

High Traffic Downtown Retail, Office, Restaurant Suites for Lease

920 Main Street & 10 W. 9th Street Kansas City, MO 64105



1st Floor Retail, Office or Restaurant Space Available with On-Grade Parking
2,304 - 6,801 SF on the KC Streetcar @ Library Stop
\$20.00 PSF Full Service | TI Available for Qualifying Tenants

Large Picture Windows with Abundant Natural Lighting

Class-A Office Space Available

Custom Street Level Retail Spaces Available Delivered in Vanilla Warm Shell

Direct Access to Parking Garage

High Daytime Traffic with Surrounding Multifamily & Office Towers

Well Located Beneath New 'Sky on Main' Luxury Apartments & Across from
Commerce Tower in the Heart of Downtown KC

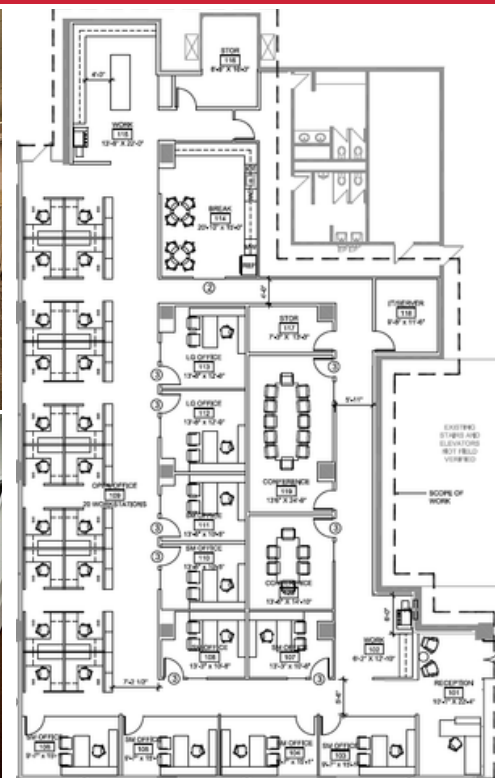
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High Traffic Downtown Retail or Restaurant Suites for Lease

Suite 1A | 3,203 - 6,801 SF | \$20 PSF Full Service - TI Available



(Left) Existing Class-A Office

Large Picture Windows

Abundant Natural Light

Direct Access to Garage Parking

(Below) Potential Floor Plan Split



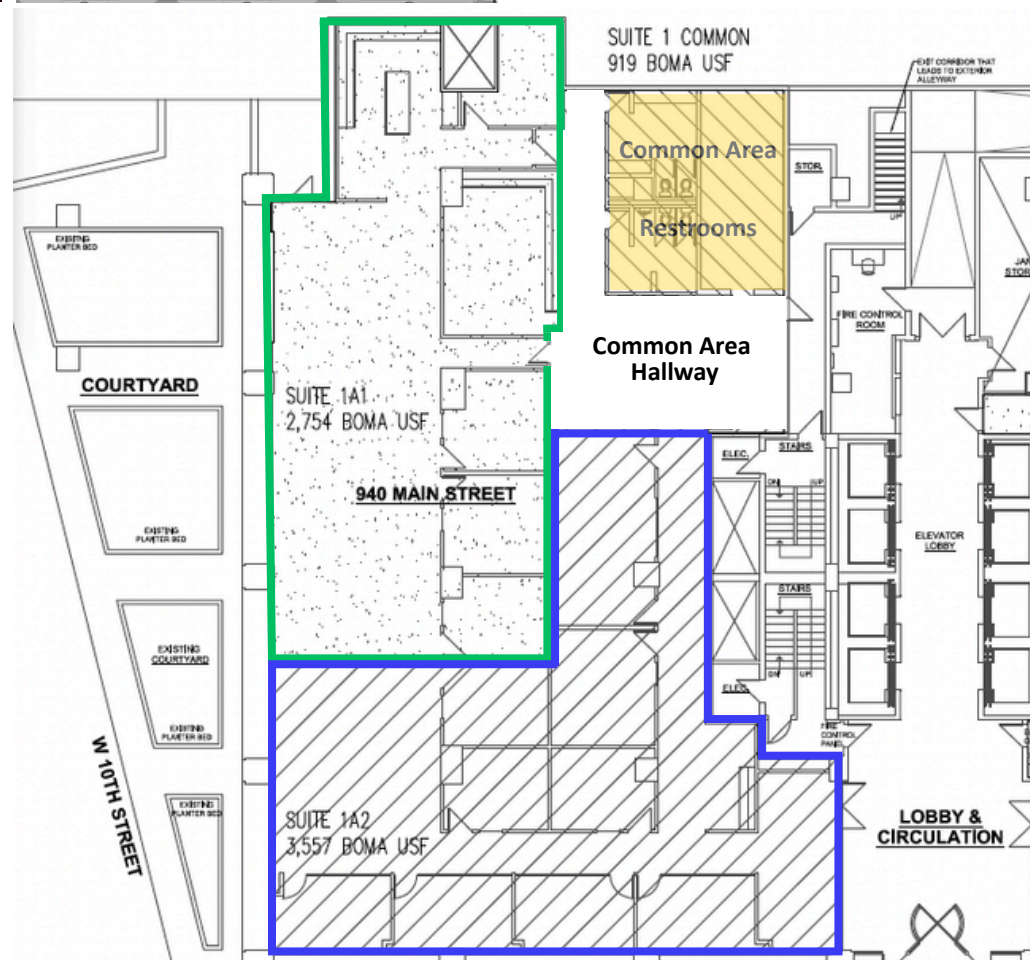
Ground Floor Suite is Divisible to:

- 2,754 SF + Courtyard Space
- 3,557 SF + Courtyard Space

Owner Seeking Restaurant Conversion or Amenities Supporting Upstairs Luxury Apartment Community

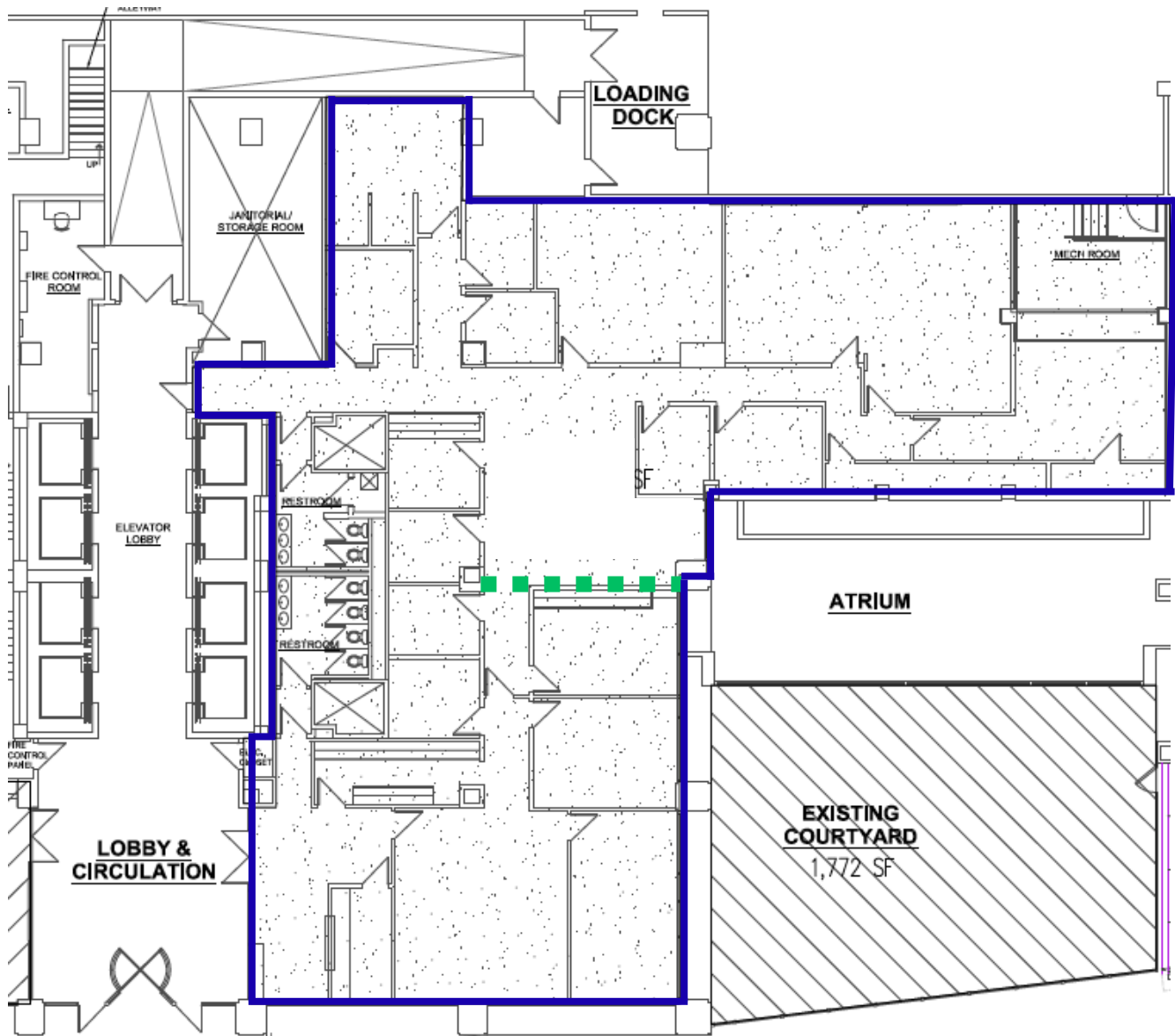
Private Patio Suitable for Outdoor Restaurant Seating

Common Area Restrooms (Existing)

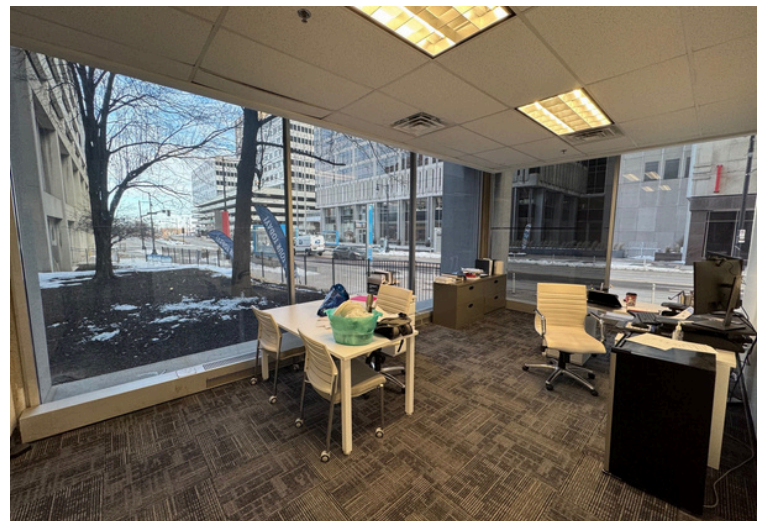


High Traffic Downtown Retail or Restaurant Suites for Lease

Suite 1B | 2,304 - 6,193 SF | \$20 PSF Full Service - TI Available



- \$20.00 PSF Full Service
- 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)



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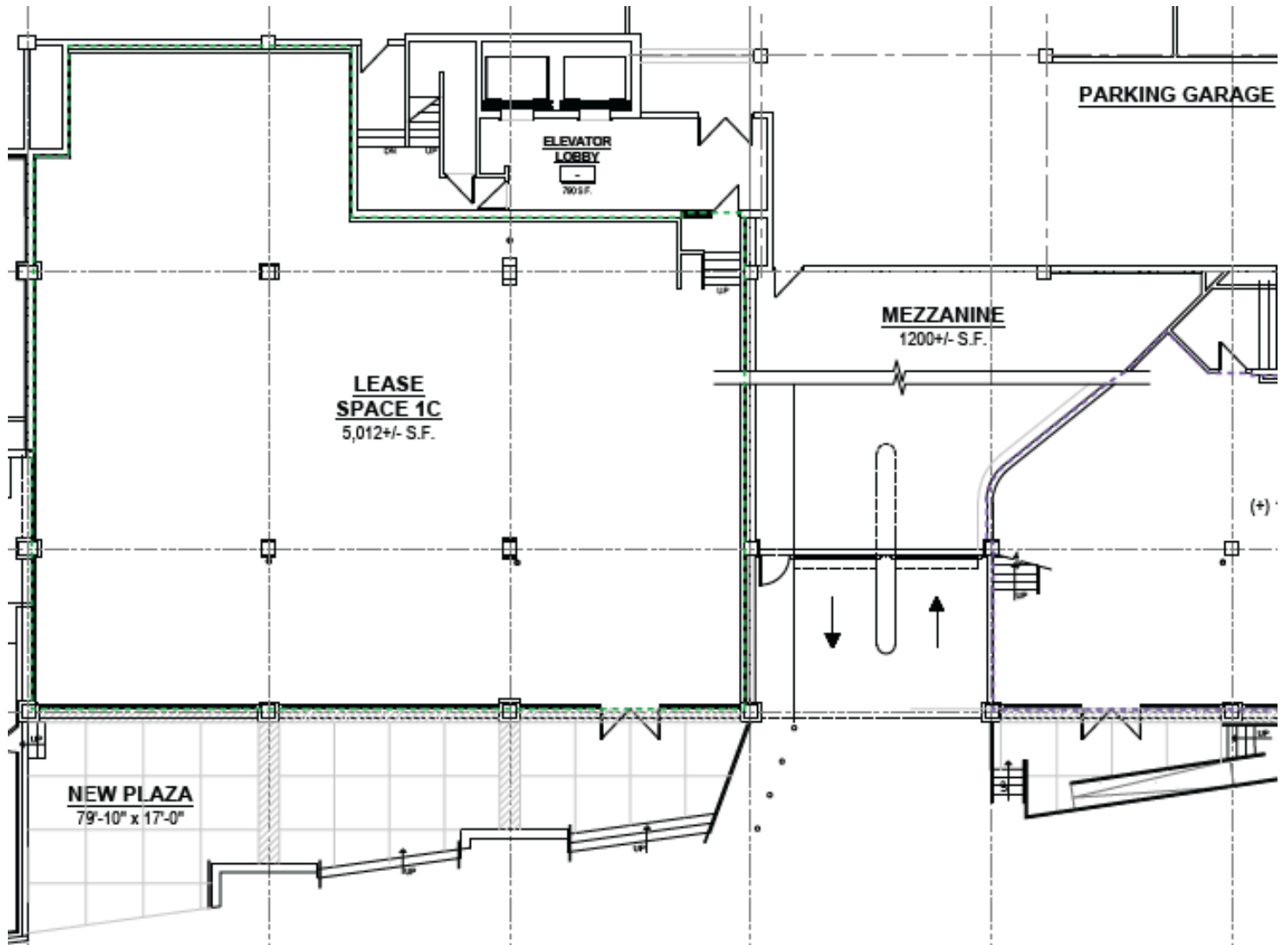
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High Traffic Downtown Retail or Restaurant Suites for Lease

Suite 1C | 5,012 SF | \$20 PSF FS - TI Available

- TI Available for 7+ Year Leases
- Main Street Retail Space
- Large Picture Windows
- Abundant Natural Lighting
- Customizable Warm Shell Space
- Direct Access to Parking Garage
- Owner Seeking Restaurant Conversion or Amenities Supporting Upstairs Luxury Apartment Community
- Additional 1,200 SF Mezzanine



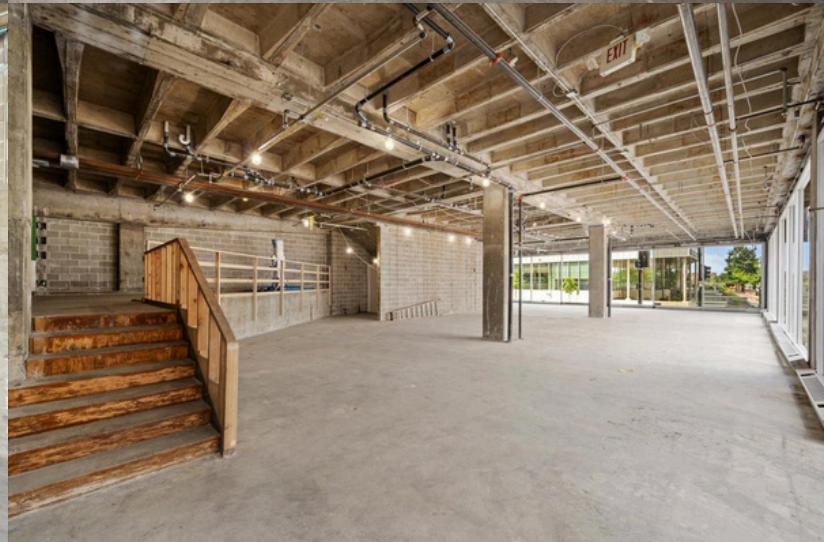
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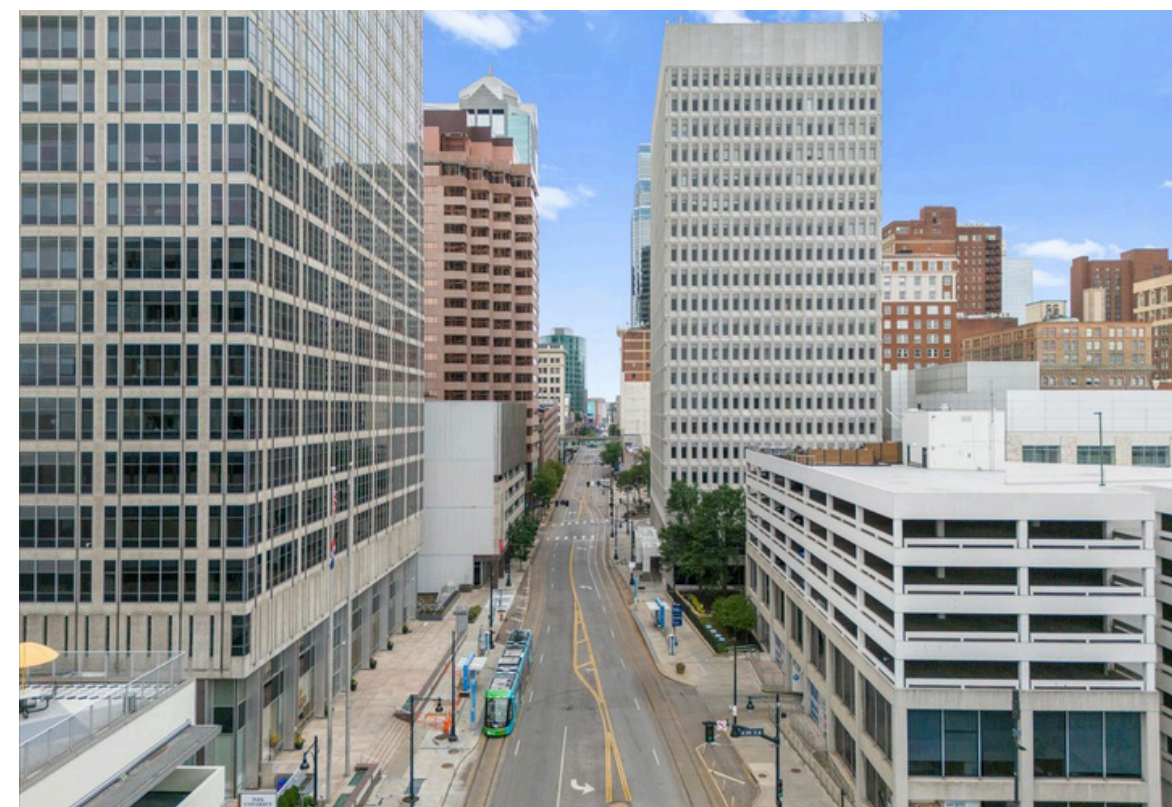
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