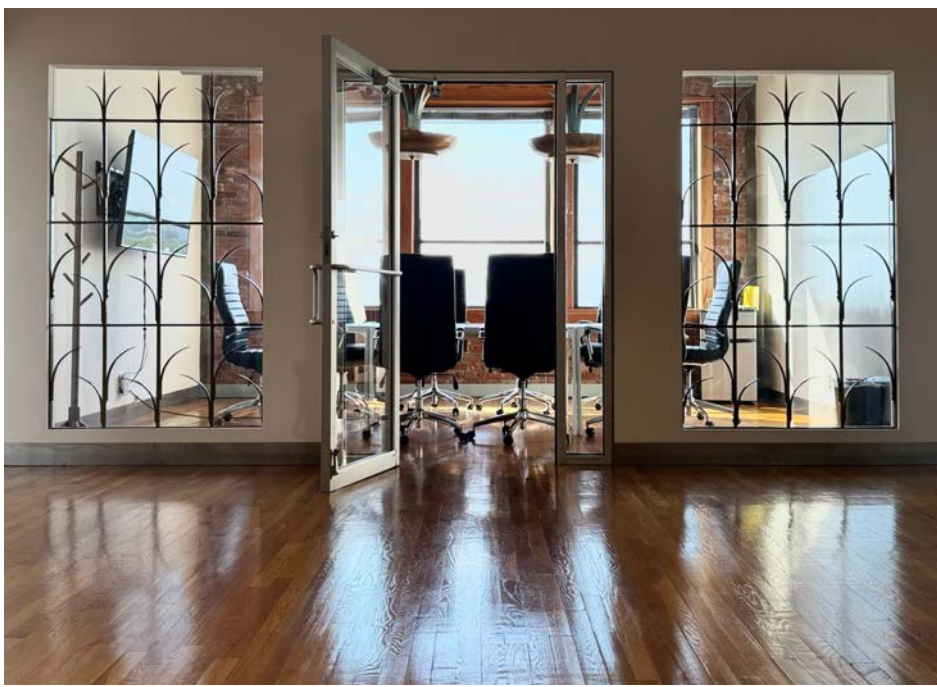
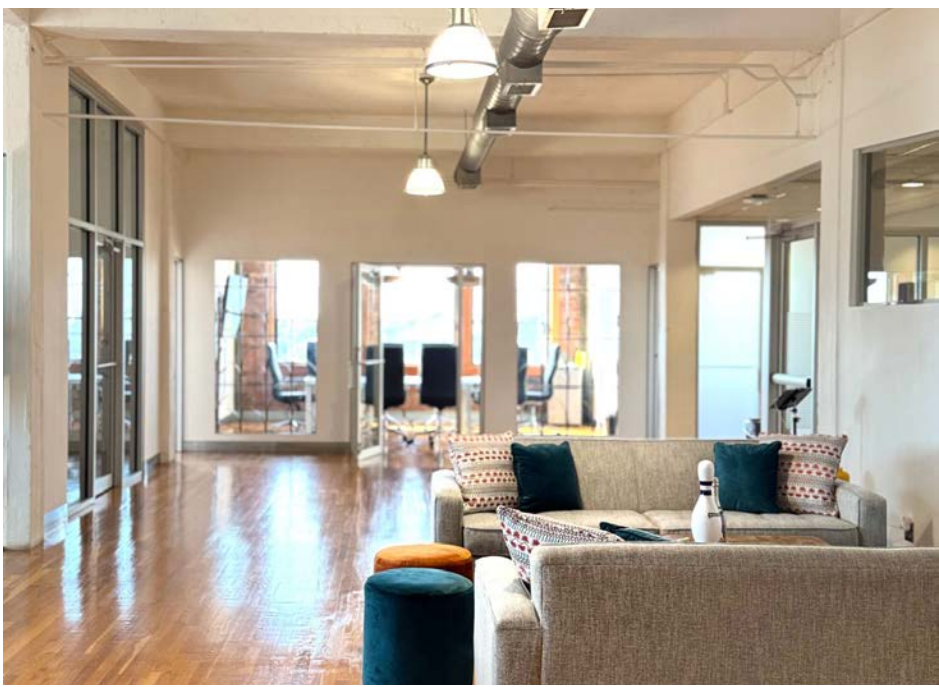
Hospital Hill/
Health Sciences
District

Future Royals
Ballpark Site

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
 - » 15 minute walk to future Royals Ballpark at Crown Center
- Convenient parking (secure, gated available)
- Lease Rate: \$19.00-\$25.00 PSF Full Service
- Availabilities:
 - » 12th Floor: 4,440 SF
 - Lease Rate: \$25.00 PSF Full Service
 - Penthouse Suite
 - » 11th Floor: 3,600-5,000 SF
 - Lease Rate: \$20.00 PSF Full Service
 - » 9th Floor (Suite 901): 2,300 SF
 - Lease Rate: \$20.00 PSF Full Service
 - » 8th Floor (Suite 801): 2,300 SF
 - Lease Rate: \$20.00 PSF Full Service
 - » 7th Floor: 5,000 SF
 - Lease Rate: \$23.00 PSF Full Service
 - » 6th Floor: 2,000-5,000 SF
 - Lease Rate: \$19.00 PSF Full Service
 - » 3rd Floor (Suite 300): 2,500 SF
 - Lease Rate: \$20.00 PSF Full Service

**12TH FLOOR PENTHOUSE
SUITE NEWLY AVAILABLE**



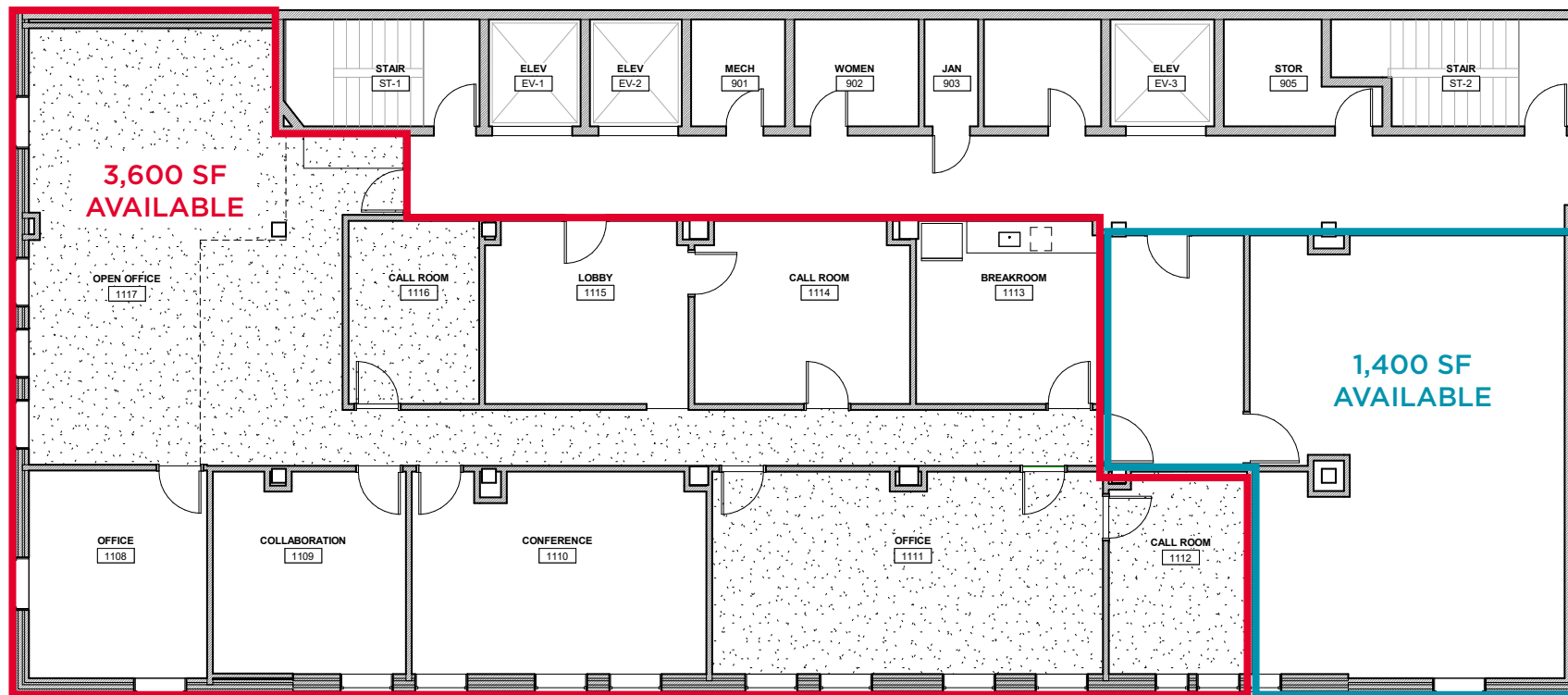
12th Floor Penthouse Suite

4,440 SF | \$25.00 PSF Full Service



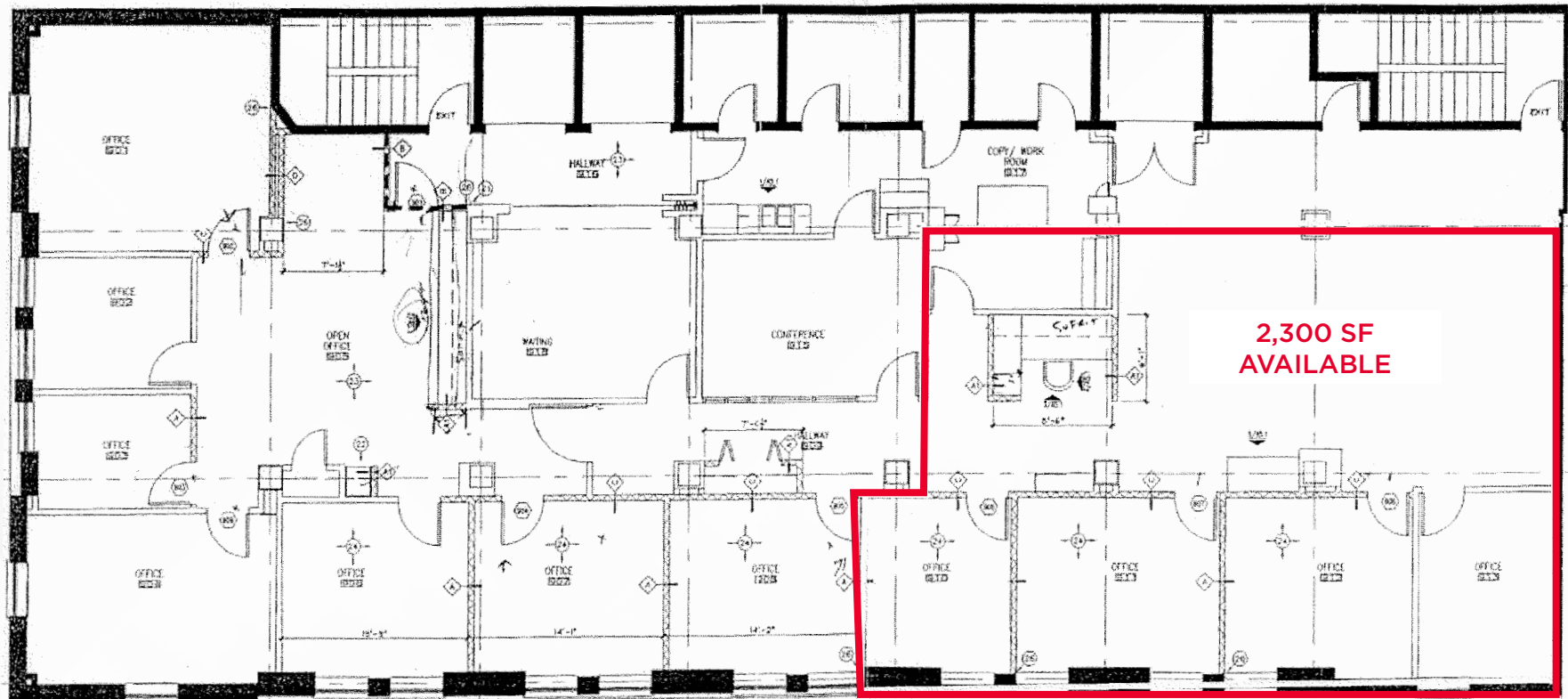
11th Floor

3,600-5,000 SF | \$20.00 PSF Full Service



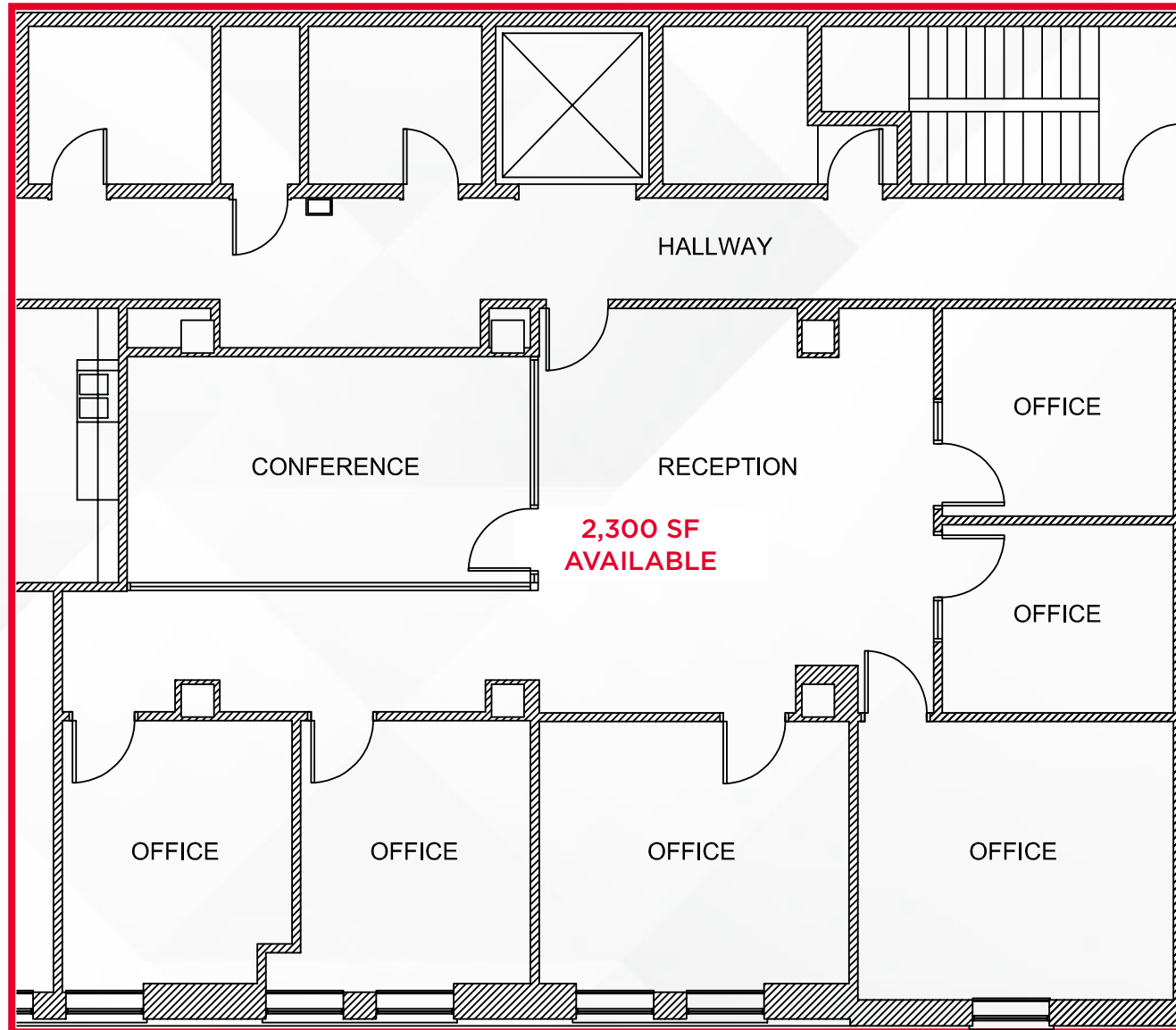
9th Floor

2,300 SF (Suite 901) | \$20.00 PSF Full Service



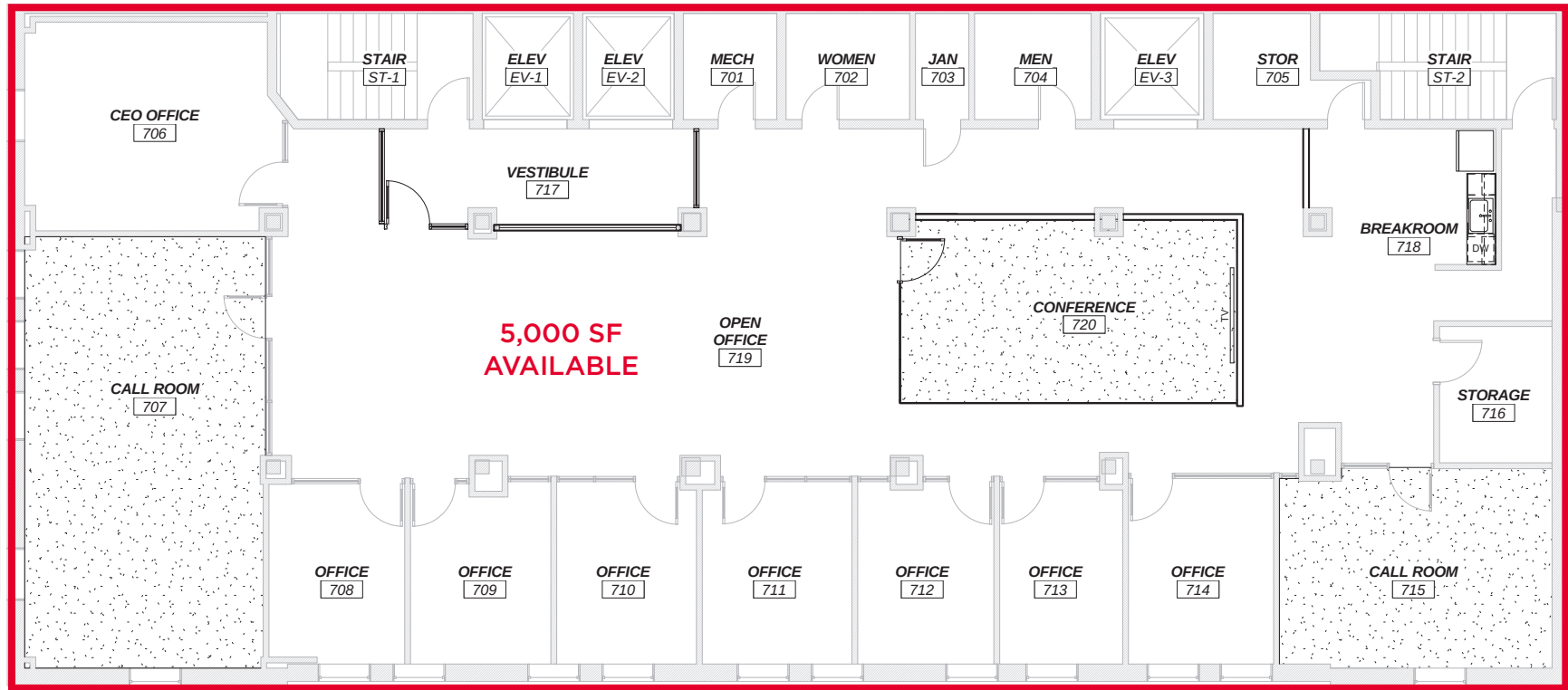
8th Floor

2,300 SF (Suite 801) | \$20.00 PSF Full Service



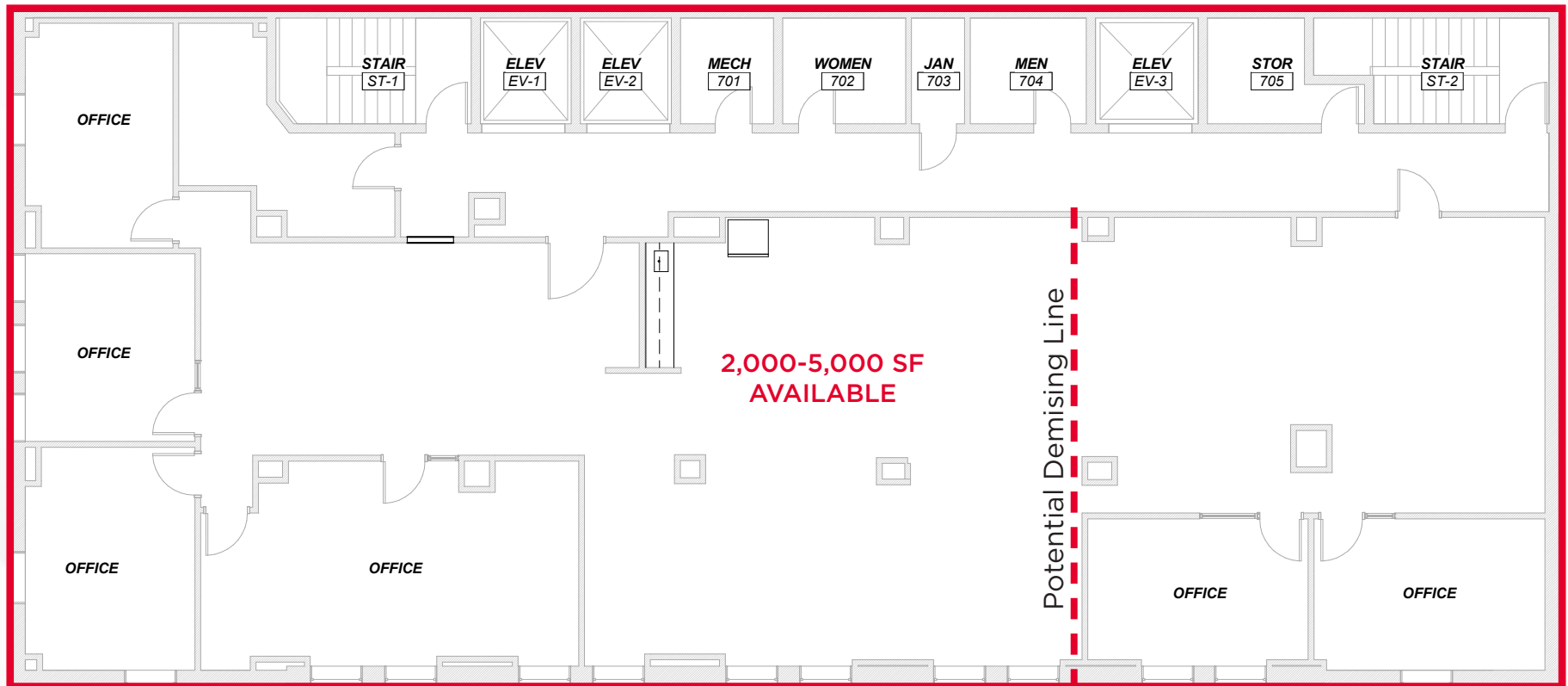
7th Floor

5,000 SF (Full Floor) | \$23.00 PSF Full Service



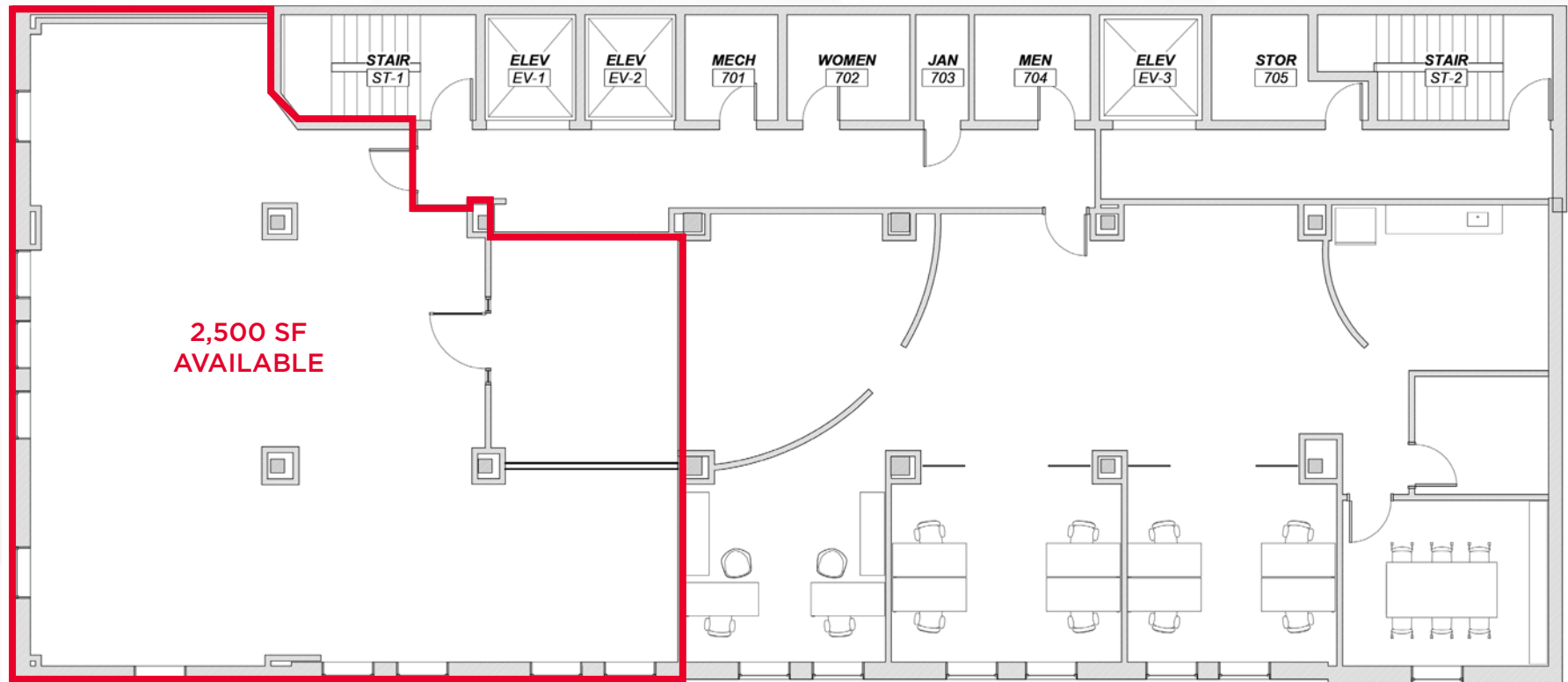
6th Floor

Approximately 2,000-5,000 SF Available (Can Demise Floor) | \$19.00 PSF Full Service



3rd Floor

2,500 SF (Suite 300) | \$20.00 PSF Full Service



DOWNTOWN CATALYTIC PROJECTS

- Recently completed Streetcar extensions north to Berkley Riverfront and south to UMKC/Country Club Plaza
- Kansas City Royals Crown Center ballpark district will be a \$3B development project
 - » Project planned to break ground in 2027 and will be open for the 2030 season
- Planned new \$217M South Loop Link Park (set to break ground soon)
- Children's Mercy Hospital's new acute care tower project on its campus in downtown Kansas City is projected to cost more than \$1 billion, as part of a broader multiphase \$1.7 billion campus modernization and expansion

Rendering of South Loop Link Park



DOWNTOWN DEVELOPMENT:



DOWNTOWN ON THE RISE

\$10.8B

Over \$10.8 billion has been invested in downtown since 2000

\$2.6B

Currently in active development, with \$8 billion more planned over the next five years

122,000+

Downtown employees

Top 10 Downtown Experience in the U.S.

- Kansas City ranks No. 10 among U.S. cities for how frequently people visit and how much time they spend.
- Downtown Kansas City earned its strongest ratings for authenticity, walkability and memorability-Gensler City Pulse, May 2026.



DOWNTOWN RESIDENTIAL GROWTH



34,000+

Downtown residents



82.6%

Total residential growth since 2010



33%

Growth. Projected population increase over the next decade, adding nearly 11,000 new residents.

Downtown Kansas City has recaptured 95% of its pre-pandemic foot traffic.

DOWNTOWN CONTAINS



32%

Of the City's jobs



39%

Of hotel rooms



23%

Of the City's businesses

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%



\$96,655

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

Views from the Mainmark Building





CONTACT INFORMATION

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