

For Lease

Class-A Space in Downtown Kansas City

920 Main Street

Kansas City, Missouri • Jackson County

Prime Downtown Restaurant, Office, or Retail
Space Along the KC Streetcar

LEASE RATE

\$20.00 PSF Full Service

BUILDING

1,920 - 8,601 SF Available

TENANT IMPROVEMENT

Available for Qualifying Tenants

SCAN QR CODE TO VIEW ONLINE



Property View Facing West on Main Street

CONTACT

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ABOUT THE PROPERTY

Property Overview

920 Main Street and 10 W. 9th Street offer first-floor commercial suites in the heart of downtown Kansas City, positioned on the KC Streetcar line at the Library Stop. The spaces can support office, retail, restaurant, or resident-serving amenity concepts, with full-service lease pricing. Owner is will to invest substantial TI money for qualifying tenants. Spaces feature large storefront picture windows, on-grade garage access, and multiple suite sizes ranging from 1,920 SF - 8,601 SF, some spaces feature outdoor patio access.

KEY HIGHLIGHTS

- 1st floor retail, office, or restaurant space available
- On-grade, garage parking allows easy access for retail customers
- Large picture windows with abundant natural light
- Custom street level retail and/or restaurant spaces delivered in vanilla warm shell
- Direct access to parking garage, eliminating downtown parking congestion
- High daytime traffic and density with surrounding multifamily and office towers
- Well located beneath new 'Sky on Main' luxury apartments
- Directly across from Commerce Tower in the heart of Downtown KCMO
- Prime location on the KC Streetcar at the Library stop
- KC Streetcar ridership averaging 10,000 daily weekday riders; 14,000 weekend riders
- Rates from \$20.00 PSF Full Service



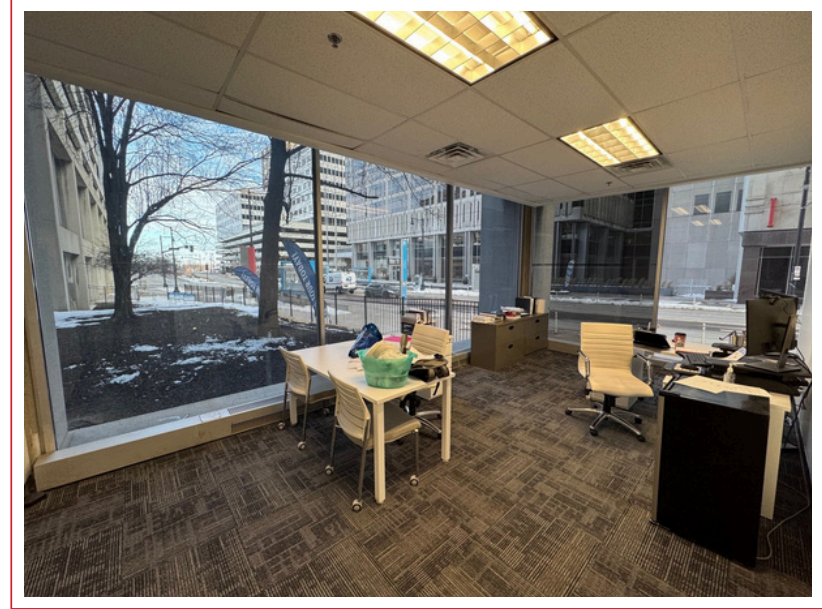
Corner Retail & Garage Parking



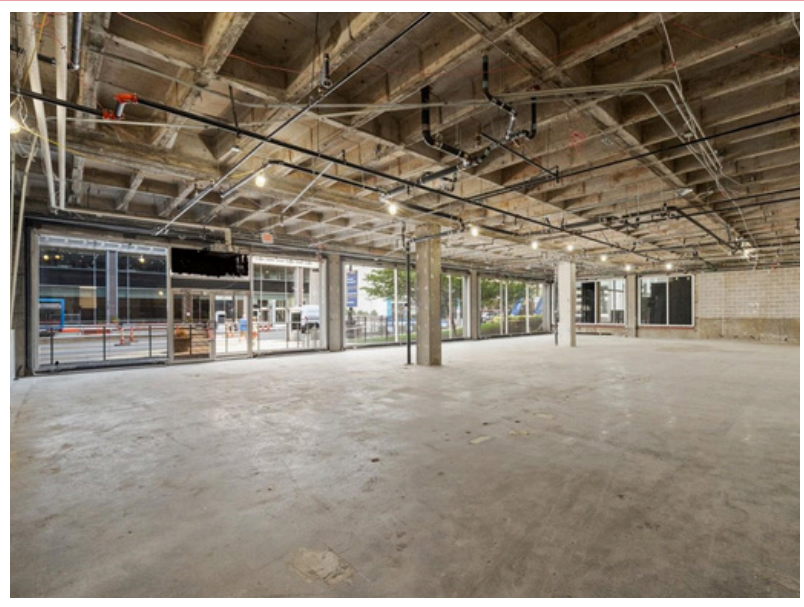
THE TOUR



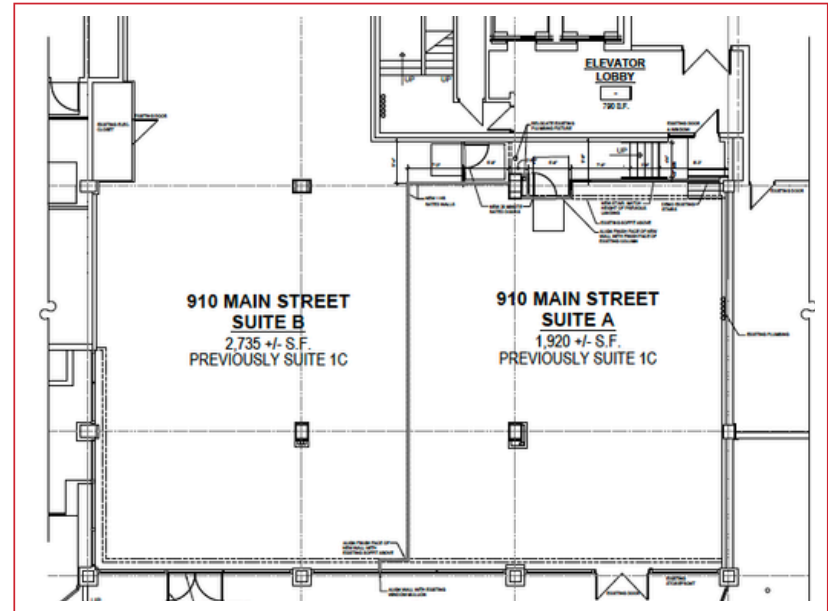
Suite 1A - 2,754 - 8,601 SF Class-A Office Space



Suite 1B - 2,304 - 6,193 SF Class-A Office Space



910 Main Street Suite A & B - 1,920 - 2,735 SF



Availible Vanilla Warm Shell Spaces

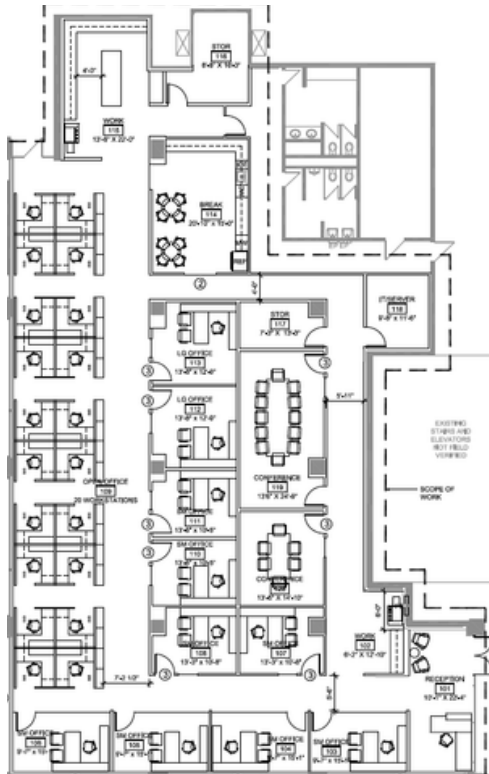
SUITE 1A | 2,754 - 8,601 SF | \$20 PSF FULL SERVICE - TI AVAILABLE



Large Picture Windows
Abundant Natural Light
Direct Access to Garage Parking

Below: Potential Floor Plan Split

Existing Class-A Office
Floor Plan - 8,601 SF

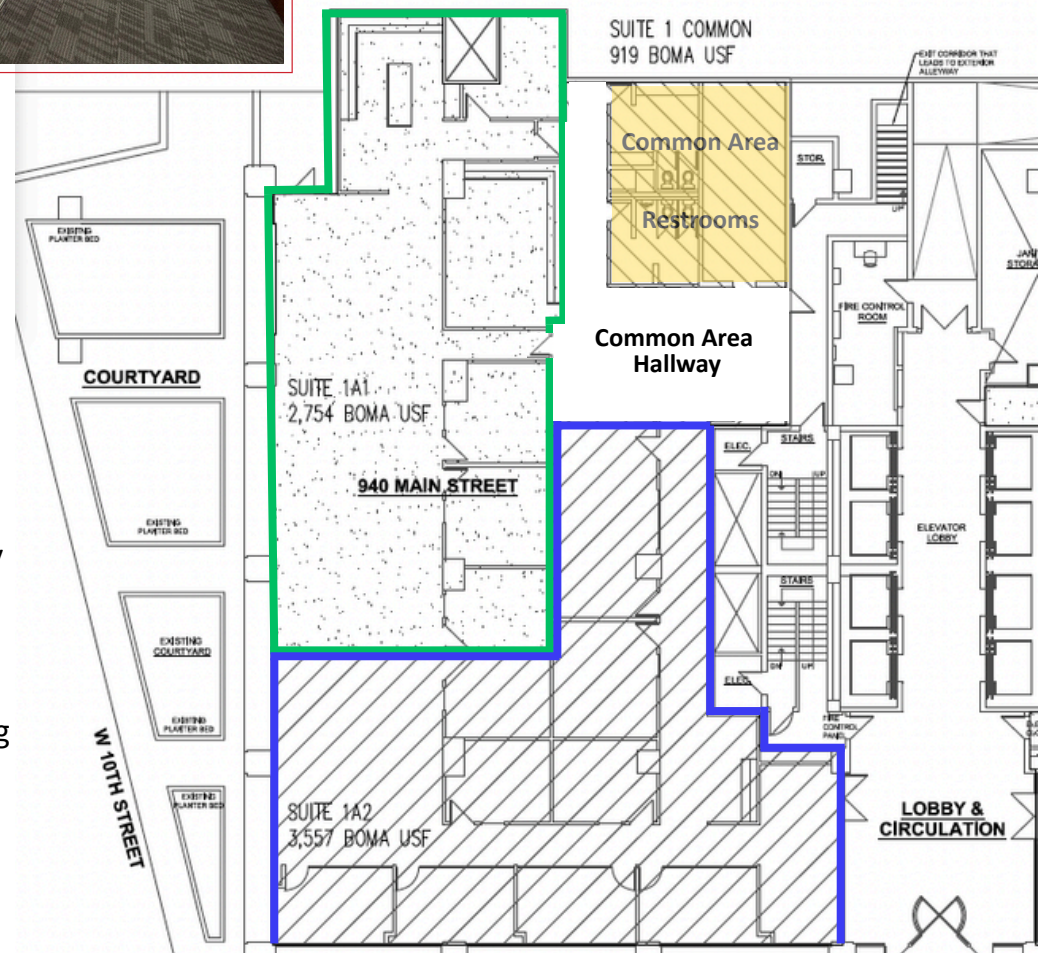


- Suite is Divisible to:
- 2,754 SF + Courtyard
 - 3,557 SF + Courtyard (with common areas)

Owner Seeking Restaurant Conversion or Amenities Supporting Upstairs Luxury Apartment Community

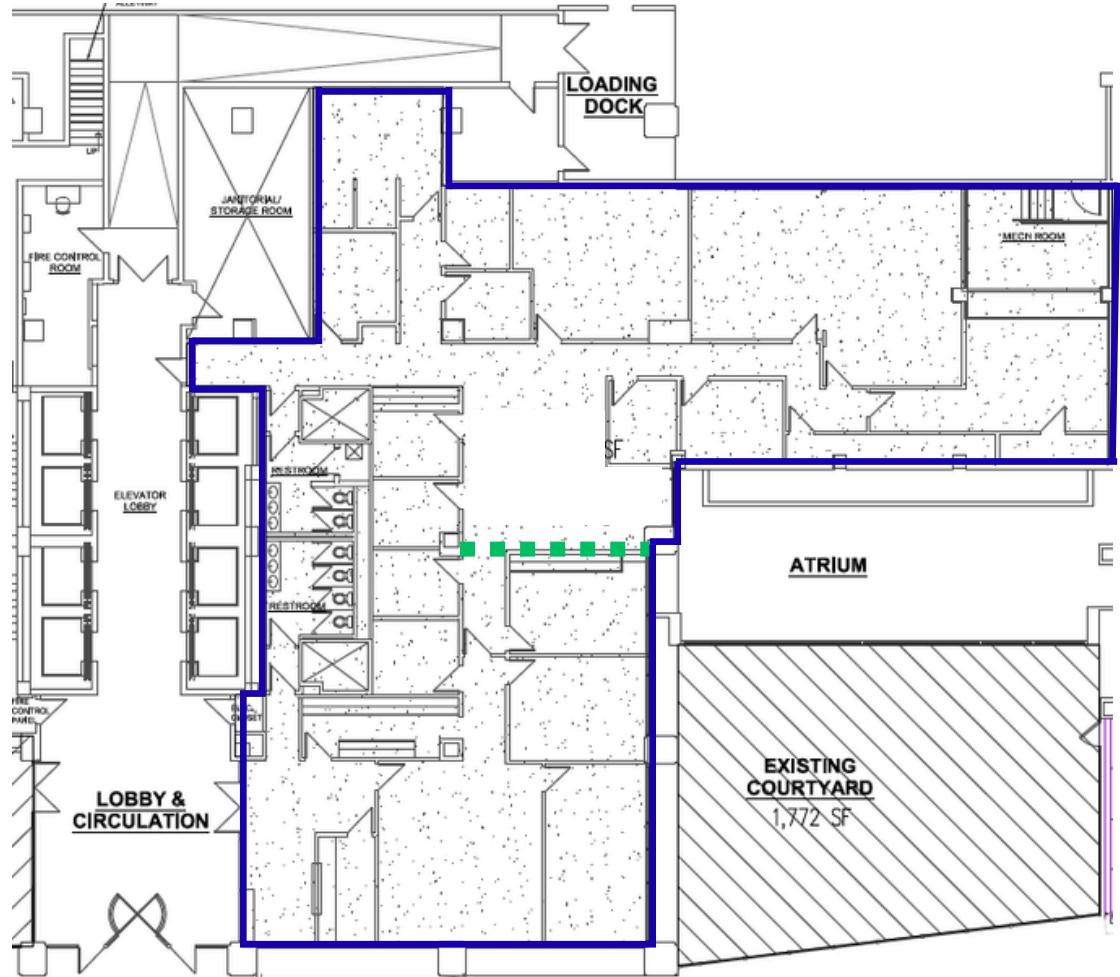
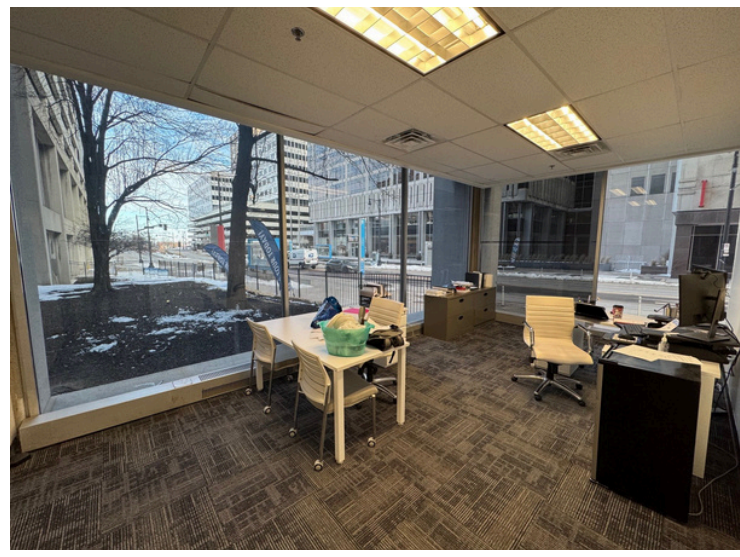
Private Patio Suitable for Outdoor Restaurant Seating

Common Area Restrooms (Existing)



SUITE 1B | 2,304 - 6,193 SF | \$20 PSF FULL SERVICE - TI AVAILABLE

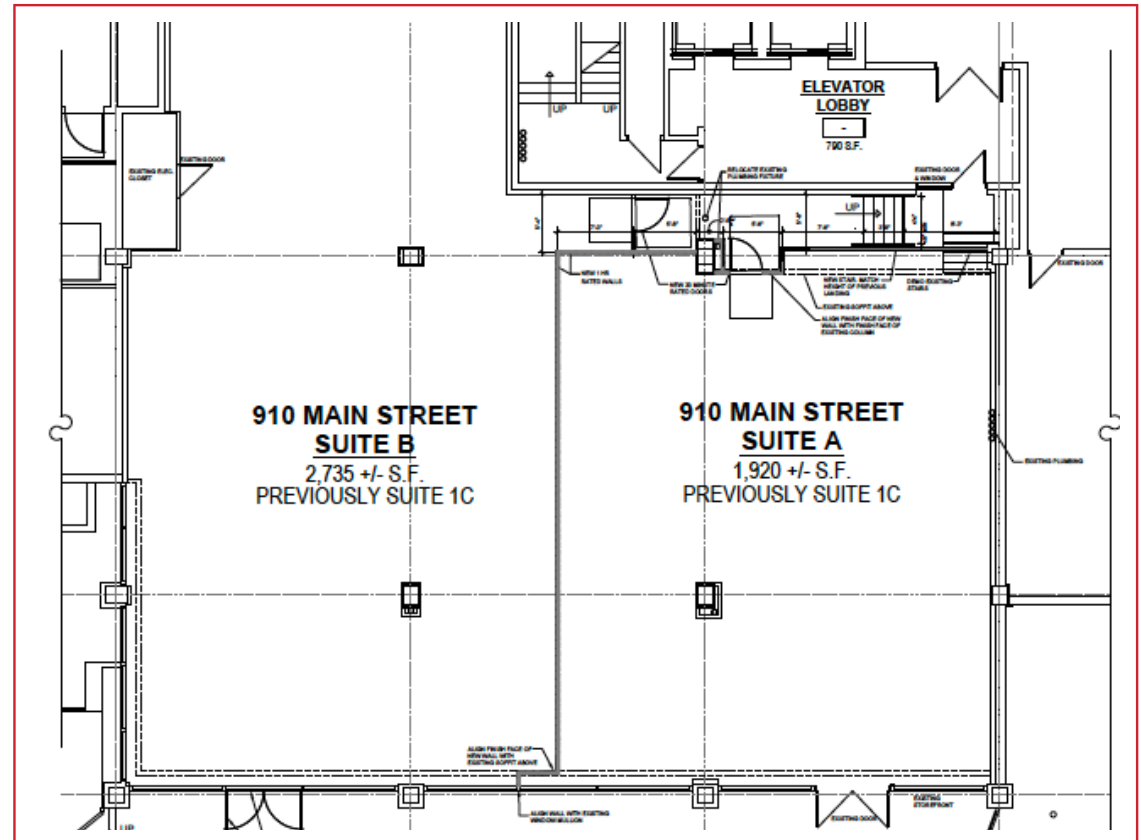
- TI Available for 7+ Year Leases
- Large Picture Windows
- Abundant Natural Lighting
- Built Out as Class-A Office Space
- Direct Access to Parking Garage
- Divisible to 2,304 SF (Green)



910 MAIN STREET SUITES A & B - 1,920 - 2,735 SF



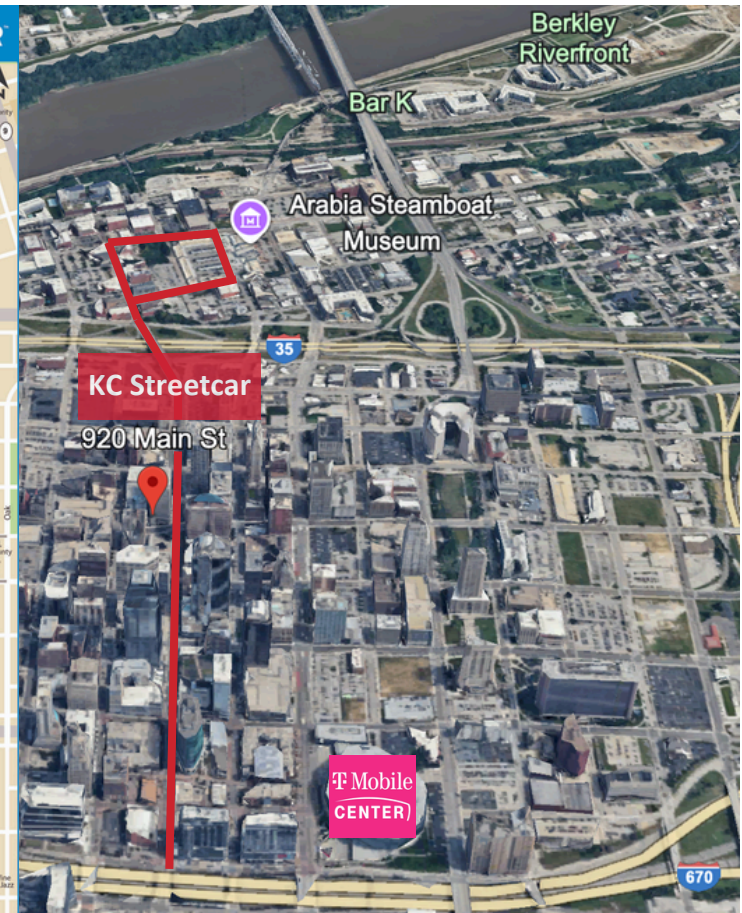
- TI Available for 7+ Year Leases
- Large Picture Windows
- Abundant Natural Lighting
- Customizable Warm Shell
- Main Street Retail Space
- Direct Access to Parking Garage
- Owner Seeking Restaurant Conversion or Amenities Supporting Upstairs Luxury Apartment Community



THE LOCATION

Location Drivers & Visibility Notes

- Beneath Sky on Main luxury apartments in the heart of downtown Kansas City
- Daytime population of ~100,000 people
- Surrounding office, hotel, event, and residential uses
- Library Stop streetcar adjacency supports pedestrian access and transit-oriented tenant concepts
- KC Streetcar ridership exceeding 10,000 riders per day in 2026
- Easy access to I-35, I-70, and I-670



Google Maps Image Showing KC Street Car Route



THE AREA

Area Demographics

Population, income, and housing within 1, 3, and 5 miles of the site.

| METRIC | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Population | 17,302 | 80,204 | 222,617 |
| Households | 10,480 | 39,115 | 101,877 |
| Median HH Income | \$66,971 | \$62,614 | \$59,091 |
| Average HH Income | \$83,975 | \$74,264 | \$76,715 |
| Median Home Value | \$263,000 | \$238,300 | \$188,300 |

Source: ACS 2024 5-year block-group estimates via Census Reporter



CONNECT

Contact Our Team

SCAN QR CODE TO VIEW ONLINE



Request the due diligence package, schedule a walk, or discuss terms.



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