



MIDWEST CRE
BLUEPRINTING MIDWEST GROWTH

500 WALNUT

A HISTORIC RIVER MARKET INVESTMENT OPPORTUNITY

500 Walnut Street, Kansas City, Missouri

37,183 SF Mixed-Use Asset Offered For Sale



MIDWEST CRE
BLUEPRINTING MIDWEST GROWTH



500 WALNUT STREET, KANSAS CITY, MISSOURI

FOR SALE & LEASE

BUILDING SIZE

37,183 SF

AVAILABLE SPACE

10,600 SF

OCCUPANCY

71.5%

A RARE OWNER-USER OPPORTUNITY.

A unique opportunity to own, occupy, and invest in one of downtown Kansas City's most dynamic commercial districts.

✓ PRIME LOCATION

Walkable location with direct KC Streetcar access.

✓ ESTABLISHED TENANCY

Existing long-term tenants provide immediate cash flow.

✓ FLEXIBLE OFFICE SPACE

10,600 SF available for immediate occupancy.



CONTACT

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THE LOCATION

THE ENERGY OF THE RIVER MARKET. THE ACCESSIBILITY OF DOWNTOWN.

Located in the heart of the River Market, 500 Walnut Street is surrounded by one of Kansas City's most vibrant and enduring urban neighborhoods. Historic brick streets, locally owned restaurants, boutique retailers, and the iconic City Market create an active environment that attracts businesses, residents, and visitors throughout the year.

While rich in history, the neighborhood continues to evolve. Direct access to the KC Streetcar, the Berkley Riverfront, and downtown's business core, combined with ongoing public and private investment, positions the River Market as one of Kansas City's most desirable places to live, work, and invest.



THE LOCATION

MORE THAN \$1 BILLION IN INVESTMENT SURROUNDING 500 WALNUT

CURRENT LANDING

A nearly **\$1 billion** mixed-use riverfront district now under construction, featuring **450+** residences, **48,000 SF** of retail, restaurants, public gathering spaces, and direct **streetcar connectivity** to the River Market.

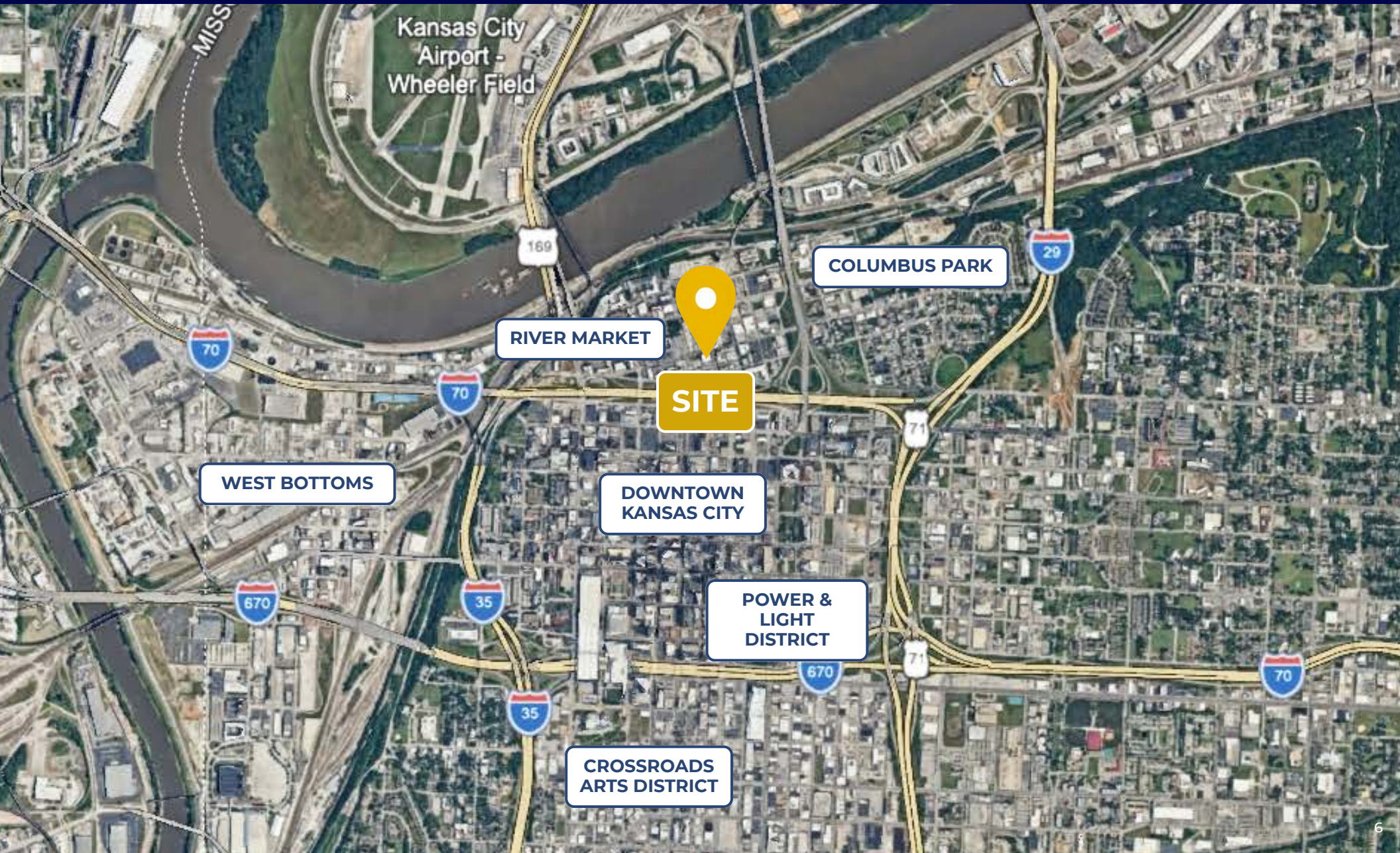
RIVER MARKET HOTEL

A **\$31 million** boutique hotel planned at 415 Delaware. The project broke ground in December 2025, marking the River Market's first new hotel in decades.

BELLWETHER | 5TH & MAIN

A proposed **12-story, 248-unit** mixed-use development adjacent to City Market, with a targeted 2026 construction start. If completed, it would become the tallest building in the River Market.

500 WALNUT STREET, KANSAS CITY, MISSOURI







OWNER-USER OPPORTUNITY

10,600 SF READY FOR YOUR BUSINESS

10,600 SF AVAILABLE

Entire third floor available for lease.

FLEXIBLE OFFICE LAYOUT

Well suited for a variety of office users and workplace configurations.

OWNER-USER OPPORTUNITY

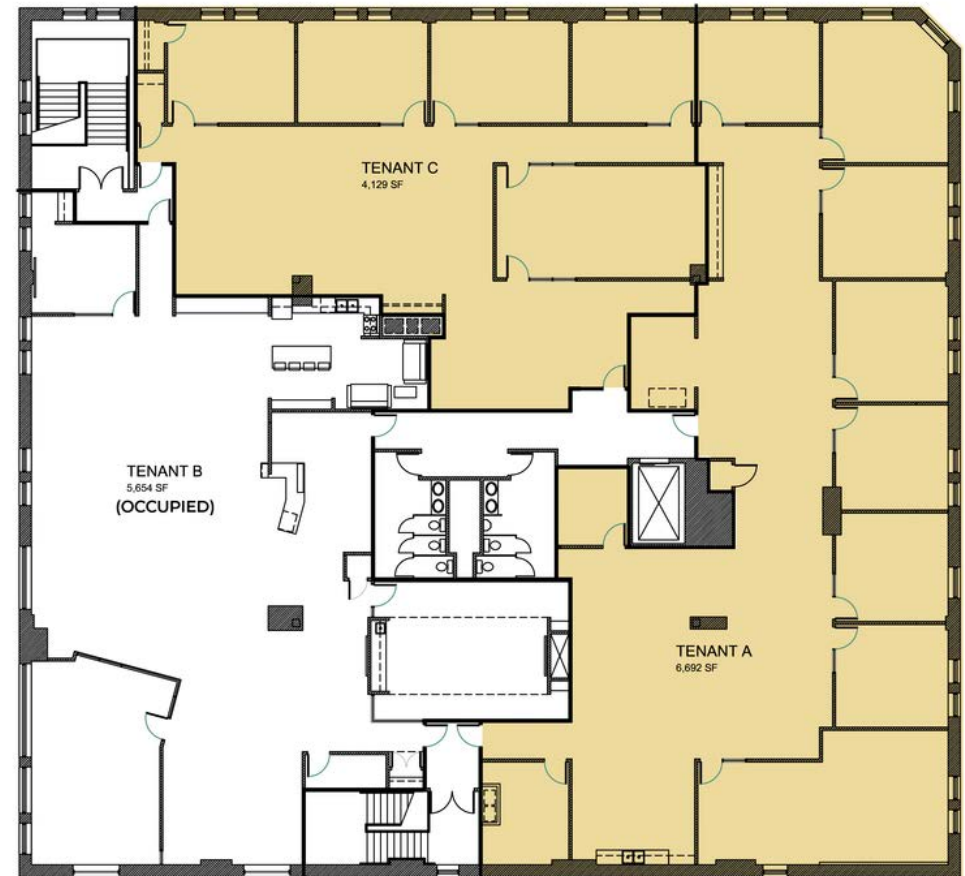
Occupy 10,600 SF while existing tenants help offset costs.

LEASE RATE

\$23.00/SF

Net of utilities & janitorial

The available third floor offers approximately 10,600 square feet of immediately available office space, creating a rare opportunity for an owner-user to establish their business in the River Market while benefiting from income generated by the building's existing tenants.





THANK YOU

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